

COUNTY OF RIVERSIDE

TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

Planning Department

Ron Goldman · Planning Director

July 14, 2009

SUBJECT: Tentative Parcel Map No. 35279

SECTION: Development Review – Riverside Office

TO: Clerk of the Board of Supervisors

FROM: Planning Department

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

- | | |
|---|---|
| ☐ Approve | ☐ Set for Hearing |
| ☐ Deny | ☐ Publish in Newspaper: Press Enterprise |
| ☐ Place on Policy Calendar | ☐ Adopt Mitigated Negative Declaration |
| ☐ Place on Consent Calendar | ☐ 10 Day ☐ 20 Day ☐ 30 day |
| ☒ Place on Administrative Action | ☐ Certify Environmental Impact Report |
| ☐ Place on Section of Initiation Proceeding | ☐ Notify Property Owners |
| ☒ File: NOD and Mit. Neg. Declaration | ☐ Labels provided |
| ☒ Labels provided: Yes | Controversial: ☐ YES ☐ NO |
| ☐ If Set For Hearing: | |
| ☐ 10 Day ☐ 20 Day ☐ 30 day | |

Designate Newspaper used by Planning Department for Notice of Hearing:

Press Enterprise and The Californian

Clerk Of The Board

Please charge your time to case number(s): ZPM35279
ZEA41182

FILE COPY

Bos sent
7/30/09

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

Notice of Determination
Mitigated Negative Declaration
Fish & Game Receipt (CFG4575)

RB

Revised: 07/14/09

Y:\Planning Case Files-Riverside office\PM35279\11A coversheet PM35279.doc

Riverside Office · 4080 Lemon Street, 9th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

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

RM/
7.29.09

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 14, 2009

SUBJECT: TENTATIVE PARCEL MAP NO. 35279 – (Mitigated Negative Declaration) – Applicant: Sharon Kazmark –Engineer/Representative: Phil Mazzetti – Third Supervisorial District – Cahuilla Zoning Area – Riverside Extended Mountain Area Plan – Rural Community: Estate Density Residential (EDR-RC) (2 Acre Minimum) – Location: Northerly of Dana Drive, easterly of Daemon Hills Drive, and westerly of Bautista Canyon Road – 10.48 Gross Acres – Zoning: Rural Residential – 2.5 Acre Minimum (R-R-2.5) – **REQUEST:** The tentative parcel map proposes a Schedule H subdivision of 10.48 gross acres into four (4) parcels with minimum lot size of 2.5 acres. – APN: 573-060-037

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Director on June 29, 2009.

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

ADOPTED A MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41182 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED TENTATIVE PARCEL MAP NO. 35279 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db

☐ Policy

☐ Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

Agenda Item No.: 4.2
Area Plan: Riverside Extended Mountain
Area Plan (REMAP)
Zoning Area: Anza
Supervisory District: Third
Project Planner: Jeff Horn
Director's Hearing: June 29, 2009
Continued From: June 15, 2009

TENTATIVE PARCEL MAP NO. 35279
ENVIRONMENTAL ASSESSMENT NO. 41182
Applicant: Sharon Kazmark
Engineer/Rep.: JB Consultants, INC.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 35279 is a proposal for a Schedule "H" subdivision of 10.48 gross acres into four (4) parcels with a minimum lot size of 2.5 gross acres.

The project site is located within the Riverside Extended Mountain Area Plan (REMAP), more specifically northerly of Dana Rd, southerly of Upper Valley Road, and westerly of Bautista Road.

FURTHER PLANNING CONSIDERATION:

The project was continued without discussion from the June 15, 2009 Director's Hearing agenda, at the request of the applicant, to discuss the road improvement requirements within the Transportation Department's Conditions of Approval. As of the writing of this Staff Report, the applicant has met with Transportation and supplied pictures and dimensions of the existing road widths and materials. Transportation has scheduled a meeting with the Fire Department Chief and will have a determination prior to June 29th hearing date. Any modified Conditions of Approval or requirements will be presented at the hearing.

