

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 12, 2009

SUBJECT: CHANGE OF ZONE NO. 7657, TENTATIVE TRACT NO. 32896 – (Mitigated Negative Declaration) - Applicant: Lance Sandon - Engineer /Representative: Lance Sandon - Third Supervisorial District - Rancho California Zoning Area - Riverside Extended Mountain Area Plan: Rural: Rural Residential (R:RR) (5 acre minimum) - Location: southerly of Mark Trail, easterly of Lynch Lane, and westerly of Sage Road - 39.55 gross acres - Zoning: Rural Residential (R-R) - **REQUEST:** The Change of Zone proposes to change the existing Rural Residential (R-R) zoning classification to Residential Agricultural – 5 Acre Minimum (R-A-5) for proposed lots 1 and 3-8 and to Residential Agricultural – 4 Acre Minimum (R-A-4) for proposed lot 2. The Tentative Tract Map proposes a Schedule "D" subdivision of 39.55 gross acres into seven (7) residential lots with a five (5) gross acre minimum lot size and one (1) 4.55 gross acre lot. - APN(s): 470-220-001 - Related cases: This project is replacing PM32896.

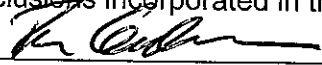
RECOMMENDED MOTION:

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39971** 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. 7657** change the existing Rural Residential (R-R) zoning classification to Residential Agricultural – 5 Acre Minimum (R-A-5) for proposed lots 1 and 3-8 and to Residential Agricultural – 4 Acre Minimum (R-A-4) for proposed lot 2, pending final adoption by the Board of Supervisors; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32896**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.


Ron Goldman
Planning Director

BG: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 MAY 13, 2009
EASTERN MUNICIPAL WATER DISTRICT**

- I. AGENDA ITEM 5.6: CHANGE OF ZONE NO. 7657 / TENTATIVE TRACT MAP NO. 32896 / VARIANCE NO. 1840** – Intent to Adopt a Mitigated Negative Declaration - Applicant: Lance Sandon - Engineer /Representative: Lance Sandon - Third Supervisorial District - Rancho California Zoning Area - Riverside Extended Mountain Area Plan: Rural: Rural Residential (R:RR) (5 Acre Minimum) - Location: southerly of Mark Trail, easterly of Lynch Lane, and westerly of Sage Road - 39.55 gross acres - Zoning: Rural Residential (R-R) - APN(s): 470-220-001. (Legislative)

II. PROJECT DESCRIPTION

The change of zone purposes to change the current zoning from Rural Residential (R-R) to Rural Agricultural (R-A-5) (5 Acre Minimum). The tentative tract map is a Schedule D subdivision which purposes to subdivide 39.55 acres into seven (7) lots with a five (5) acre minimum and one (1) 4.55 gross acre lot. The variance proposes to allow proposed lot 2 to have a lot size of 4.55 gross acres, below the five (5) gross acre minimum of the Rural Residential (RR) (5 Acre Minimum) Land Use Designation.

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:

John Johnson, Applicant's Representative

The following spoke in a neutral position of the subject proposal:

Patricia Glaha, Other Interested Person, 32125 Snyder Lane, Homeland, California 92548

No one spoke in opposition of the position of the subject proposal.

IV. CONTROVERSIAL ISSUES

NONE

V. PLANNING COMMISSION ACTION

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39971** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7657** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32896**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

WITHDRAWAL of **VARIANCE NO. 1840**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

SEE STAFF REPORT ADDENDUM FOR PLANNING COMMISSION CHANGES

**PLANNING COMMISSION
MINUTE ORDER MAY 13, 2009
EASTERN MUNICIPAL WATER DISTRICT**

PLANNING COMMISSION 5/13/09
AGENDA ITEM NO. 5.6 PAGE 2

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
Zoning District: Rancho California
Supervisory District: Third
Project Planner: Jeff Horn
Board of Supervisors Staff Report

CHANGE OF ZONE NO. 7657
TENTATIVE TRACT MAP NO. 32896
ENVIRONMENTAL ASSESSMENT NO. 39971
Applicant: Lance Sandon
Engineer/Rep.: CG Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT ADDENDUM

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7657 proposes to change the existing Rural Residential (R-R) zoning classification to Residential Agricultural – 5 Acre Minimum (R-A-5) for proposed lots 1 and 3-8 and to Residential Agricultural – 4 Acre Minimum (R-A-4) for proposed lot 2.

TENTATIVE TRACT MAP NO. 32896 proposes a Schedule “D” subdivision of 39.55 gross acres into seven (7) residential lots with a five (5) gross acre minimum lot size and one (1) 4.55 gross acre lot.

FURTHER PLANNING CONSIDERATION:

MAY 13, 2009

At the May 13, 2009 Planning Commission Hearing, the project was approved by the Planning Commission provided that the following changes are made:

1. The application for Variance No. 1840 was withdrawn at the request of the Planning Commission. The Commission concluded that the acreage of proposed lot 2 can be signified through the zoning classification.
2. The Change of Zone 7657 exhibit was modified to include changing the zoning classification for proposed lot 2 to Residential Agricultural – 4 Acre Minimum (R-A-4).
3. Condition of Approval 10.PLANNING.11 “RES. DESIGN GUIDELINES” was modified to reflect the changes made to the Change of Zone exhibit.
4. Condition of Approval 10.PLANNING.120 “LC VIABLE LANDSCAPING” was deleted at the request of the applicant. The project does not propose any common areas.
5. Condition of Approval 50.PLANNING.3 “SURVEYOR CHECK LIST” was modified to reflect the changes made to the Change of Zone exhibit.
6. Condition of Approval 90.PLANNING.5 “COMMUNITY THEMED FENCE” was modified to clarify that fencing will be required around the perimeter of all lots created within this subdivision.
7. Environmental Assessment No.39971 was updated to remove references to Variance No. 1840 and to incorporate references to the proposed Residential Agricultural – 4 Acre Minimum (R-A-4) zoned portion.

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): Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, and west, Agriculture (10 Acre Minimum) to the east.

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|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2): | Rural Residential (R-R) |
| 4. Proposed Zoning (Ex. #2): | Residential Agricultural – 4 Acre Minimum (R-A-4) and Residential Agricultural – 5 Acre Minimum (R-A-5) |
| 5. Surrounding Zoning (Ex. #2): | Rural Residential (R-R) to the north, south, east, and west. |
| 6. Existing Land Use (Ex. #1): | Vacant |
| 7. Surrounding Land Use (Ex. #1): | Scattered single family residences to the north and east, Vacant land to the south and west. |
| 8. Project Data: | Total Acreage: 39.55
Total Proposed Lots: 8
Proposed Min. Lot Size: 5 gross acres
Schedule: D |
| 9. Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39971** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7657** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32896**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

CONCLUSIONS:

1. The proposed project is in conformance the Rural: Rural Residential (RR) Land Use Designation and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Residential Agricultural – 5 Acre Minimum (R-A-5) and Residential Agricultural – 4 Acre Minimum (R-A-4) 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 D 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 (MSHCP).

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

1. The project site is designated Rural Residential (RR) on the Riverside Extended Mountain Area Plan (REMAP).
2. The proposed use, seven (7) residential lots with a five (5) gross acre minimum lot size and one (1) 4.55 gross acre lot, is a permitted use in the Rural Residential (RR) land use designation.
3. The project site is surrounded by properties which are designated Rural Residential (RR) to the north, south, and west, and Agriculture (AG) to the east.
4. The proposed zoning for the subject site is Residential Agricultural – 5 Acre Minimum (R-A-5) and Residential Agricultural – 4 Acre Minimum (R-A-4).
5. The proposed use, seven (7) residential lots with a five (5) gross acre minimum lot size and one (1) 4.55 Gross Acre lot, is a permitted use in the Residential Agricultural – 5 Acre Minimum (R-A-5) and Residential Agricultural – 4 Acre Minimum (R-A-4) zoning classification.
6. The proposed use, seven (7) residential lots with a five (5) gross acre minimum lot size and one (1) 4.55 Gross Acre lot, is consistent with the development standards set forth in the is Residential Agriculture – 4 Acre Minimum (R-A-4) and Residential Agricultural – 5 Acre Minimum (R-A-5) zones.
7. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, east, south, and west.
8. Scattered residential uses have been constructed and are operating in the project vicinity.
9. The project is located within a Western Riverside Multispecies Habitat Conservation Cell Group 'L' Criteria Cell numbers: 5491 and 5598. No conservation was determined to be necessary. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS793) and a Joint Project Review (JPR) was completed. Upon JPR completion, the property was determined "not conserved" therefore, 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.
10. Environmental Assessment No. 39971 identifies the following potentially significant impacts:
 - a. Aesthetics
 - b. Agriculture Resources
 - c. Hydrology/Water Quality
 - d. Hazards/Hazardous Material

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, two (2) letters in opposition and no letters in support or have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or
 - d. An Alquist-Priolo fault zone.
3. The project site is located within:
 - a. The boundaries of the Riverside Extended Mountainous Area Plan.
 - b. The boundaries of the Hemet Unified School District;
 - c. Mt. Palomar Lighting Area, Zone B approximately 17.5 Miles;
 - d. MSHCP Cell Group 'L' Criteria Cell numbers: 5491 and 5598;
 - e. Valley-Wide Recreation and Park District; and
 - f. A hazardous fire area.
4. The subject site is currently designated as Assessor's Lot Number 470-210-016
5. This project was filed with the Planning Department on May 2, 2008.
6. This project was reviewed by the Land Development Committee three (3) times on the following dates June 5, 2008, October 2, 2009. and January 8, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$37,157.38

Agenda Item No.:
Area Plan: Riverside Extended Mountain (REMAP)
Zoning District: Rancho California
Supervisory District: Third
Project Planner: Jeff Horn
Planning Commission: May 13, 2009

CHANGE OF ZONE NO. 7657
TENTATIVE TRACT MAP NO. 32896
VARIANCE NO. 1840
ENVIRONMENTAL ASSESSMENT NO. 39971
Applicant: Lance Sandon
Engineer/Rep.: CG Consulting

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7657 proposes to change the existing Rural Residential (R-R) zoning classification to Residential Agricultural – 5 Acre Minimum (R-A-5).

TENTATIVE TRACT MAP NO. 32896 proposes a Schedule "D" subdivision of 39.55 gross acres into seven (7) residential lots with a five (5) gross acre minimum lot size and one (1) 4.55 gross acre lot.

VARIANCE NO. 1840 proposes to allow proposed Lot 2 to have lot size of 4.55 gross acres, below the five (5) gross acre minimum of the Rural Residential (RR) (5 Acre Minimum) Land Use Designation. A survey of the properties metes and bounds determined an area of 39.55 gross acres, even though the legal description states 40 gross acres. This shortage is most likely due to historical errors in previous recording records of survey and maps. To develop the project to its full potential of eight (8) lots, at least one (1) lot must be below the five (5) acre minimum.

The project site is located within the Riverside Extended Mountain Area Plan (REMAP), more specifically, easterly of Sage Road and northerly of Mark Trail.

BACKGROUND:

Change of Zone

The project proposes to change the existing zoning classification to Residential Agricultural – 5 Acre Minimum (R-A-5) for greater consistency with the Rural Residential (RR) (5 Acre Minimum) Land Use Designation

Variance

Ordinance 348, Section 18.27, allows the application for a variance for the modifications of property development standards, such as lot size, lot coverage, yards, and parking and landscape requirements. A survey of the properties metes and bounds determined an area of 39.55 gross acres, even though the legal description states 40 gross acres. This shortage is most likely due to historical errors in previous recording records of survey and maps. A variance is needed for proposed Lot 2 to be 4.55 gross acres, below the five (5) gross acre minimum required by the land use, requiring a variance from these design standards.

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): Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, south, and west, Agriculture (10 Acre Minimum) to the east.



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| 3. Proposed Zoning (Ex. #2): | Rural Residential (R-R) |
| 4. Proposed Zoning (Ex. #2): | Residential Agricultural – 5 Acre Minimum (R-A-5) |
| 5. Surrounding Zoning (Ex. #2): | Rural Residential (R-R) to the north, south, east, and west. |
| 6. Existing Land Use (Ex. #1): | Vacant |
| 7. Surrounding Land Use (Ex. #1): | Scattered single family residences to the north and east, Vacant land to the south and west. |
| 8. Project Data: | Total Acreage: 39.55
Total Proposed Lots: 8
Proposed Min. Lot Size: 5 gross acres
Schedule: D |
| 9. Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39971** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7657** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32896**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **VARIANCE NO. 1840**, 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 the Rural: Rural Residential (RR) Land Use Designation and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed 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 D 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 (MSHCP).