BACKGROUND:

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

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

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

Total Water Consumptive Use = 4,874.0 AF/yr

As indicated in the 1990 Water Study Report, Section 6.2.15, water wells located in the Basement Complex Rock usually produce a rate of only a few gallons per minute and are used largely for low

JP 6-19-09

demand domestic purposes. Section 4.4 of the report estimates an average water use per dwelling unit in the Basement Complex rock areas to be 0.5 acre feet per year. In 1986, there were an estimated 200 dwelling units in the Basement Complex rocks of the UA having a total ground water consumptive use of about 100 acre feet per year. (Section 6.4.15 of 6-24)

The report continues by suggesting that a substantial number of additional dwelling units could be supported by Basement Complex wells in the Anza Valley Unit Area. An additional 400 to 800 dwelling units could be dependably served if well spacing is properly observed. Table 9.7-1 summarizes the potential number of dwelling units in each unit area; the report suggests that the Anza Valley Unit Area has a potential for 9,160 dwelling units and currently has 800 existing dwelling units. In accordance with the 1990 Water Study Report, the applicant should comply with ground well placement in the Basement Complex rock. Additionally, according to the housing permit data provided by GIS, 452 Manufactured Residential Permits (BMR) have been finalized, 5 BMR's have been issued, and 12 BMR's are in applied status, while 29 New Residential Permits (BRS) have been finalized, 9 BRS's have been issued in the Anza Valley Unit Area from 1990-2008. Considering that the project proposes to construct single-family residences on 10.48 gross acres for three (3) additional units, the potential impacts are less than significant.

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

Final Analysis: In light of the growing concern regarding water availability, based upon the data available, staff does not believe that the proposed project will impact water ground water availability.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, east, south, and west. |
| 3. Existing Zoning (Ex. #2): | Rural Residential – 2 ½ Acre Minimum (R-R-2 1/2) |
| 4. Surrounding Zoning (Ex. #2): | Rural Residential – 2 ½ Acre Minimum (R-R-2 1/2) to the north, east, south, and west. |
| 5. Existing Land Use (Ex. #1): | Single Family Residence |
| 6. Surrounding Land Use (Ex. #1): | Vacant Land and Scattered Single family Residential |
| 7. Project Data: | Total Acreage: 10.48 gross acres
Total Proposed Lots: 4
Proposed Min. Lot Size: 2 ½ gross acres
Schedule: H |
| 7. Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION OF MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41182 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment.

APPROVAL of TENTATIVE PARCEL MAP NO. 35279 subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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

1. The project site is designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) on the Riverside Extended Mountain Area Plan (REMAP).
2. The proposed use, four (4) residential parcels with a minimum lot size of 2 ½ gross acres, is permitted in the Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) to the north, east, south, and west.
4. The existing zoning classification for the subject site is Rural Residential - 2 ½ Acre Minimum (R-R-2 1/2).

5. The proposed use, four (4) residential parcels with a minimum lot size of 2 ½ gross acres, is consistent with the development standards set forth in the Rural Residential - 2 ½ Acre Minimum (R-R-2 1/2) zone.
6. The project site is surrounded by properties which are zoned Rural Residential - 2 ½ Acre Minimum (R-R-2 1/2).
7. Rural residential uses have been constructed and are operating in the project vicinity.
8. This project is not located within a Criteria Area of the Multi-Species Habitat Conservation Plan.
9. Environmental Assessment No. 41182 identified the following potentially significant impacts:
 - a. Hazards and Hazardous Material
 - b. Hydrology/Water Quality
 - c. Utility and Services Systems

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. A Redevelopment Area;
 - d. An Agriculture Preserve;
 - e. An Airport Influence Area; or
 - f. A Fault Zone.
3. The project site is located within:
 - a. The boundaries of the Riverside Extended mountain Area Plan (REMAP);
 - b. The boundaries of the Hemet Unified School District;
 - c. The community of Anza;
 - d. Mount Palomar Lighting Ordinance Zone B, approximately 17.83 miles;
 - e. A High Fire Area; and
 - f. The Santa Margarita Watershed.
4. The subject site is currently designated as Assessor's Parcel Number 573-060-037.
5. This project was filed with the Planning Department on November 29, 2006.
6. This project was reviewed by the Land Development Committee two (2) times on the following dates: March 15, 2007 and January 3, 2008.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$15,137.38.