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

1. The project site is designated Rural Residential (RR) on the Riverside Extended Mountain Area Plan (REMAP).
2. The proposed use, seven (7) residential lots with a five (5) gross acre minimum lot size and one (1) 4.55 Gross Acre lot, is a permitted use in the Rural Residential (RR) land use designation, subject to the approval of Variance No. 1840.
3. The project site is surrounded by properties which are designated Rural Residential (RR) to the north, south, and west, and Agriculture (AG) to the east.
4. The proposed zoning for the subject site is Residential Agricultural – 5 Acre Minimum (R-A-5).
5. The proposed use, seven (7) residential lots with a five (5) gross acre minimum lot size and one (1) 4.55 Gross Acre lot, is a permitted use in the Residential Agricultural – 5 Acre Minimum (R-A-5), subject to the approval of Variance No. 1840.
6. The proposed use, seven (7) residential lots with a five (5) gross acre minimum lot size and one (1) 4.55 Gross Acre lot, is consistent with the development standards set forth in the is Residential Agriculture – 5 Acre Minimum (R-A-5) zone, subject to the approval of Variance No. 1840.
7. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, east, south, and west.
8. Scattered residential uses have been constructed and are operating in the project vicinity.
9. The project is located within a Western Riverside Multispecies Habitat Conservation Cell Group 'L' Criteria Cell numbers: 5491 and 5598. No conservation was determined to be necessary. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS793) and a Joint Project Review (JPR) was completed. Upon JPR completion, the property was determined "not conserved" therefore, 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.
10. Environmental Assessment No. 39971 identifies the following potentially significant impacts:
 - a. Aesthetics
 - b. Agriculture Resources
 - c. Hydrology/Water Quality
 - d. Hazards/Hazardous Material

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

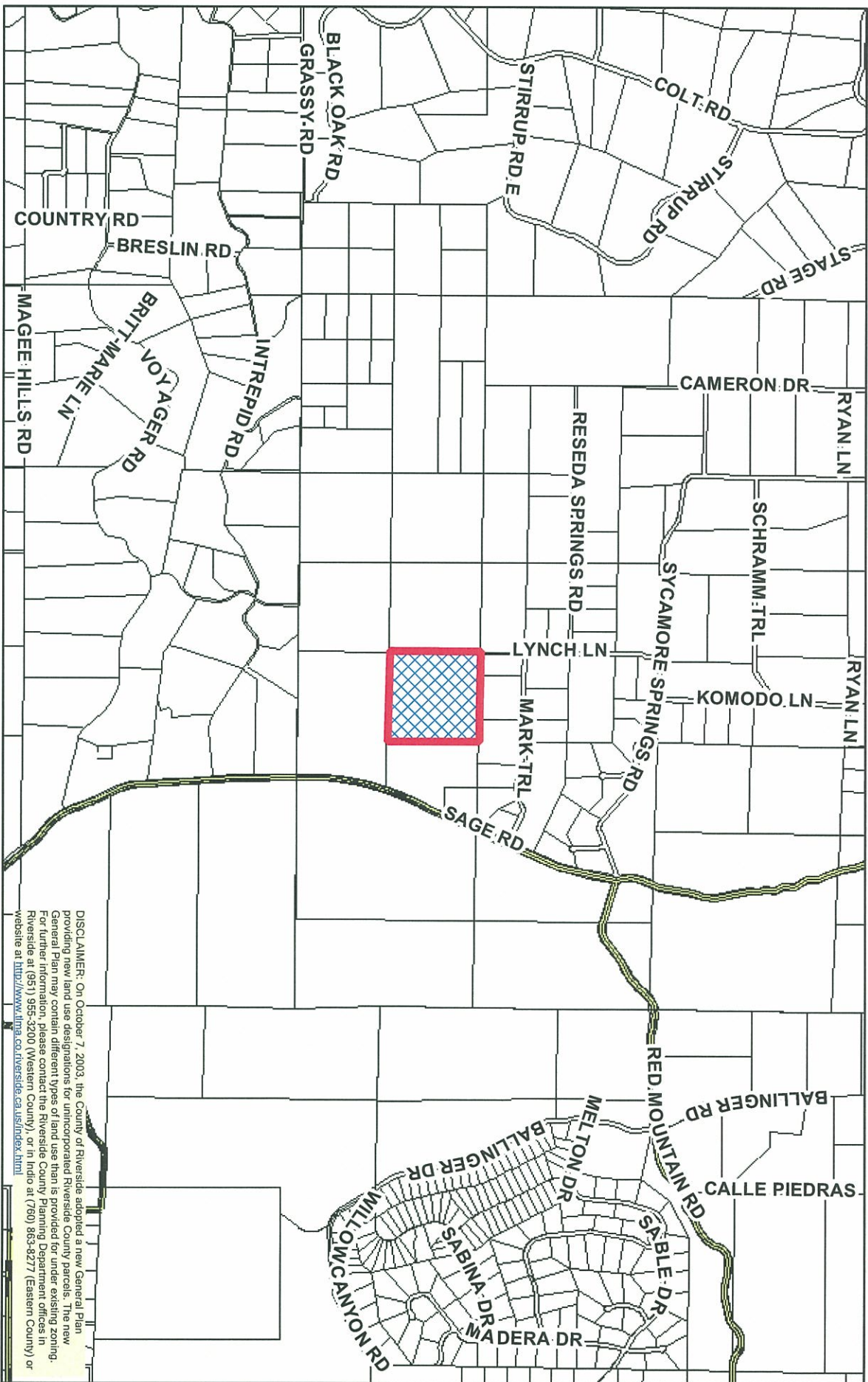
INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or
 - d. An Alquist-Priolo fault zone.
3. The project site is located within:
 - a. The boundaries of the Riverside Extended Mountainous Area Plan.
 - b. The boundaries of the Hemet Unified School District;
 - c. Mt. Palomar Lighting Area, Zone B approximately 17.5 Miles;
 - d. MSHCP Cell Group 'L' Criteria Cell numbers: 5491 and 5598;
 - e. Valley-Wide Recreation and Park District; and
 - f. A hazardous fire area.
4. The subject site is currently designated as Assessor's Lot Number 470-210-016
5. This project was filed with the Planning Department on May 2, 2008.
6. This project was reviewed by the Land Development Committee three (3) times on the following dates June 5, 2008, October 2, 2009. and January 8, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$37,157.38

Supervisor Stone
District 3
Date Drawn: 2/2/09

CZ07657 TR32896 VICINITY MAP

Planner: Jeff Horn
Date: 2/11/09
VICINITY MAP



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T6SR1W
Section: 36

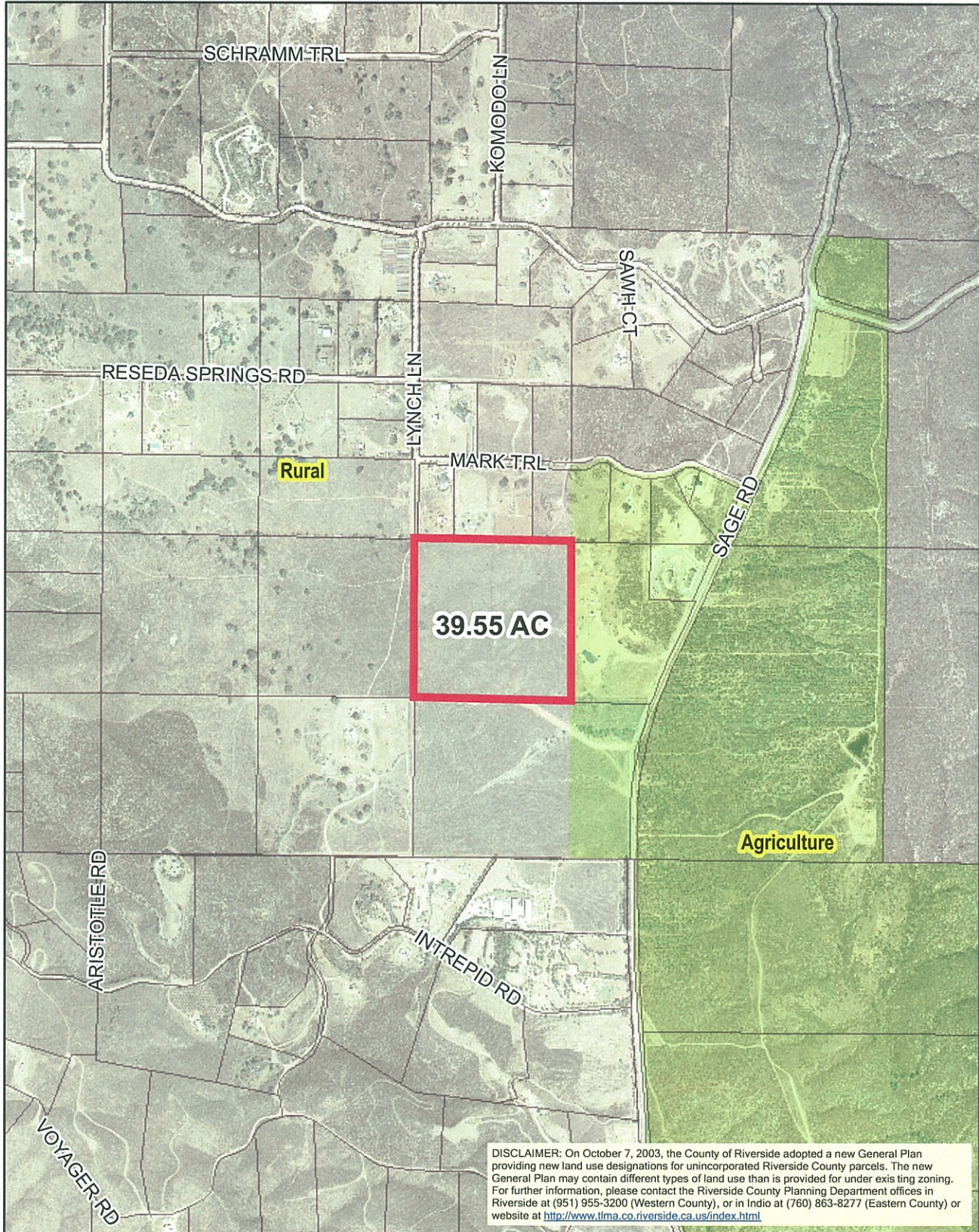
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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

Assessors
Bk. Pg. 470-22
Thomas
Bros. Pg. 01 E5

Supervisor: Stone
District 3
Date Drawn: 2/02/09

CZ07657 TR32896
DEVELOPMENT OPPORTUNITY

Planner: Jeff Horn
Date: 2/11/09
Exhibit Overview



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T6SR1W
Section: 36



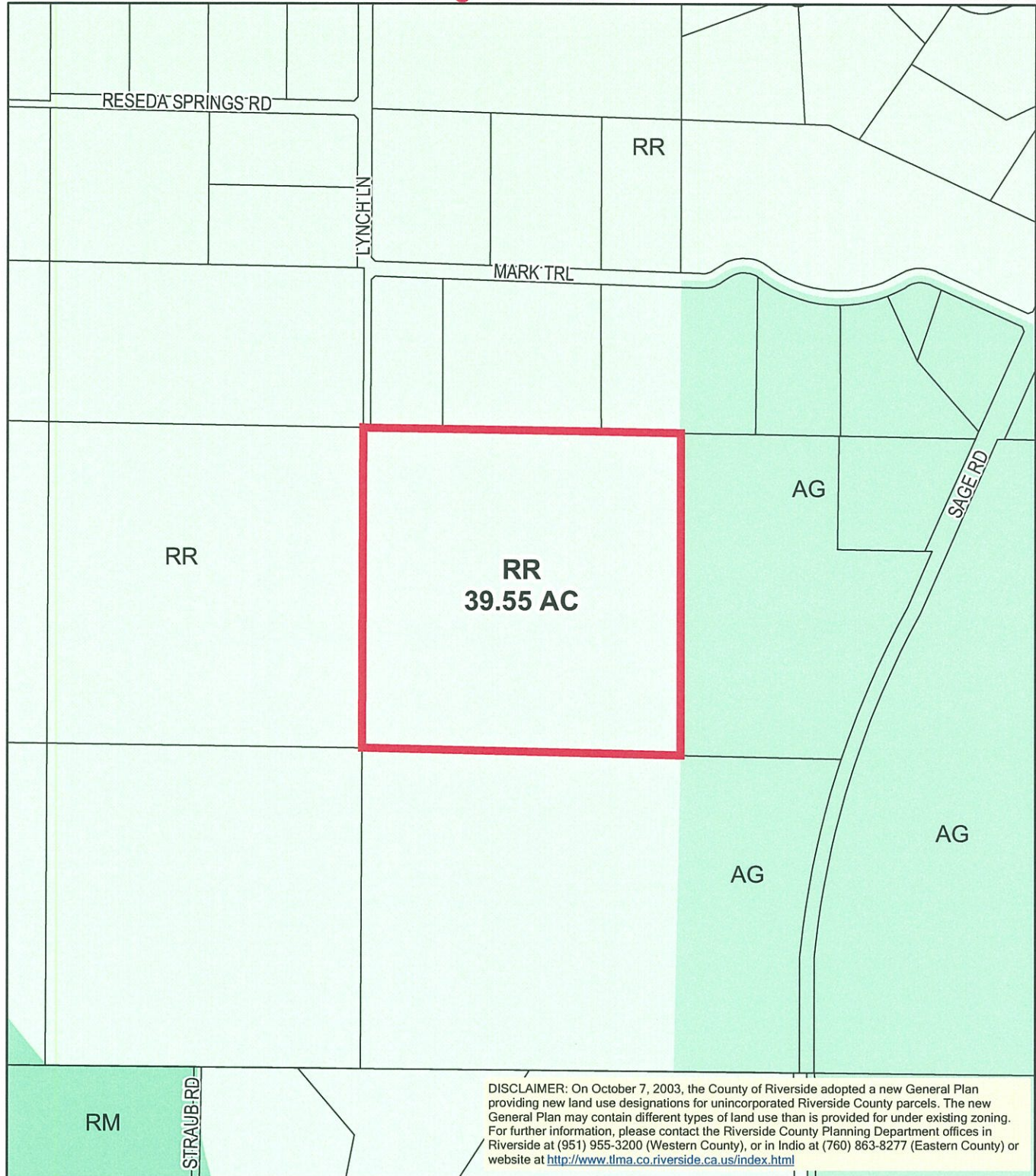
Assessors
Bk. Pg. 470-22
Thomas
Bros. Pg. 901 E5