Agenda Item No.: 4.1
Area Plan: Riverside Extended Mountain
Area Plan (REMAP)
Zoning Area: Anza
Supervisory District: Third
Project Planner: Jeff Horn
Director's Hearing: June 15, 2009

TENTATIVE PARCEL MAP NO. 35279
ENVIRONMENTAL ASSESSMENT NO. 41182
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SUMMARY OF FINDINGS:

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RECOMMENDATIONS:

ADOPTION OF MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41182 based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment.

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CONCLUSIONS:

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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.

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- a. Hazards and Hazardous Material
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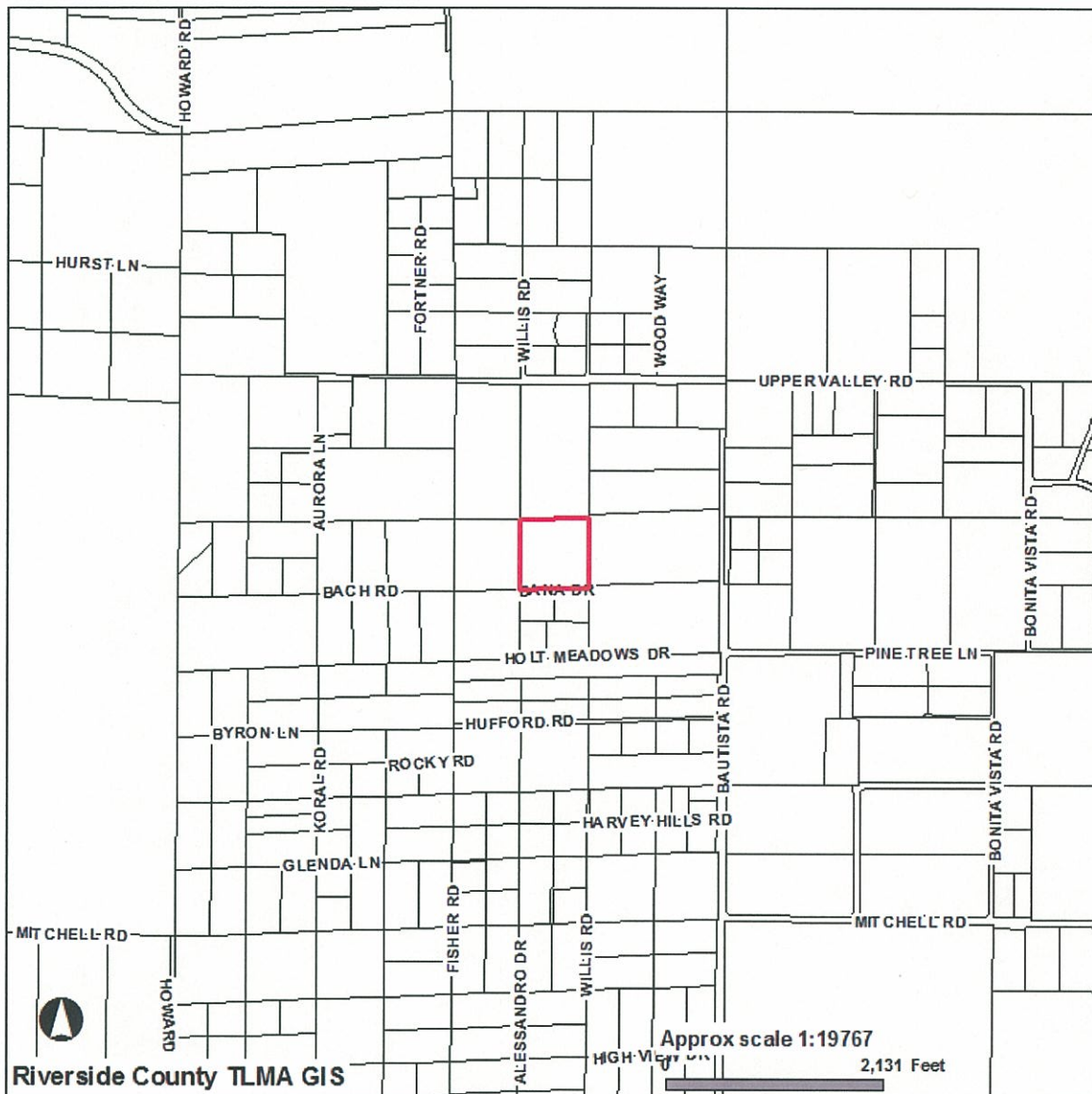
- c. Utility and Services Systems