Supervisor: Stone
District 3
Date Drawn: 2/02/09

CZ07657 TR32896

Existing General Plan

Planner: Jeff Horn
Date: 2/11/09
Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T6SR1W
Section: 36

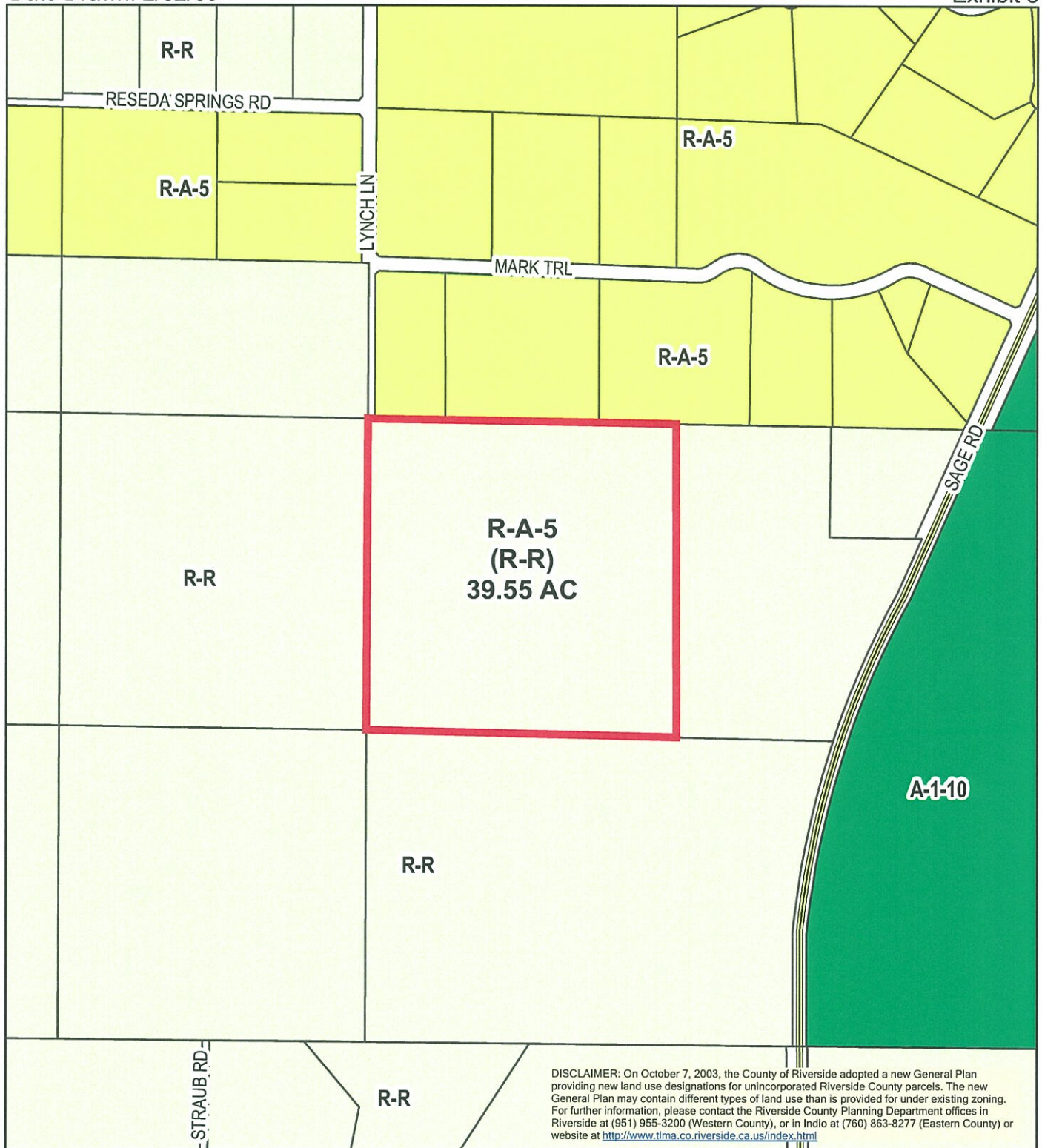


Assessors
Bk. Pg. 470-22
Thomas
Bros. Pg. 901 E5

Supervisor: Stone
District 3
Date Drawn: 2/02/09

CZ07657 TR32896
PROPOSED ZONING

Planner: Jeff Horn
Date: 2/11/09
Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T6SR1W
Section: 36



Assessors
Bk. Pg. 470-22
Thomas
Bros. Pg. 901 E5

Supervisor: Stone
District 3
Date Drawn: 2/02/09

CZ07657 TR32896

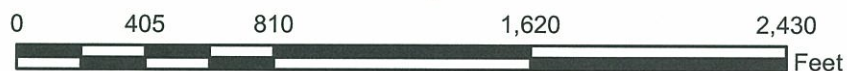
Planner: Jeff Horn
Date: 2/11/09
Exhibit 1

Land Use



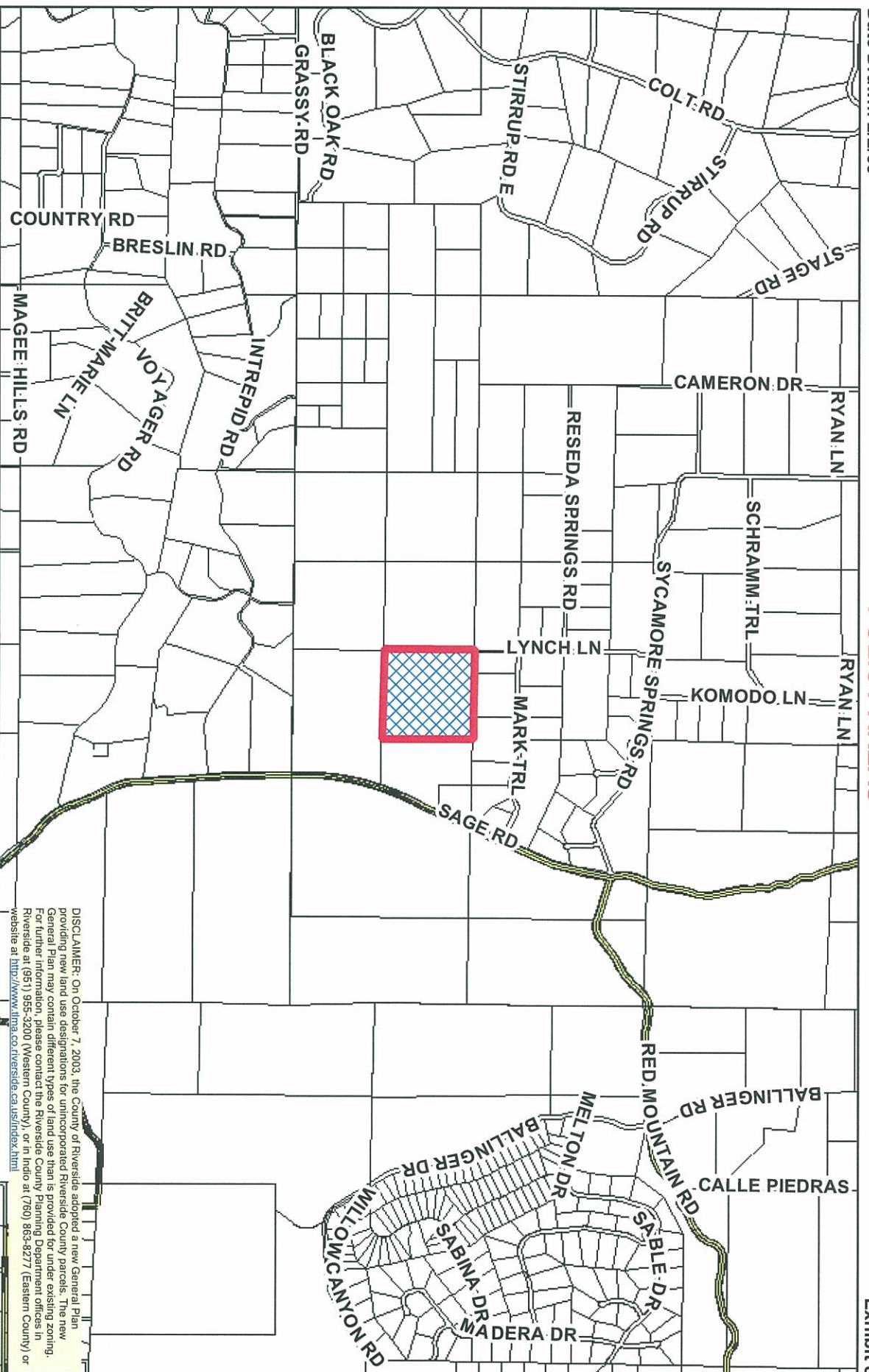
RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T6SR1W
Section: 36



Assessors
Bk. Pg. 470-22
Thomas
Bros. Pg. 901 E5

CZ07657 TR32896 POLICY AREAS



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area: Rancho California
Township/Range: T6SR1W
Section: 36



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 865-8277 (Eastern County) or website at <http://www.riverside.ca.us/index.html>

Assessors
Bk. Pg. 470-22
Thomas
Bros. Pg. 01 E5

VICINITY MAP
SEC-36, TWS, HW

[illegible]

Figure 1 is a plan view of the test section. It shows a rectangular inlet on the left with a width of 56 inches. The flow direction is indicated by an arrow pointing to the right. The inlet is divided into two main sections: a top section with a height of 28 inches and a bottom section with a height of 18 inches. The top section is further divided into two sub-sections, each 8 inches high. The bottom section is divided into three sub-sections with heights of 12 inches, 12 inches, and 12 inches. The outlet is on the right, with a width of 24 inches. The flow parameters are labeled as R/W at the inlet and $2X$ at the outlet. The flow direction is indicated by an arrow pointing to the right.



- REQUIRED INFORMATION NOT SHOWN OR NOT APPLICABLE
34. NOT APPLICABLE
46. NO OPEN CHANNELS
48. NOT APPLICABLE
49. NO OPEN SPACE AREAS
54. NO EXISTING STRUCTURES
55. NO STRUCTURES LABELED AS PROPOSED
56. NO EXISTING STRUCTURES
57. NO PROPOSED STRUCTURES
64. NOT IN R-2 ZONE
65. WOMP NOT REQUIRED

- ① EASEMENT FOR INGRESS / EGRESS PER INST. NO. 31/111 REC. 5-4-06.
- ② EASEMENT FOR INGRESS / EGRESS PER INST. NO. 819268 REC. 10-4-07.
- ③ EASEMENT FOR INGRESS / EGRESS PER INST. NO. 819267 REC. 10-4-07.
- ④ EASEMENT FOR INGRESS / EGRESS PER INST. NO. 142743 REC. 7-28-81.

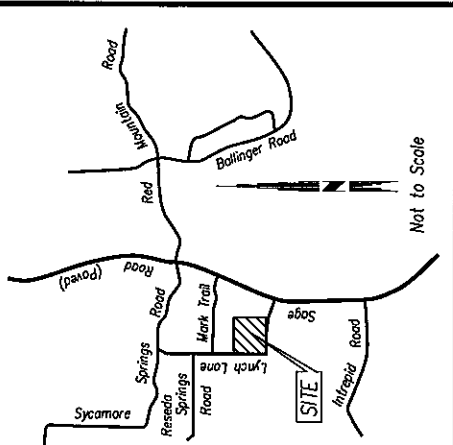
THIS MAP IS BASED ON RECORD DATA AND SHOULD NOT BE
RELIED UPON FOR ACCURATE SURVEY INFORMATION. ALL
MEASUREMENTS SHALL BE FIELD VERIFIED BY PERSONS
AUTHORIZED TO PERFORM SUCH WORK.