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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;
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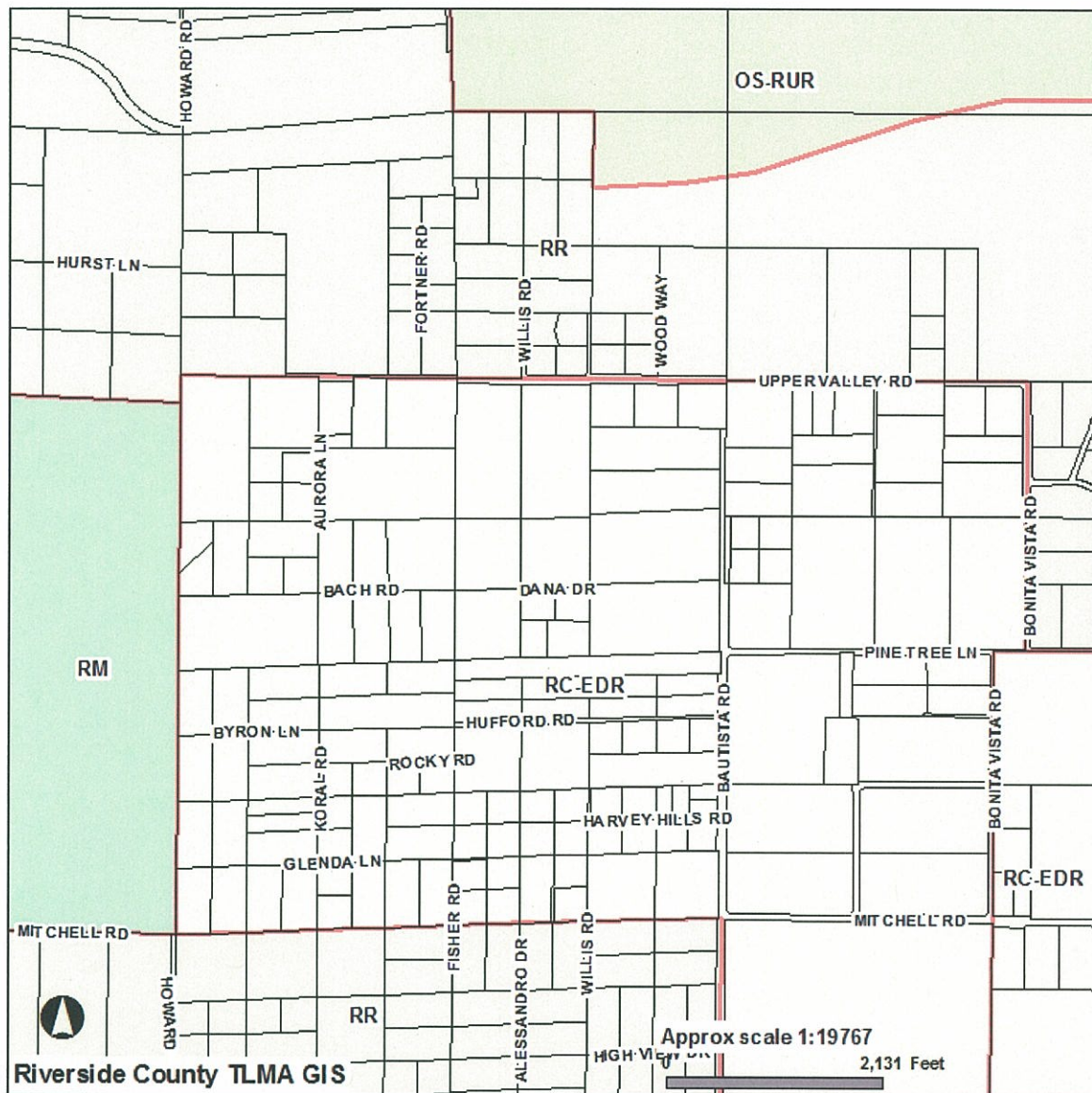
VICINITY MAP