OWNER/APPLICANT
LANCE AND TAMARA SANDON
39450 BELLA VISTA RD
Temecula, CA. 92592
Tel 951-695-0315

CG CONSULTING
DESIGN • PLANNING • ENGINEERING • HYDROLOGY

41032 ENTERPRISE CIRCLE NORTH, STE. B
TOMBALL, TX 77480-3804
(281) 897-4263

CHANGE OF ZONE 7657

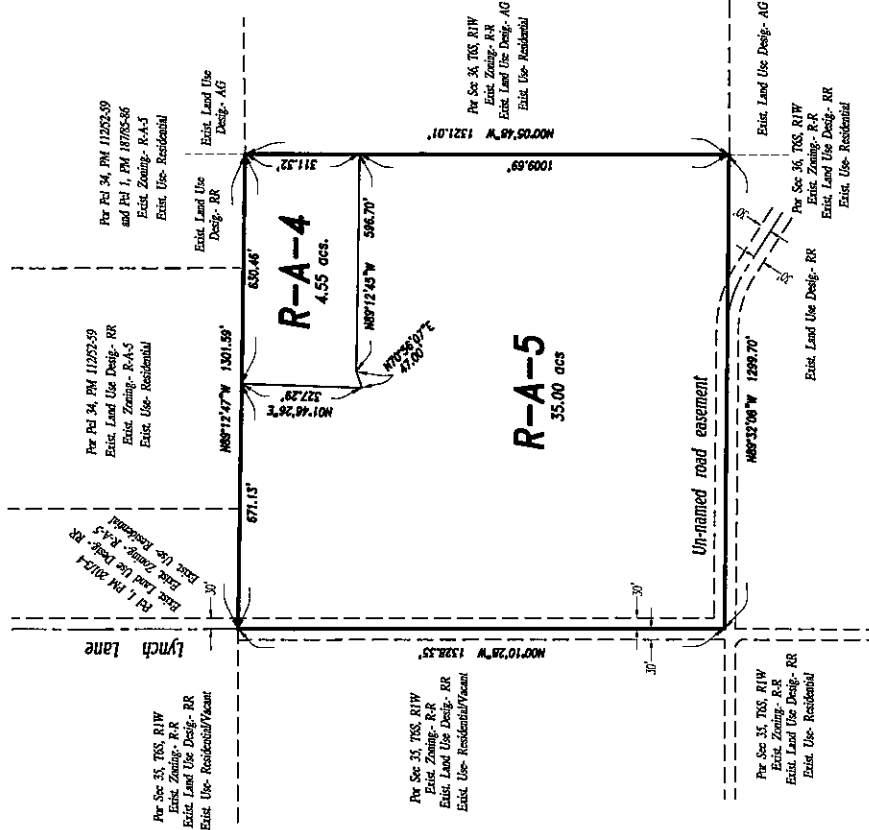


Vicinity Map- nts
Sec. 36, T6S, R1W

GENERAL NOTES

- ASSESSOR PARCEL NUMBER: 470-220-001
- TOTAL ACREAGE: 39.55 acs. gross
38.03 acs. net
- STREET ADDRESS: Lynch Lane, Sage
- EXHIBIT PREPARED: April, 2008
- LEGAL DESCRIPTION: Por. Sec 36, T6S, R1W
- 2008 THOS. BROS. PAGE 901, Coord. B-5
- EXISTING ZONING: Rural Residential (R-R)
- PROPOSED ZONING: R-A-5 and R-A-4
- EXISTING LAND USE: Vacant/Residential
- EXISTING LAND USE DESIGNATION: RR
- THIS PROJECT IS NOT IN A SPECIFIC PLAN.
- UTILITY PURVEYORS:
ELECTRIC- Southern California Edison
GAS- Propane
TELEPHONE- Verizon
SEWER- Septic system
WATER- Private wells
CABLE- None
- SCHOOL DISTRICT: Hemet Unified
School District
- THIS PROJECT LIES WITHIN FEMA ZONE "A". Areas of 100 year flood. Base flood elevations and flood hazard factors not determined.

Owner/Applicant
Lance and Tamara Sandon
39450 Bella Vista Road
Temecula, Ca. 92592
Tel. 951-695-0315

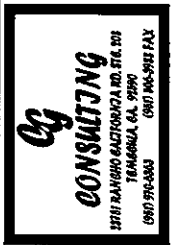


Representative:

Prepared By:

No.	Date	Revision
1.	5-26-09	Revise portion to R-A-4 per Commission and staff decision

Scale- 1" = 300'



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 39971
Project Case Type (s) and Number(s): CZ07657, TR32896
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: Lance Sandon
Applicant's Address: 39450 Bella Vista Rd, Temecula CA 92592
Engineer/Representative: CG Consulting
Engineer/Representative's Address: 41635 Enterprise Circle N. Suite B, Temecula CA 92590

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7657 proposes to change the existing Rural Residential (R-R) zoning classification to Residential Agricultural – 5 Acre Minimum (R-A-5) for proposed lots 1 and 3-8 and to Residential Agricultural – 4 Acre Minimum (R-A-4) for proposed lot 2.

Tentative Tract Map No. 32896 proposes a Schedule "D" subdivision of 39.55 gross acres into seven (7) residential lots with a five (5) gross acre minimum lot size and one (1) 4.55 gross acre lot.

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

C. Total Project Area: 39.55 Gross Acres

Residential Acres: 39.55	Lots: 8	Units:	Projected No. of Residents: 25
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): 470-220-001

E. Street References: The project site is located within the Riverside Extended Mountainous Area Plan (REMAP), southerly of Mark Trail, easterly of Lynch Lane, and westerly of Sage Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 36, Township 6 South, Range 1 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: The 39.55 gross acre property consists of a gentle downward slope originating from southeast corner of the project site. The site is previously disturbed and plowed from historical agricultural uses. The site currently a flat disked fallow field dominated by non-native grasses and seasonal drainage running southwesterly through the parcel.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation. The proposed project meets all other requirements of the General Plan and all applicable land use policies.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The project does not propose any multipurpose open space areas however it has been conditioned to pay the appropriate park mitigation fees pursuant to the Quimby Act and the standard open space and Multi-Species Habitat Conservation Plan (MSHCP) fees. The proposed project meets all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including 100-year flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The project is located within a High Fire Area however the project has been conditioned accordingly. The proposed project allows for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. Sufficient mitigation against any foreseeable hazardous sources in the area has been provided. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** The proposed eight (8) residential lot subdivision is considered a minor subdivision therefore impacts to noise shall be less than significant. The proposed project meets with all other applicable Noise Element policies.
6. **Housing:** The proposed project meets with all applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Riverside Extend Mountainous Area Plan (REMAP)

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential (RR) (5 Acre Minimum)

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

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

G. Adjacent and Surrounding

1. **Area Plan(s):** Riverside Extended Mountainous Area Plan (REMAP)

2. **Foundation Component(s):**

North/South/West: Rural, East: Agriculture

3. **Land Use Designation(s):**

North/South/West: Rural Residential (RR), East: Agriculture

4. **Overlay(s) and Policy Area(s), if any:** Not Applicable

H. Adopted Specific Plan Information

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

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

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

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

K. Adjacent and Surrounding Zoning: Residential Agricultural - 5 Acre Minimum (R-A-5) to the north, and Rural Residential (R-R) to the east, south, and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|---|---|
| ☒ 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

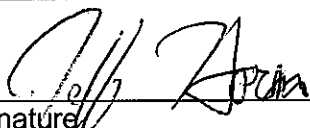
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

3-25-09
Date

Jeff Horn, Project Planner
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) This project is not located near a scenic highway corridor.
- b) Currently, there are rock outcroppings that exist on the site however the proposed building pads will not be located at these sites and no future grading shall take place on areas where rock outcroppings exist.

Mitigation: Prior to Map Recordation, the applicant must create an environmental constraint sheet for the preservation of the rock outcroppings (50.Planning.12 "ECS Shall Be Prepared"), (50.Planning.13 "ECS Affected Lots"). Prior to grading permits, 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.2 "Building Pad Grading").

Monitoring: Monitoring shall take place through the Planning Department Plan Check Process

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), Riverside County Integrated Plan (RCIP)

Findings of Fact:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) According to the RCIP, the project site is located 17.5 miles away from the Mt. Palomar Observatory; which is within the designated ZONE B Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 50.PLANNING.19) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

3. Other Lighting Issues	☐	☐	☐	☒
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒
b) Expose residential property to unacceptable light levels?	☐	☐	☐	☒

Source: On-site Inspection, Project Application Description

Findings of Fact:

Riverside County Ordinance No. 655 is applicable to the project site. Therefore, the project must comply with Ordinance No. 655, including, but not limited to Low-Pressure Sodium Voltage (LPSV) street lights. Pursuant to Ordinance No. 655, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Furthermore, the amount of lighting will be similar to other residential areas surrounding the site.

The proposed project is not expected to create unacceptable light levels because of conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant. No mitigation measures are required.

- a) The proposed project will introduce new sources of nighttime light and glare into the area from rural residential uses. Spill of light onto surrounding properties, and "night glow" can be reduced by using hoods and other design features on light fixtures used within the proposed project. Inclusion of these design features in the project is addressed through standard County conditions of approval, plan checks, permitting procedures, and code enforcement. Potential impacts associated with glare will be reduced to below the level of significance through these standard County practices and procedures and implementation of the below-listed mitigation measure.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project would result in a new source of light and glare. Vehicular lighting would increase from cars traveling to and from the project site. However, this impact would be minimal based on the small number of trips this project would generate.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

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) This project site is designated as Farmland of local importance. However, the land use designations for the project site, as well as the surrounding properties to the north, south, and west are Rural: Rural Residential (R: RR). The project site is therefore more suitable for rural residential uses than agricultural uses and impacts are less than significant.
- b) There are no existing agriculture uses on the project site therefore the project will not Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)
- c) To the east of the project site Agriculture Land Use designated properties contiguous to the project site. The applicant will be conditioned to inform initial and future purchaser of dwelling units within the subject property of the existence of dairies and or agricultural resources within the vicinity of the project and potential impacts resulting to them. The project site has no existing agricultural uses.
- d) The changing of the existing environment from being mostly vacant land to partly rural residential will have less than significant impacts in converting surrounding properties from Farmland to non-agricultural use.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Prior to Map Recordation, the land divider shall submit a proposal for the notification of all initial and future purchases of dwelling units within the subject property of the existence of dairies and or agricultural resources within the vicinity of the project and potential impacts resulting to them. (50.Planning.31 "Ag/Dairy Notification")

Monitoring: Monitoring shall occur through the Planning Department Plan Check Process.

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 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; Riverside County General Plan, Figure AQ-2 "South Coast Air Quality Management District and California Air Resources Board Air Monitoring Network in Riverside County"

Findings of Fact:

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

b-c) Residential developments, such as the proposed project, primarily impact air quality through increased automotive emissions. Stand-alone projects typically do not generate enough traffic and associated air pollutants to individually violate clean air standards or contribute a significant amount of air pollutants that would create a cumulatively considerable significant impact. Cumulative air quality impacts associated with build-out of the County General Plan in the project vicinity and in western Riverside County as a whole were addressed on a regional basis by the County's General Plan EIR (SCH 2002051143). That EIR concluded that air

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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quality is a significant and unmitigatable impact of General Plan implementation. However, because the project is consistent with the EIR no mitigation is required.

- d) The proposed project will have a less than significant impact on the exposure of sensitive receptors to substantial pollutant concentrations. The proposed project may expose sensitive receptors to pollutant concentrations during project grading and construction. The nearest sensitive receptors to the project site include a single-family home located onsite and others surrounding the project site.

Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, site preparation and construction activities. Long-term operational emissions generated by the proposed project will primarily be from motor vehicles. Other emissions will be generated from the combustion of firewood in fireplaces and the combustion of natural gas for space heating and the generation of electricity. In addition, emissions will be generated by the use of natural gas for the generation of electricity off-site. Due to the minimal amount and the mostly temporary nature of the grading and project construction that will take place, it is not anticipated that significant impacts will occur.

- e) The project site is surrounded by large-lot vacant land with scattered residential homes. As such, no point-source emitters are located within a close proximity to future residents of the site. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.
- f) The proposed project will not result in or create objectionable odors. No activities are anticipated to occur on the site that would create odors. No impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: RCLIS, On-site Inspection, HANS00793, PDB03924

Findings of Fact:

- a) The project is located within a Western Riverside Multispecies Habitat Conservation Cell Group 'L' Criteria Cell numbers: 5491 and 5598. No conservation was determined to be necessary. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS793) and a Joint Project Review (JPR) was completed. Upon JPR completion, the property was determined "not conserved" therefore, 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.
- b) The proposed project currently has a natural drainage that runs through parcel 1,3,5, and 7 and therefore may have a substantial adverse effect on the habitat of any endangered, threatened, candidate, sensitive, or special status species or with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors. However, no species were found during the site inspection required for HANS approval. The project has incorporated 30 foot wide concrete crossing under the two proposed roads to allow drainage features to remain. The environmental programs department will conduct a site visit. (60.EPD.01)
- c) The project could have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations by the California Department of Fish and Game or U. S. Fish and Wildlife Service. The project's conditioned of approval will reduce the potential for impacts below a level of significance.
- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) Riparian habitat and alluvial vegetation does not exist on the project site, therefore, the proposed project has no potential to impact 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) The site does not support waters, drainage features, riparian vegetation, or riparian, riverine, or vernal pool habitats. The project will not have substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act
- g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: Prior to the issuance of any building permit, the Environmental Programs Department shall inspect the concrete drainage swales to ensure proper consistency with Section 6.1.2 of the MSHCP. (60.EPD.01)

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, PD-A 3486

Findings of Fact:

- a) Development of this project site will not alter or destroy a historic site; and
- b) Development of this project will not cause a substantial adverse change in the significance of a historical resource.

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, PD-A 3486

Findings of Fact:

- a) There is no historic site on record within the project site, therefore there impacts in altering or destroying a historic site is less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) In the event of inadvertent archaeological find, all ground disturbance activities within 100 feet of the discovery shall be halted until a meeting is convened between the developer, the archaeologist, the appropriate Native American tribal representative, and the Planning Director. Further ground disturbance activities shall not resume until an agreement has been reached by all parties as to the appropriate mitigation in the case cultural resources or human remains are to be found.
- c) If human remains are encountered, no further disturbance shall occur until the County Coroner has determined whether it is of prehistoric human remains.
- d) There are no existing religious or sacred uses on record within the potential impact area, therefore impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Paleontological Resources

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

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

Findings of Fact: The project site is located within a 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

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

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

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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO. No. 2005

Findings of Fact:

- a) The project site is not located on a known earthquake fault study zone and therefore will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project site 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone

☐ ☐ ☒ ☐

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

Source: RCIP Figure S-3 "Generalized Liquefaction," REMAP Area Plan "Seismic Hazards Figure 12, RCLIS and Geologist Review

Findings of Fact:

a) This project is located in an area as indicated by the General Plan where there is no potential for liquefaction. The County Geologist has reviewed the proposed project site and concluded that no liquefaction study shall be required therefore there is a determination that no impacts for the determination that impacts relating to seismic-related ground failure, including liquefaction.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone

☐ ☐ ☒ ☐

Be subject to strong seismic ground shaking?

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

Findings of Fact: This site is located within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the life time of the proposed project. All structures should be designed in accordance with the provisions of the latest edition of the California Building Code (CBC 2007) for a site classified as Site Class D.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

☐ ☐ ☒ ☐

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Department Review

Findings of Fact:

a) The 39.55 gross acre parcel is located in a region underlain by steep slopes, therefore 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.

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: Resolution No. 94-125, Geology Department Review, RCLIS

Findings of Fact: The project to is located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project is less than significant. The project has been reviewed by the County Geology Department; no issues of concern have been raised in regards to landslide risk.

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, Geology Department Review

Findings of Fact:

a) The project site is not located in an area subject to seiche, mudflow, or volcanic hazard.

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 features?

☐	☐	☒	☐
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- b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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-c) Development of the proposed subdivision will not substantially change the existing topography; The project does propose to create slopes at a ratio greater than two to one (2:1) and higher than ten (10) feet, but these conditions are consistent with the existing topography of the project site. The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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, Flood Hazards Report and Geology Department Review

Findings of Fact:

The project will require grading for house pads on each parcel. However, impacts to substantial soil erosion or the loss of topsoil are less than significant:

- a. The project site will not result in substantial soil erosion or the loss of topsoil.
b. Based on review by the County Geologist, parcel maps in the project area do not require full geotechnical reports. If expansive soils are identified during building, there is sufficient area out side areas of constraint on the proposed 8 lots for alternative building sites.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, County Flood Department Review

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

- a) The project will not change deposition, siltation, or erosion that may modify the channel of a river or stream, or the bead of a lake.
- b) 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.BSGRADE.2)

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

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

Findings of Fact:

- a) The project site lies within a high area of wind erosion. (The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete and asphalt. A condition has been placed on the project to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA 10.BS GRADE.4).

Mitigation: No mitigation required.

Monitoring: No monitoring 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	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 development of eight (8) lots will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- This project will not 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.
- The project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.
- The project site is not located within a quarter mile of an existing or proposed school.
- The project 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, which could create a significant hazard to the public and/or the environment

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

Findings of Fact: The project site is not located within an Airport Influence Area therefore the project will not:

- Result in an inconsistency with an Airport Master Plan.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b. Require review by the Airport Land Use Commission.
- c. Be located within an airport land use plan or within 2 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. Be 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Hazardous Fire Area

☐	☒	☐	☐
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- a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact: The project site is located within a High Fire Area. Prior to map recordation an Environmental Constraint Sheet (ECS) must be prepared to show that 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 (50.FIRE.1)." This is standard mitigation for all projects within a High Fire Area; no unique mitigation is required for the proposed eight (8) lot subdivision, therefore impacts in regards to hazardous Fire Area is less than significant.

Mitigation: Mitigation shall be implemented through Conditions of Approval 50.FIRE.1 "# 7 ECS – Haz Fire Area," (60.FIRE.1)

Monitoring: Monitoring will occur through the Fire Department and Building and Safety Plan Check Process.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

- b. Violate any water quality standards or waste discharge requirements?

☐	☐	☒	☐
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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

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

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

Findings of Fact:

- As required by Flood Control Department, mitigation measures will enforce the project to not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.
- The creation of eight (8) residential lots will not violate any water quality standards or waste discharge requirements.
- The proposal increase of seven (7) lots served by ground wells will not have a substantial deplete groundwater supplies or interfere substantially with groundwater recharge. The proposed eight (8) lot subdivision of 39.55 gross acres shall not 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.
- Proposed pads are not located within a 100-year zone therefore, 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 maps.
- The project will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows.
- The project will not otherwise substantially degrade water quality.
- The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: As required by the Flood Control Department, the natural watercourse located within the property shall be delineated and labeled on the environmental constraint sheet.). Prior to map recordation, a copy of the constraint sheet shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include the appropriate plan check fee (50.FLOOD.1). A note shall also be placed on the environmental constraint sheet stating, "The natural watercourse shall be kept free of all buildings and obstruction (50.FLOOD.2).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Mitigations will be monitored by the Riverside County Flood Control District and the Department of Building and Safety 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:

- No natural watercourses exist onsite. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff.
- The proposed eight (8) lot subdivision of 39.55 gross acres shall not create changes in absorption rates or the rate and amount of surface runoff.
- Proposed pads are not located within a flood plain and 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 (Dam Inundation Area).
- The project site will not make changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

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

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

The proposed project is for the subdivision of seven (7) single-family residential lots with a 5 acre minimum, and 4.55 gross acre lot. The project site is scattered single-family residential to the north is scattered single-family residential and agricultural uses to the east, and vacant land to the south and west.

- a. The proposed project's Land Use Designation is Rural: Rural Residential (R-RR) (5 Acre Minimum). The properties to the north, south, and west is Rural: Rural Residential (R-RR) (5 Acre Minimum), and to the east is Agriculture (Ag). This project will not result in a substantial alteration of the present or planned land use of the area.
- b. The project is not within a city sphere of influence, therefore will not affect land use within adjacent cities or county boundaries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 project's existing zone is Rural Residential (R-R). The proposed zoning classification is Residential Agricultural – 5 Acre Minimum (R-A-5) for proposed lots 1 and 3-8 and to Residential Agricultural – 4 Acre Minimum (R-A-4) for proposed lot 2. The proposed eight (8) lot subdivision of 39.55 gross acres with a minimum lot size of five (5) gross acres is consistent with the proposed R-A-5 zoning classification.
- b. The project site is surrounded by properties zoned Rural-Residential (R-R) to the north, east, south, and west. The proposed eight (8) lot subdivision of 39.55 gross acres is consistent with the surrounding zoning classifications.
- c. The project is surrounded by vacant land, as well as scattered single-family residential to the north and east. The proposed eight (8) lot subdivision of 39.55 gross acres is consistent with the existing and planned surrounding land use.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d. The project site has a proposed Land Use Designation of Rural: Rural Residential (R:RR) (5 Acre Minimum). The proposed eight (8) lot subdivision of 39.55 gross acres is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation and with the policies of the Comprehensive General Plan.
- e. The project shall not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

27. Mineral Resources

a. Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

Findings of Fact:

- a. The project site is located in an area where mineral resources have not been studied; however upon the County Geologist's review, the significance of the loss of availability of a known mineral resource shall be less than significant.
- b. The project is not located within a locally-important mineral resource recovery site designated on a local general plan, specific plan or other land use plan.
- c. The project site is not located adjacent to a State classified or designated area or existing surface mine.
- d. The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

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

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-b) The project site is not located within an Airport Influence Area or within the vicinity of a private airstrip therefore no impacts will occur as a result of the proposed 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", On-site Inspection

Findings of Fact: The project site is not located adjacent to or 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: The project site is not located adjacent to or within the vicinity of a highway. No impacts are expected to occur.

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 ☐				

Source: Project Application Materials, RCLIS

Findings of Fact: No other noise impacts are expected in or immediately surrounding the project area.

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?				
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact:

- a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going operation of a residential development. However, due to the minimal number of additional trips generated through implementation of this project, impacts are anticipated to be less than significant.
- b) The proposed project will result in an increase to existing noise levels due to short-term construction activities. Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.

Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May." Exceptions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to these standards shall be allowed only with the written consent of the Riverside County Building Official.

- c) The proposed project also has the potential to result in the exposure of persons to, or generation of, noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has proposed eight (8) residential pads within the site. Impacts however, will be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.
- d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

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) The proposed development is for the subdivision of 39.55 gross acres into eight (8) residential parcels. There is one existing residences on the project site that will remain; therefore the project will increase the housing within the area.
- b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, future development of single-family homes will increase the number of available housing units and the population in the area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

d-f) The proposed project will not affect a County Redevelopment Area, cumulatively exceed official regional or local population projections, or induce substantial population growth in an area directly or indirectly.

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

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Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any 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.13).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services

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Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Condition of Approval and pursuant to CEQA is not considered mitigation. ((COA.10.PLANNING.13).

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.

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: 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)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Libraries

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Source: RCIP

Findings of Fact: 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.11)

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.

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.

38. Health Services

☐	☐	☒	☐
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Source: RCIP

Findings of Fact: The proposed eight (8) lot subdivision of 39.55 gross acres would cause a less than significant 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

39. Parks and Recreation

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

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?

☐	☐	☐	☒
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c. Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

The proposed eight (8) lot subdivision of 39.55 gross acres is a minor subdivision and will not be required to provide recreational facilities or the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

- b-c. All projects are required to pay parks and recreation fees to the Valley-Wide Parks and Recreation or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (50.Planning.8), (90.Planning.3). Since this is not unique mitigation, impacts are determined to be less than significant. The project site is located within the Valley-Wide Recreation and Parks District.

Mitigation: No mitigation measures are required.

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

40. 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: There are no trails designated on the General Plan Trails Map for the Riverside Extended Mountainous Area Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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, Transportation Department Review

- a) Per Transportation Department, a traffic study for the subject project is not required and has been determined that the project is exempt from traffic study requirements (10.TRANS.1) Therefore, the proposed project will not cause an increase in traffic which is substantial in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity

- 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-f) Given that the scope of work for the proposed project is relatively small, the scale of the project will not be substantial enough to exceed a level of service standard established by the county congestion management agency, 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, alter waterborne, rail or air traffic, or substantially increase hazards to a design feature.
- g) The project will not have an effect upon, or a need for new or altered maintenance of roads.
- h) The project shall not cause an effect upon circulation during the project's construction.
- i) The project shall not result in inadequate emergency access or access to nearby uses.
- j) The project does not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Bike Trails

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Source: RCIP

Findings of Fact: There are no bike trails designated on the General Plan Trails Map for the Riverside Extended Mountainous Area Plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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expansion of existing facilities, the construction of which would cause significant environmental effects. There is a sufficient water supply available to serve the project from existing entitlements and resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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?

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

Source: Department of Environmental Health Review

a-b) This project will require the installation of septic tanks and leach lines. However, the installation of eight (8) septic tanks will not cause significant environmental effects.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

45. Solid Waste

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

☐ ☐ ☒ ☐

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-b) This project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and must comply with federal, state, and local statutes and regulations related to solid wastes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: RCIP, Utility Purvey Agency Letters

Findings of Fact: a) The proposed project will not significantly impact essential utility and public services and will not require the construction of new facilities or the expansion of existing facilities. However, future residential development will create an incremental increase in the demand for these services in the project area.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 to eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
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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 the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	☐	☐	☐	☒
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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: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

☐ ☐ ☐ ☒

Source: Staff review, Project Application Materials

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

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

☐ ☐ ☐ ☒

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

County of Riverside General Plan Final EIR, prepared by the County of Riverside, dated October 2003, certified by the Board of Supervisors October 7, 2003.

Riverside County Integrated Project, prepared by the County of Riverside, dated October 2003, certified by the Board of Supervisors October 7, 2003.

Multi Species Habitat Conservation Plan (MSHCP), prepared by Dudek & Associates, June 2003.

MSHCP EIR/EIS CEQ 020463, Prepared by Dudek & Associates/ LSA Associates, June 2003.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The following technical studies were reviewed and the findings and recommendations contained therein were incorporated into the analysis of this Initial Study:

PD-B No. 3924: Riverine/Riparian Assessment conducted 8/4/05"; prepared by Pacific SW, dated 09/02/05

PD-A 3486: "A Cultural Resources Study," prepared by Brian A. Smith and Associates, April 12, 2005.

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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Revised: 6/2/09

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 32896 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 32896, Amended No. 2, dated 12/11/08.

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

10. EVERY. 2 MAP- PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule "D" subdivision of 39.55 gross acres into seven (7) residential lots with a five (5) gross acre minimum lot size and one (1) 4.55 gross acre lot.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

10. GENERAL CONDITIONS

10. EVERY. 4 MAP - 90 DAYS TO PROTEST (cont.) RECOMMND
of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND
Improvement such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Grading Division conditions of approval.

10.BS GRADE. 2 MAP-G1.2 OBEY ALL GDG REGS RECOMMND
All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building & Safety Department.

10.BS GRADE. 3 MAP-G1.3 DISTURBS NEED G/PMT RECOMMND
Ordinance 457 requires a grading permit prior to clearing , grubbing or any top soil disturbances related to construction grading.

10.BS GRADE. 4 MAP-G1.6 DUST CONTROL RECOMMND
All necessary measures to control dust shall be implemented by the developer during grading.

10.BS GRADE. 5 MAP-G2.5 2:1 MAX SLOPE RATIO RECOMMND
Grade slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 6 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. 7 MAP-G2.9DRNAGE & TERRACING RECOMMND
Provide drainage facilities and terracing in conformance with the Uniform Building Code's chapter on "Excavation and Grading."

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

10. GENERAL CONDITIONS

10.BS GRADE. 8 MAP-G2.10 SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings and property lines per the Uniform Building Code - as amended by Ordinance 457.

10.BS GRADE. 9 MAP - NO GRDG & SUBDIVIDING RECOMMND

IF MASS GRADING IS PROPOSED - UNDER A PREVIOUSLY APPROVED SUBDIVISION, AT THE SAME TIME THAT APPLICATION FOR FURTHER SUBDIVISION FOR THAT PARCEL IS BEING MADE, AN EXCEPTION TO ORDINANCE 460 SECTION 4.4.B IS REQUIRED. OBTAIN THE EXCEPTION FROM THE PLANNING DIRECTOR.