***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.

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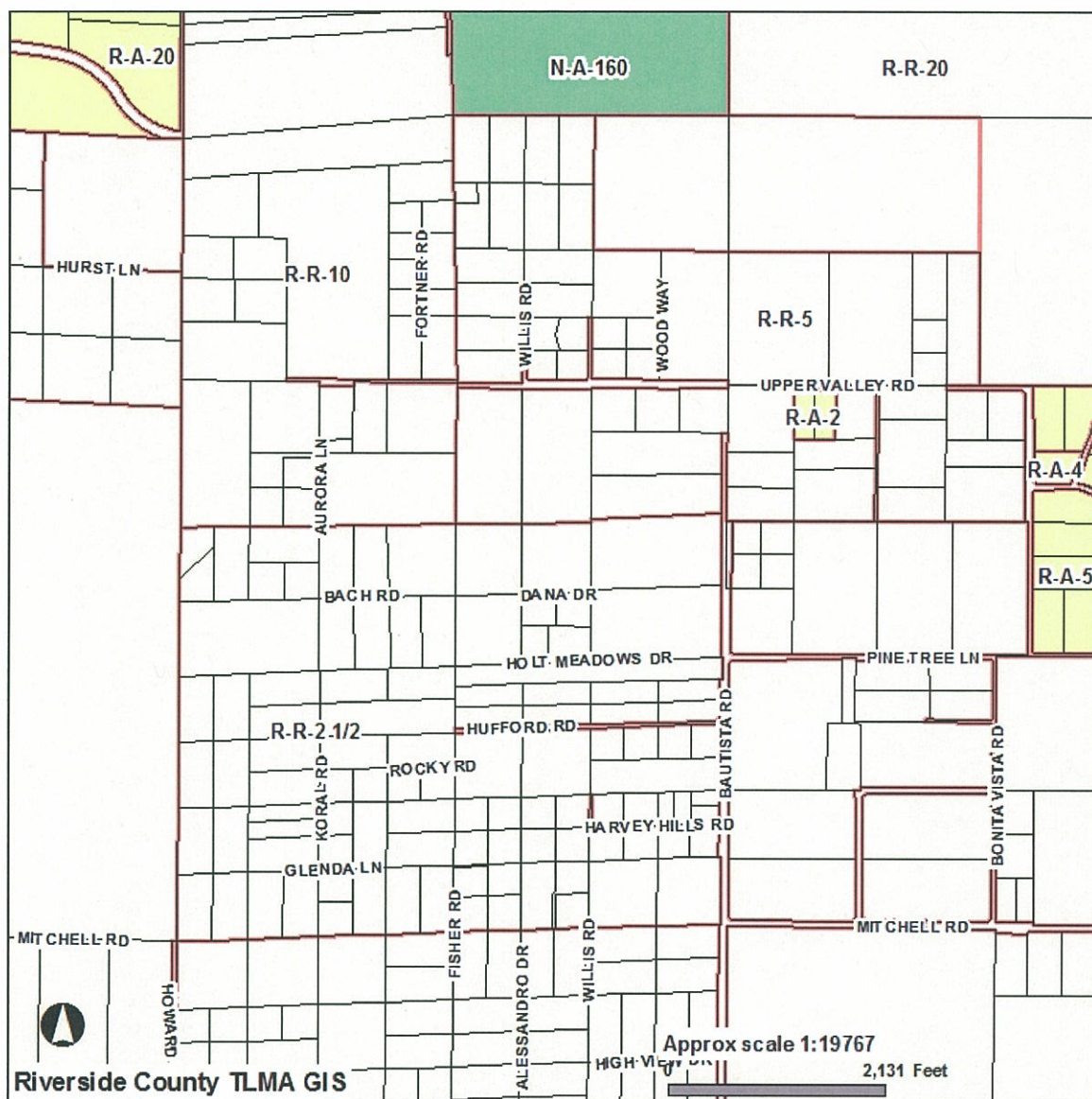
GENERAL PLAN LAND USE