10.BS GRADE. 10 MAP-G2.22 PVT RD GDG PMT RECOMMND

Constructing a private road requires a grading permit.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE - FLOOD HAZARD REPORT RECOMMND

Tentative Tract map is a Schedule D subdivision which proposes to subdivide 39.55 acres into eight (8) lots with a five (5) acre minimum. The project is located in the Rancho California area, west of Sage Road, southeast of Lynch Road and south of Mark Trail.

The topography of the area consists of well defined ridges and natural watercourses which traverse the property and drain a 128-acre watershed. All building pads shall be located no less than 50 feet from the watercourse in order to maintain the natural drainage patterns of the area. In addition, if the watercourse were to traverse the roadway, a designed culvert must be provided at that point.

The site is located within the bounds of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$1,179 per acre (or per lot for parcels larger than one acre), the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE - FLOOD HAZARD REPORT (cont.) RECOMMND

The District has reviewed the exhibit received May 16, 2008 and has no objections to the proposal.

PLANNING DEPARTMENT

10.PLANNING. 1 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. 2 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 representative and the Planning Director to discuss the significance of the find.

2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - INADVERTENT ARCHAEO FIND (cont.) RECOMMND

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.

10.PLANNING. 3 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 4 MAP - FEES FOR REVIEW RECOMMND

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

10.PLANNING. 9 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. 10 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.

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 6

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

10. GENERAL CONDITIONS

10.PLANNING. 11

MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-A-5 zone for lots 1 & 3-8, and R-A-4 zone for lot 2.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 5 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- f. The minimum average width of each lot is 80 feet.
- g. The maximum height of any building is 75 feet.
- h. The minimum parcel size is 5 gross acres, except for lot 2, with a minimum of 4 gross acres.

[MODIFIED PER PLANNING COMMISSION 5/13/09]

10.PLANNING. 13

MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 7

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

10. GENERAL CONDITIONS

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the 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. 16 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 17 MAP - OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel. The landowners shall secure all parcels and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 18 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. 19 MAP - LC 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

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 8

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - LC LANDSCAPE MAINTENANCE (cont.) RECOMMND

the responsibility of the individual home owner(s), a homeowner association, or any other successor-in-interest. Such maintenance activity shall conform with Ordinance No. 859 and the County of Riverside Guide to California Friendly Landscaping.

10.PLANNING. 20 MAP - LC VIABLE LANDSCAPING DELETED

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit.

[DELETED PER 5/13/09 PLANNING COMMISSION]

10.PLANNING. 21 MAP - LC FRONT YARD LANDSCA RECOMMND

All front yards shall be provided with landscaping and automatic irrigation as defined by County Ordinance No. 348. Landscaping and Irrigation shall comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto).

10.PLANNING. 22 MAP - LC RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site. This condition does not apply to residential front yards.

TRANS DEPARTMENT

10.TRANS. 1 MAP - DRAINAGE 1 RECOMMND

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

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 9

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

10. GENERAL CONDITIONS

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 - 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. 4 MAP - STD INTRO 3(ORD 460/461) RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP- EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 10

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

20. PRIOR TO A CERTAIN DATE

20.PLANNING. 2

MAP- EXPIRATION DATE (cont.)

RECOMMND

originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1

MAP-#7-ECS-HAZ FIRE AREA

RECOMMND

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

50.FIRE. 2

MAP-#43-ECS-ROOFING MATERIAL

RECOMMND

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

50.FIRE. 3

MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

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

50.FIRE. 4

MAP-#73-ECS-DRIVEWAY REQUIR

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 11

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

50. PRIOR TO MAP RECORDATION

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

902.2.2.1) and will have a vertical clearance of 15'.
Access will be designed to withstand the weight of 60
thousand pounds over 2 axles. Access will have a turning
radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 5 MAP-#004-ECS-FUEL MODIFICATION RECOMMND

ECS map must be stamped by the Riverside County Surveyor
with the following note: Prior to the issuance of a
grading permit, the developer shall prepare and submit to
the fire department for approval a fire
protection/vegetation management that should include but not
limited to the following items: a) Fuel modification to
reduce fire loading. b) Appropriate fire breaks according
to fuel load, slope and terrain. c) Non flammable walls
along common boundaries between rear yards and open space.
d) Emergency vehicle access into open space areas shall be
provided at intervals not to exceed 1500'. e) A
homeowner's association or appropriate district shall be
responsible for maintenance of all fire protection measures
within the open space areas.

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

50.FIRE. 6 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

50.FIRE. 7 MAP-#98-ECS-HYD/WTR TANK RECOMMND

Ecs map must be stamped by the Riverside County Surveyor
with the following note: Prior to the issuance of a
building permit, a water system for fire protection must be
provided, a private well system with a water storage tank
of sufficient size, as approved by the Riverside County
Fire Department.

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 12

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

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

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

50.FLOOD RI. 2 MAP - DELINEATE WC ON ECS RECOMMND

The natural watercourse that traverse Parcels 2, 3, and 4 shall be delineated and labeled on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating "The watercourses must be kept free of all buildings and obstructions". Each pad must be setback a minimum of fifty (50) feet from all watercourses.

50.FLOOD RI. 3 MAP - ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

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

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

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 13

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

50. PRIOR TO MAP RECORDATION

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 - FINAL MAP PREPARER

RECOMMND

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

50.PLANNING. 3 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 5 gross acres, except for proposed lot, with a minimum of 4.55 groass acres.

C. Lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-5 zone for proposed lots 1 and 3-8, and in conformance with the development standards of the R-A-4 zone for proposed lot 2, 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.

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

[MODIFIED PER 5/13/09 PLANNING COMMISSION]

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 14

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 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 VALLEY WIDE Recreation and Parks District.

50.PLANNING. 8 MAP - QUIMBY FEES (1) RECOMMND

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

50.PLANNING. 12 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. 13 MAP - ECS AFFECTED LOTS RECOMMND

Rock outcroppings on the westerly portion of lots 3 and 5 shall be delineated and labeled on the environmental constraint sheet to accompany the final map.

50.PLANNING. 19 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."

50.PLANNING. 26 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to The Land Management Agency - Land Use Section that all structures for human occupancy presently existing and proposed for retention

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 15

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

50. PRIOR TO MAP RECORDATION

50.PLANNING. 26 MAP - COMPLY WITH ORD 457 (cont.) RECOMMND

comply with Ordinance Nos. 457 and 348.

50.PLANNING. 28 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. 29 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until Change of Zone No. 7657 have 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[s] and/or zone[s] ultimately applied to the property.

50.PLANNING. 31 MAP - AG/DAIRY NOTIFICATION RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

TRANS DEPARTMENT

50.TRANS. 1 MAP - AGGREGATE/40' GRADED RECOMMND

Street "A" and street "B" shall be improved with 24 feet of Class 3, Aggregate Base (0.33' thick) on a 40 foot graded section within a 56 foot full-width dedicated right-of-way.

Lynch Lane shall be improved with 24 feet of Class 3, Aggregate Base (0.33' thick) on a 40 foot graded section within a 60 foot full-width dedicated right-of-way.

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 16

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 1 MAP - AGGREGATE/40' GRADED (cont.) RECOMMND

Unnamed road road, along southernly property line, shall be improved with 24 feet of Class 3, Aggregate Base (0.33' thick) on a 40 foot graded section within a 60 foot full-width dedicated right-of-way.

NOTE: Provide culvert across the unnamed "Access Road" to convey the storm water runoff from the site, southerly to the adjacent parcel (APN: 470-220-003).

50.TRANS. 2 MAP - IMP PLANS RECOMMND

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

50.TRANS. 3 MAP - ACCESS RD/AGGREG CONST RECOMMND

An access road to the nearest road maintained for public use shall be constructed with 24 feet of acceptable aggregate base (0.33' thick) on a 32 foot graded section within a 60 foot full-width dedicated right-of-way in accordance with an approved centerline profile as approved by the Transportation Department. The applicant will be required to provide the appropriate environmental clearances for said off-site improvements prior to recordation or the signature of any street improvement plans.

1. Said off-site access road shall be the southeasterly extension of unnamed access road to Sage Road. Proposed alignment of access road shall be as directed and approved by the Transportation Department.

50.TRANS. 4 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.

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 17

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

50. PRIOR TO MAP RECORDATION

50.TRANS. 5 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. 6 MAP - INTERSECTION/50' TANGENT RECOMMND

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

50.TRANS. 8 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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.1 GRADING BONDS RECOMMND

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

60.BS GRADE. 3 MAP-G2.4GEOTECH/SOILS RPTS RECOMMND

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

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

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

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 18

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP-G2.7DRNAGE DESIGN Q100 RECOMMND

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

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

60.BS GRADE. 5 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.

60.BS GRADE. 6 MAP-G2.12SLOPES IN FLOODWAY RECOMMND

Grade slopes which infringe into the 100 year flood way boundaries, shall be protected from erosion , or other flood hazards, by a method acceptable to the Building & Safety Department's District Grading Engineer - this 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.

60.BS GRADE. 7 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. 8 MAP-G2.15NOTRD OFFSITE LTR RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 19

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 12

MAP-G1.4 NPDES/SWPPP

RECOMMND

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

60.BS GRADE. 13

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.

FIRE DEPARTMENT

60.FIRE. 1

MAP-#004 FUEL MODIFICATION

RECOMMND

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

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 20

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.FIRE. 1 MAP-#004 FUEL MODIFICATION (cont.) RECOMMND

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP - ADP FEES RECOMMND

Tentative Tract Map No. 32896 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

60.PLANNING. 4 MAP - IDENTIFY SPECIMEN TREES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared for the subject site which identify those existing [native] [specimen] trees which are to be preserved, as identified on the TENTATIVE MAP. Those trees not identified for preservation are to be replaced with specimen trees as approved by the Planning Director. Replacement trees and retained trees shall be noted on

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 21

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 4 MAP - IDENTIFY SPECIMEN TREES (cont.) RECOMMND

approved landscaping plans.

60.PLANNING. 5 MAP - BUILDING PAD GRADING RECOMMND

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

60.PLANNING. 15 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of iverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 39.55 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 16 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. 17 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 ounty 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

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 22

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 MAP - GRADING PLAN REVIEW (cont.) RECOMMND

tentative map, in ompliance with County Ordinance No. 457,
and the conditions of approval for the tentative map.

60.PLANNING. 23 MAP - REQUIRED APPLICATIONS RECOMMND

No grading permits shall be issued until Change of Zone No.
7657 has been approvd and adopted by the Board of
Supervisors and has been made effective.

60.PLANNING. 24 MAP - PLANNING DEPT REVIEW RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

E HEALTH DEPARTMENT

80.E HEALTH. 3 ENV HEALTH CLEARANCE REQUIRED RECOMMND

Department of Environmental Health (DEH) will accept for
review the proposed use of an Onsite Wastewater Treatment
System (OWTS) for each lot of Tract Map#32896 based on
AM/PAC Soils Percolation Report Project#08-10779.

Upon building permit submittal, the applicant must submit
to DEH for review at least three copies of detailed
contoured plot plans wet stamped and signed by AM/PAC drawn
to an appropriate scale showing the location of all
applicable detail as required in the DEH Technical Manual.

If grading is proposed, the applicant must show all
pertinent detail on scaled Precise Grading Plans wet
stamped and signed by AM/PAC. Please note that any
significant grading at the proposed OWTS area may require

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 23

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 3 ENV HEALTH CLEARANCE REQUIRED (cont.) RECOMMND

further soils percolation testing and/or engineering.

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

80.E HEALTH. 4 DEH SITE EVALUATION REQUIRED RECOMMND

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

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

Please note that if groundwater encroachment is observed, further engineering may be required. Moreover, DEH staff will determine during site evaluation the appropriate setbacks to all existing streams and drainage courses.

EPD DEPARTMENT

80.EPD. 1 MAP - DRAINAGE CROSSINGS RECOMMND

PRIOR TO ISSUANCE OF ANY BUILDING PERMIT FOR THIS SITE EPD SHALL VISIT THE SITE TO INSPECT THE CONCRETE DRAINAGES SWALES TO ENSURE PROPER CONSISTENCY WITH SECTION 6.1.2 OF THE MSHCP.

FIRE DEPARTMENT

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

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

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 24

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

80. PRIOR TO BLDG PRMT ISSUANCE

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP - ADP FEES RECOMMND

Tentative Tract Map No. 32896 is located within the limits of the Murrieta Creek/Santa Gertrudis Valley Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - ROOF MOUNTED EQUIPMENT RECOMMND

Roof-mounted mechanical equipment shall not be permitted within the subdivision, however, solar equipment or any other energy saving devices shall be permitted with County Planning Department approval.

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 6 MAP - CONFORM FINAL SITE PLAN RECOMMND

Final clearance shall be obtained from the County Planning Department - Development Review Division stipulating that the building plans submitted conform to the approved Final Plan of Development.

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 25

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11 MAP - SCHOOL MITIGATION RECOMMND

Impacts to the HEMET UNIFIED School District shall be mitigated in accordance with California State law.

80.PLANNING. 12 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.

80.PLANNING. 17 MAP - BUILDING SEPARATION 2 RECOMMND

Building separation between all buildings shall not be less than ten (10) feet. Additional encroachments are only allowed as permitted by County Ordinance No. 348.

80.PLANNING. 18 MAP - LC LANDSCAPE PLOT PLAN RECOMMND

The land divider/permit holder shall file six (6) sets of a Landscaping and Irrigation Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, Sections 19.300 through 19.304., and the TENTATIVE MAP conditions of approval. The plan shall show all common open space areas and label those open space areas regulated/or conserved by the prevailing MSHCP. The plan shall address all areas and conditions of the tract requiring landscaping and irrigation to be installed including, but not limited to, (slope planting, common area and/or park landscaping, and individual front yard landscaping). Emphasis shall be placed on using plant species that are drought tolerant and low water using.

Landscaping and Irrigation Plot Plans shall be prepared consistent with Ordinance No. 859 (as adopted and any amendments thereto), the Riverside County Guide to California Landscaping, and Ordinance No. 348, Section 18.12 and submitted by a landscape architect licensed by the State of California.

Landscaping plans shall incorporate the use of specimen

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 MAP - LC LANDSCAPE PLOT PLAN (cont.) RECOMMND

(24" box or greater) canopy trees long streets. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double-staked and secured with non-wire ties.

Landscaping plans for areas that are totally within the road right-of-way shall be submitted for review and approval by the Transportation Department. Slope Landscaping plans for slopes exceeding 3 feet in height shall be submitted to the Planning Department for review.

NOTES: The Landscape plot plan may include the requirements of any other minor plot plan required by the subdivision conditions of approval. However, minor plot plan conditions of approval shall be cleared individually.

80.PLANNING. 19 USE - LC LNDSCPE INSPECTION DE RECOMMND

Prior to issuance of building permits, the permit holder shall deposit the prevailing DBF amount to cover the required landscape inspection(s). In the event that no Landscape DBF case type is available through the County, then the applicant shall open and deposit sufficient funds into an FEE ONLY case type at the current prevailing, Board adopted, hourly rate. The amount of hours required for the inspection will be determined by the County Planning Department's Landscape personnel prior to approval of the requisite Minor Plot Plan for Planting and Irrigation.

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.

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

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 27

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 MAP-G4.2 1/2"/FT/3FT MIN (cont.) RECOMMND

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.

E HEALTH DEPARTMENT

90.E HEALTH. 1 MAP - 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.

PLANNING DEPARTMENT

90.PLANNING. 3 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 VALLEY WIDE Recreation and Park District.

90.PLANNING. 4 MAP - CONCRETE DRIVEWAYS RECOMMND

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 28

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - FENCING COMPLIANCE RECOMMND

Fencing shall be provided throughout the subdivision in accordance with the approved final site development plans.

90.PLANNING. 10 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 39.55 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 12 MAP - ROLL-UP GARAGE DOORS RECOMMND

All residences shall have automatic roll-up garage doors.

90.PLANNING. 13 MAP - COMMUNITY THEME FENCE DRAFT

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the permit holder shall construct fencing along the imeter boundaries of each recorded parcel. Fencing shall be constructed of white vinyl split-rail and shall be in conformance with parcels contiguous to the project site.

90.PLANNING. 14 MAP - LC LNDSCP/IRRIG INSTALL RECOMMND

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans shall arrange for an Installation Inspection with the Planning

06/11/09
14:44

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 29

TRACT MAP Tract #: TR32896

Parcel: 470-220-001

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 14 MAP - LC LNDSCP/IRRIG INSTALL (cont.) RECOMMND

Department at least fifteen (15) working days prior to final Inspection of the structure or issuance of occupancy permit, whichever occurs first. Upon successful completion of the Installation Inspection and compliance with the Planning Department's Milestone 80 conditions entitled MAP-LNDSCPE INSPECTION DEPOS," both the County Planning Department's Landscape Inspector and the permit holder's landscape architect shall execute a Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety.

90.PLANNING. 15 MAP - LC COMPLY W/ LNDSCP/ IRR RECOMMND

All required landscape planting and irrigation shall have been installed in accordance with approved Landscaping and Irrigation Plans, the Riverside County Guide to California Landscaping, and Ordinance No. 859 (as adopted and any amendments thereto). All landscape and irrigation components shall be in a condition acceptable to the Planning Department through the implementation of the Department's Milestone 90 condition entitled "MAP - LANDSCAPING/IRRIGATION INSTALLATION INSPECTIONS." The plants shall be healthy and free of weeds, disease or pests. The irrigation system shall be properly constructed and determined to be in good working order.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

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

DATE: May 16, 2008

TO:

Transportation Dept.-Jim Knutson
Environmental Health Dept.
Flood Control Dist.
Fire Department
Dept. of Bldg. & Safety (Grading)
Regional Parks & Open Space Dist.
Co. Geologist
Environmental Programs Dept.
P.D. Trails Coordinator-J. Jolliffe
Archeology
CSA 152 c/o EDA
Riv. Transit Agency
Riv. Sheriffs Dept.

Riv. Waste Management Dept.
Supervisor Stone
Commissioner Petty
Hemet Unified School Dist.
SCE
Southern California Gas
EIC "Attachment A"
Caltrans Dist. #8
Regional WQCB-Santa Ana
California Dept. of Fish and Game
U.S. Fish and Wildlife Service
U.S. Postal Service-San Bernardino

CHANGE OF ZONE NO. 7657, TENTATIVE TRACT NO. 32896 AND VARIANCE NO. 1840 - EA39971 -
Applicant: Lance Sandon - Engineer /Representative: Lance Sandon - Third Supervisorial District - Rancho California Zoning Area - Riverside Extended Mountain Area Plan: Rural: Rural Residential (R:RR) (5 acre minimum) - Location: southerly of Mark Trail, easterly of Lynch Lane, and westerly of Sage Road - 39.55 gross acres - Zoning: Rural Residential (R-R) - **REQUEST:** The change of zone purposes to change the current zoning from Rural Residential (R-R) to Rural Agricultural (R-A-5) (5 acre minimum). The tentative tract map is a Schedule D subdivision which purposes to subdivide 39.55 acres into eight (8) lots with a five (5) acre minimum. The variance is to allow one (1) lot to be less than five (5) gross acres. - APN(s): 470-220-001 Related cases: This project is replacing PM32896.

Please review the attached exhibit(s) for the above-described project. This case is scheduled for a **LDC Meeting on June 5, 2008**. 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 **Jeff Horn**, Project Planner, at (951) 955-4641 or email at jhorn@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.

LAND DEVELOPMENT COMMITTEE
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: September 11, 2008

TO

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

P.D.. Geologist
Riv. Co. Transportation
Building & Safety - Grading

Riv. Co. Parks & Recreation

TENTATIVE TRACT NO. 32896, AMENDED NO. 1- EA39971 - Applicant: Lance Sandon - Engineer /Representative: Lance Sandon - Third Supervisorial District - Rancho California Zoning Area - Riverside Extended Mountain Area Plan: Rural: Rural Residential (R:RR) (5 acre minimum) - Location: southerly of Mark Trail, easterly of Lynch Lane, and westerly of Sage Road - 39.55 gross acres - Zoning: Rural Residential (R-R) - REQUEST: The change of zone purposes to change the current zoning from Rural Residential (R-R) to Rural Agricultural (R-A-5) (5 acre minimum). The Schedule D subdivision tract map purposes to subdivide 39.55 acres into eight (8) lots with a five (5) acre minimum. The variance is to allow one (1) lot to be less than five (5) gross acres. - APN(s): 470-220-001 Related cases: This project is replacing PM32896.

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **October 2, 2008 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn, (951) 955-4641**, or e-mail at **jhorn@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.

LAND DEVELOPMENT COMMITTEE
3RD CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: December 12, 2008

TO

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

Riv. Co. Fire Dept.
Riv. Co. Dept. of Building & Safety – Grading
Riv. Co. Parks & Open Space District

Riv. Co. Environmental Programs Dept.
P.D.. Geology Section-D. Jones

TENTATIVE TRACT MAP NO. 32896, AMENDED NO. 2 - EA39971 - Applicant: Lance Sandon - Engineer /Representative: Lance Sandon - Third Supervisorial District - Rancho California Zoning Area - Riverside Extended Mountain Area Plan: Rural: Rural Residential (R:RR) (5 acre minimum) - Location: southerly of Mark Trail, easterly of Lynch Lane, and westerly of Sage Road - 39.55 Gross Acres - Zoning: Rural Residential (R-R) - REQUEST: The tract map proposes a Schedule D subdivision of 39.55 gross acres into eight (8) lots with a five (5) acre minimum - APN(s): 470-220-001 – Concurrent Cases: CZ07657, VAR01840. Note: This project is replacing PM32896.

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **January 8, 2009 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jeff Horn, (951) 955-4641**, or e-mail at **jhorn@rctlma.org** / **MAILSTOP #: 1070**

COMMENTS:

FILE COPY

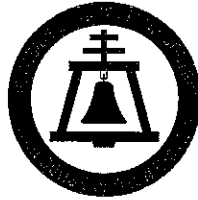
DATE: _____ SIGNATURE: _____

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



119567
1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.floodcontrol.co.riverside.ca.us

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

June 10, 2008

Riverside County
Planning Department
County Administrative Center
4080 Lemon Street
Riverside, CA 92501

Attention: Jeff Horn

Dear Mr. Horn:

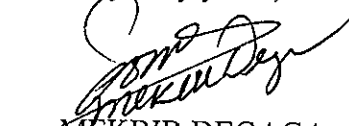
Re: Change of Zone 7657
Rancho California

We have reviewed this case and have the following comments:

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

Questions concerning this matter may be referred to Charles de Chambeau of this office at 951.955.1298.

Very truly yours,


MEKBIB DEGAGA
Senior Civil Engineer

c: TR 32896

CMD:rlp



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

June 2, 2008

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

RE: Change of Zone (CZ) No. 7657, Tentative Tract Map (TR) No. 32896, Variance (Var) No. 1840

Proposal: Change the current zoning designation from Rural Residential (R-R) to Rural Agricultural (R-A-5) (5 acre minimum). Divide 39.55 acres into eight (8) lots with a five (5) acre minimum lot size. The Variance would allow two (2) lots to be less than five (5) acres.

APN: 470-220-001

Dear Mr. Horn:

The Riverside County Waste Management Department (RCWMD) has reviewed the proposed project located south of Mark Trail, east of Lynch Lane, and west of Sage Road, in the Rancho California Zoning Area. The project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project proponent shall do the following:

1. **Prior to the issuance of a building permit**, a Waste Recycling Plan (WRP) shall be submitted to the Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. Materials can be taken directly to recycling facilities (Riverside County Waste Management Department, Recycling Section, can be contacted directly at 951.486.3200 for a list of facilities), or arrangements can be made through the franchise hauler and/or a construction clean-up business.
2. **Prior to the issuance of an occupancy permit**, evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved WRP shall be presented by the project proponent to the Planning/Recycling Division of the Riverside County Waste Management Department in order to clear the project for occupancy permits.

The project proponent should implement the following measures, as feasible:

1. Hazardous materials **are not** accepted at the Riverside County landfills. Any hazardous wastes, including paint, used during construction must be properly disposed of at a licensed facility in accordance with local, state and federal regulations. For further information contact the Household Hazardous Waste Collection Program at 1.800.304.2226.
2. Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
3. Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3284.

Sincerely,



Mirtha Liedl, Planner

Enclosure: Initial Case Transmittal

PD #53037v4

May 2, 2009

Riverside County Planning Department
ATTN: Jeff Horn
P.O. Box 1409
Riverside, CA 92502-1409

The bigger picture for our area (Nuevo/Lakeview) is that we do not have sufficient water in the area for the residents we now have. The most recent information is that we must rely on our local wells and we are not able to do so with the population we currently have in the area. Some of the projects that have been put through in recent years were not respectful of the low density building code, which has further depleted our water supply. It would be irresponsible on the County of Riverside's part to put through any new building projects with respect to the lack of water in Southern California. We do not need more traffic, or environmental issues to our natural habitat in the area, or more pollution which impacts each of us, our animals, gardens and the natural habitat as well.

We moved to this rural area to get away from the city life and we wish to keep this setting in place for many generations to come. When you bend the rules and don't respect a community's way of life you incur increased traffic, pollution, graffiti, and crime thereby infringing on our rights to that rural setting. We want our horses, cows, pigs, chickens, vegetable gardens, goats, sheep and businesses to prosper. When you take away those rights and create high density building projects you then have a problem with the city dwellers getting on their soap boxes and complaining about those who were here already living as they planned to do with their farm animals, businesses, and crops. We expect our elected officials to follow the building codes, laws and with respect for the way of life in each community. We are and wish to keep our rural way of life.

We are opposed to the current project to build on this 19.54 gross acres at Y St. and Apricot which is near our home. If such a project was to be allowed to go forward even with the water shortage (which we oppose) it should be 1+ acre minimum.

Yours Truly,
A Concerned Citizen of Nuevo, Calif. 92567 and the Lakeview Area
Paula Phillips

From: Jensen Bill-PT1776
Sent: Tuesday, May 19, 2009 12:04 PM
To: Horn, Jeff
Subject: Change of Zone No.7657

Tentative tract map no. 32896/variance no. 1840

I just got a copy of this tentative change and was not notified about this until now, but wanted to put in my 2 cents worth.

I'm all for the lot split to 5 acre parcels. I do not like the idea of changing them from R-R to R-A-5 parcels. I fear that this type of change opens these up to drill many wells and cause others to lose water in their near by wells. Agriculture just takes to much water from all ready low water tables. Please do not allow this R-R to R-A-5 to take place.