***IMPORTANT***

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ZONING

***IMPORTANT***

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REPORT PRINTED ON...Thu Jul 09 11:02:05 2009

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41182
Project Case Type (s) and Number(s): Tentative Parcel Map No. 35279
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92505-1409
Contact Person: Jeff Horn, Urban and Regional Planner III
Telephone Number: (951) 955-4641
Applicant/ Owner Name: Sharon Kazmark
Applicant/Owner Address: 29981 Santana Court, Canyon Lake, CA 92587
Engineer/Representative Name: JB Consultants, INC.
Engineer/ Representative Address: 38310 Willow Court, Murrieta CA 92562

I. PROJECT INFORMATION

A. Project Description: Tentative Parcel Map No. 35279 is a proposal for a Schedule "H" subdivision of 10.48 gross acres into four (4) parcels with a minimum lot size of 2.5 gross acres.

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

C. Total Project Area: 10.48 gross acres

Residential Acres: 10.5	Lots: 4	Units: N/A	Projected No. of Residents: 12
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 573-060-037

E. Street References: Northerly of Dana Rd, southerly of Upper Valley Road, and westerly of Bautista Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 7, Township 7 South, Range 3 East

G. Brief description of the existing environmental setting of the project site and its surroundings: Currently the project site contains one existing single family residence. The topography of the project site is relatively flat with desert vegetation. The properties to the north, east and south of the project site are mostly vacant with some scattered buildings. The topography of the surrounding area is also relatively flat with scattered desert vegetation.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Rural Community: Estate Density Residential (RC:EDR) (2 Acre Minimum) general plan land use designation. The proposed four (4) dwelling units with minimum lot sizes of 2 gross acres is consistent with the proscribed building intensity range. The project meets all other applicable land use policies.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project 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 located within a high fire zone. However the proposed single family residential parcels will not create unavoidable impacts and the project site has been given sufficient provision of emergency response services to the future user(s) of the property. 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:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The proposed project meets 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 Extended Mountain Area Plan.

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

D. **Land Use Designation(s):** Estate Density Residential (EDR) (2 acre minimum)

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

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

G. **Adjacent and Surrounding:**

Area Plan(s):

The adjacent and surrounding Area Plan is Riverside Mountain Extended Area Plan (REMAP).

Foundation Component(s):

The adjacent and surrounding Foundation Component is Rural Community to the south, west and east and Rural to the north.

Land Use Designation(s):

The adjacent and surrounding Land Use Designation is Estate Density Residential (2 Acre Minimum) to the south, west and east and Rural Residential (5 Acre Minimum) to the north.