Thank you
Bill

Bill Jensen
Sage, CA 92544



May 19, 2009

County of Riverside
Planning Department
4080 Lemon Street
Riverside, Ca. 92502

Attn: Jeff Horn

RE: Variance No. 1840

Dear Mr. Horn,

We are sending this letter to request the withdrawal of Variance No. 1840. This variance is associated with Tentative Tract No. 32896 and Change of Zone 7657. The variance is being withdrawn at the suggestion of the Riverside County Planning Commission during the public hearing held May 13, 2009.

At the hearing it was determined by the Commission and staff that the Variance should be withdrawn as the reduction of the gross area below 5.0 acres for Lot 2 would be better handled through the Change of Zone. The Commission and staff agreed that the property would be re-zoned to R-A-5 with the exception of Lot 2 which would be re-zoned to R-A-4. Any remaining fees for the Variance can be applied to the tract and change of zone accounts.

If you have any questions, please do not hesitate to call.

Sincerely,

CAG Consulting, Inc.

A handwritten signature in black ink, appearing to read 'Curt A. Gerritsen', is written over the printed name.

Curt A. Gerritsen

41635 ENTERPRISE CIRCLE NORTH, STE B • TEMECULA, CA 92590-5614
PHONE 951 970-6363 • FAX 951 296-3476
curt@cgconsulting.us e-mail • www.cgconsulting.us

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. 7657 / TENTATIVE TRACT MAP NO. 32896 / VARIANCE NO. 1840 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Lance Sandon - Engineer /Representative: Lance Sandon - Third Supervisorial District - Rancho California Zoning Area - Riverside Extended Mountain Area Plan: Rural: Rural Residential (R:RR) (5 acre minimum) - Location: southerly of Mark Trail, easterly of Lynch Lane, and westerly of Sage Road - 39.55 gross acres - Zoning: Rural Residential (R-R) - **REQUEST:** The change of zone purposes to change the current zoning from Rural Residential (R-R) to Rural Agricultural (R-A-5) (5 acre minimum). The tentative tract map is a Schedule D subdivision which purposes to subdivide 39.55 acres into seven (7) lots with a five (5) acre minimum and one (1) 4.55 gross acre lot. The variance proposes to allow proposed lot 2 to have a lot size of 4.55 gross acres, below the five (5) gross acre minimum of the Rural Residential (RR) (5 Acre Minimum) Land Use Designation - APN(s): 470-220-001. (Legislative)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: May 13, 2009
PLACE OF HEARING: EASTERN MUNICIPAL WATER DISTRICT
BOARDROOM (3rd Gate Entrance)
2270 TRUMBLE ROAD, PERRIS, CA 92572

For further information regarding this project, please contact Project Planner, Jeff Horn, at 951-955-4641 or email 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 2/4/09.

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

APN (s) or case numbers TR 32896/CZ07657 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

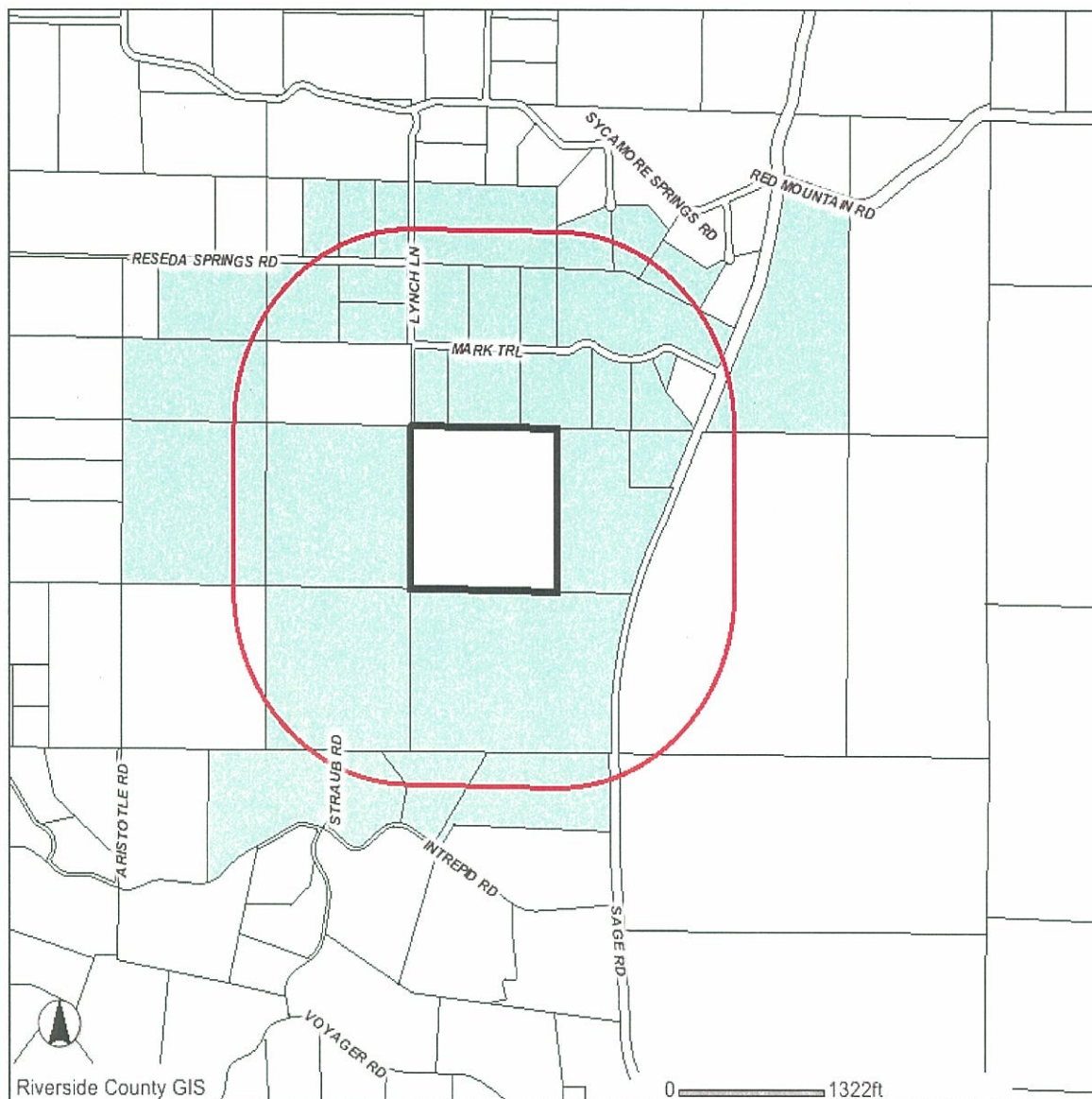
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

1600 feet buffer



Selected parcel(s):

470-210-007	470-210-012	470-210-016	470-210-023	470-210-025	470-210-029	470-210-030
470-210-031	470-210-032	470-210-037	470-210-040	470-210-043	470-210-044	470-210-050
470-210-053	470-220-003	470-220-007	470-220-008	470-230-009	470-230-016	470-230-017
470-230-018	470-230-022	470-230-024	470-230-025	470-230-026	470-240-017	470-240-018
	470-240-020	915-470-001	915-470-004	915-470-021	915-470-022	

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...02/3/2009



APN: 470210007 ASMT: 470210007
CLIFFORD R RONNENBERG
11292 WESTERN AVE
STANTON CA 90680

APN: 470210012 ASMT: 470210012
ALFREDO D HERNANDEZ
AURORA E HERNANDEZ
35280 LYNCH LN
HEMET CA. 92544

APN: 470210016 ASMT: 470210016
FISHLOCK & WILLS
400 PALISADES AVE
SANTA MONICA CA 90402

APN: 470210023 ASMT: 470210023
JOHN W WILKES
DIANE WILKES
35195 SAWH CT
HEMET CA 92544

APN: 470210025 ASMT: 470210025
JOHN M MUELLER
TERI MUELLER
41355 MARK TR
HEMET CA. 92544

APN: 470210029 ASMT: 470210029
CHARLES R KNAPP
DEBORA L KNAPP
41025 MARK TR
HEMET CA. 92544

APN: 470210030 ASMT: 470210030
JAMES R ROBERTS
HELEN M ROBERTS
41010 MARK TRAIL TR
HEMET CA. 92544

APN: 470210031 ASMT: 470210031
JESSE E SHEPARD
ROSEMARY SHEPARD
2571 LASSO LN
NORCO CA 92860

APN: 470210032 ASMT: 470210032
SANDRA K GRINKEY
2935 MANZANITA WAY
HEMET CA 92545

APN: 470210037 ASMT: 470210037
CHARLOTTE POLLOCK
41075 MARK TR
HEMET CA. 92544

APN: 470210040 ASMT: 470210040
JERRY L DEVINE
KAATHERINE L DEVINE
41455 MARK TR
HEMET CA 92544

APN: 470210043 ASMT: 470210043
DONALD W COPELAND
JO ANN J COPELAND
16960 MOCKINGBIRD CANYON
RIVERSIDE CA 92504

APN: 470210044 ASMT: 470210044
KAREN SYLVIA ADAMS
41405 MARK TR
HEMET CA 92544

APN: 470210050 ASMT: 470210050
DAVID J SMITH
26721 SAWH CT
HEMET CA 92544



APN: 470210053 ASMT: 470210053
CHARLOTTE PAGE VITALICH
10745 MARK TRAIL
HEMET CA 92544

APN: 470220003 ASMT: 470220003
GF ONE
C/O FOUR BAR
13752 LEGEND WAY NO 101
BROOMFIELD CO 80020

APN: 470220007 ASMT: 470220007
JEFF S DUNHAM
JENNIFER L DUNHAM
35705 SAGE RD
HEMET CA. 92544

APN: 470220008 ASMT: 470220008
STATE OF CALIF
400 R ST STE 5000
SACRAMENTO CA 95814

APN: 470230009 ASMT: 470230009
LANCE MCCALLAR SANDON
TAMARA J B SANDON
39450 BELLA VISTA RD
TEMECULA CA 92592

APN: 470230016 ASMT: 470230016
OSCAR M CORTES
MARIA T CORTES
40830 RESEDA SPRINGS RD
HEMET CA. 92544

APN: 470230017 ASMT: 470230017
MARY LYNNE WRIGHT
40890 RESEDA SPRINGS RD
HEMET CA. 92544

APN: 470230018 ASMT: 470230018
RAFAEL I CONSTANZA
MARIA A CONSTANZA
5014 SEA DRIFT WAY
SAN DIEGO CA 92154

APN: 470230022 ASMT: 470230022
DEBORA ANN SIGLER
40585 RESEDA SPRINGS RD
HEMET CA. 92544

APN: 470230024 ASMT: 470230024
ELLIOTT C NISSIM
ANDREA NISSIM
34135 CAMERON DR
HEMET CA 92544

APN: 470230025 ASMT: 470230025
RONALD GENE LAWLER
KELLY JEAN LAWLER
35389 LYNCH LANE
HEMET CA. 92544

APN: 470230026 ASMT: 470230026
SCOTT DEARDORFF
BETH DEARDORFF
40995 RESEDA SPRINGS RD
HEMET CA. 92544

APN: 470240017 ASMT: 470240017
DANA N HUGHES
KATHERINE M HUGHES
40194 VIA SONORA
MURRIETA CA 92562

APN: 470240018 ASMT: 470240018
DUNCAN MESA PROP
C/O LANCE SANDON
39450 BELLA VISTA RD
TEMECULA CA 92592



APN: 470240020 ASMT: 470240020
DEBORAH KIM SCHEID
35595 STRAUB RD
HEMET CA. 92544

APN: 915470001 ASMT: 915470001
DAVID S BOWMAN
1351 S STATE ST
SAN JACINTO CA 92583

APN: 915470004 ASMT: 915470004
WILLIAM D CURTIS
DEBORAH JOE CURTIS
4081 CARLOTTA ST
SIMI VALLEY CA 93062

APN: 915470021 ASMT: 915470021
SANTO GERACI
ROSE ANN GERACI
S GERACI
R ANN GERACI
41550 INTREPID RD
HEMET CA. 92544

APN: 915470022 ASMT: 915470022
MICHELE DE VEAU SMITH
41600 INTREPID RD
HEMET CA. 92544



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

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

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

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

ATTN: Division Manager
Ecological Service,
U.S. Fish & Wildlife Service
6010 Hidden Valley Rd.
Carlsbad, CA 92011

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

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

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

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

Applicant:
Sandon Lance M
39450 Bella Vista Rd,
Temecula, CA 92592

Engineer:
CG Consulting
28761 Rancho California Rd.
Ste 208
Temecula, CA 92590

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CG Consulting
28761 Rancho California Rd.
Ste 208
Temecula, CA 92590

Applicant:
Sandon Lance M
39450 Bella Vista Rd,
Temecula, CA 92592

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: EA39971, Change of Zone No. 7657, Tentative Tract Map No. 32896

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: March 25, 2009

Applicant/Project Sponsor: Lance Sandon Date Submitted: May 2, 2008

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\TR32896\BOS FILE\Mitigated Negative Declaration TR32896.doc

Please charge deposit fee case#: ZEA39971 ZCFG3433

FOR COUNTY CLERK'S USE ONLY

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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * T0500149

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: SANDON LANCE M. \$64.00
paid by: CK 2696
EA39971
paid towards: CFG03433 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Jan 05, 2005 10:33
STJELMEL posting date Jan 05, 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 * R0902314

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: SANDON LANCE M.

\$1,993.00

paid by: CK 4361

EA39971

paid towards: CFG03433

CALIF FISH & GAME: DOC FEE

at parcel:

appl type: CFG3

By _____ Feb 19, 2009 09:38
SBROSTRO posting date Feb 19, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

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