Overlay(s) and Policy Area(s):

Not Applicable

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Rural Residential – 2 1/2 Acre Minimum (R-R-2 1/2)

J. Proposed Zoning, if any: N/A

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

IV 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

V. 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 **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

☐ 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

3/31/09
Date

Jeff Horn
Printed Name

For Ron Goldman, Planning Director

K. 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: RCIP Figure C-9 "Scenic Highways," Site visit

Findings of Fact:

- a) This project is not located near a scenic highway corridor.
- b) This project will not 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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

Source: Riverside County Land Information System (RCLIS), Ord. No. 655

Findings of Fact: a) The project site is located approximately 17.83 miles from the Mt. Palomar Observatory and is therefore subject to Riverside County Ordinance No. 655, Zone B lighting standards. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays, which have a detrimental effect on astronomical

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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observation and research. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. All projects are subject to Ordinance No. 655 requirements, but since these requirements are not unique they are not considered mitigation.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measure required.

3. Other Lighting Issues

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

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

☐	☐	☒	☐
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Source: Site Visit, Project Description

Findings of Fact:

a) The creation of two new single-family residents will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area; or

b) Expose residential property to unacceptable light levels.

Mitigation: No mitigation required.

Monitoring: No monitoring 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?

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

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

☐	☐	☐	☒
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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?

☐	☐	☒	☐
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source RCIP Figure OS-14 "Agricultural Resources," RCLIS and Project Materials.

Findings of Fact:

- a) This project site and surrounding properties are designated as farmland of local importance, however neither the project site or surrounding areas are being used for agricultural purposes and therefore impacts to converting agricultural designated land use designations to non-agricultural uses are less than significant.
- b) The project site is not located within an agricultural preserve and will not conflict with existing agricultural use, or the Williamson Act contract.
- c) There are no agriculturally zoned properties within 300' of the project site. Therefore, the project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").
- d) The changing of the existing environment from vacant land to partly rural residential will have less than significant impacts in converting surrounding properties from farmland to non-agricultural use.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

AIR QUALITY Would the project

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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

- a) The SCAQMD CEQA Air Quality Handbook establishes quarterly grading acreages for thresholds of significance for air quality. The proposed project falls below this threshold therefore impacts relating to the project conflicting with or obstructing implementation of the applicable air quality plan are less than significant.
- b) As explained above, the proposed project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation therefore impacts are less than significant.
- c) The proposed project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors) therefore impacts are less than significant.
- d) The proposed four (4) single family residential parcels with a minimum lot size of 2 1/2 acres are not anticipated to emit toxic air pollutants or objectionable odors in the project vicinity that would affect a substantial number of people therefore the proposed project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.
- e) The proposed four (4) single family residential parcels with a minimum lot size of 2 1/2 acres will require only minimal grading and construction therefore the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.
- f) The proposed two four (4) single family residential parcels with a minimum lot size of 2 1/2 acres are not anticipated to emit toxic air pollutants or objectionable odors therefore the proposed project will not create objectionable odors affecting a substantial number of people

Mitigation: No mitigation required.

Monitoring: No monitoring 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

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☒	☐
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

Source: GIS database, WRCMSHCP, On-site Inspection

Findings of Fact:

EPD also conducted a site visit and concluded that the project site was negative for endangered or sensitive species habitat and no further surveys were required. Additionally, they concluded that the site is not expected to support any rare or narrow endemic plant species and no vernal pools are on the site, therefore impacts related to biological resources are less than significant. More specifically:

- a) This project is not located within a WRMSHCP Criteria Cell Group, and 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) This project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12).
- c) This project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service.
- d) The development of four (4) single family residential parcels with a minimum lot size of 2 1/2 gross acres 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) There is no riparian vegetation or riverine habitats on the site. There are natural watercourses located on site however they do not support riverine or riparian habitats.

f) The project is not located on federally protected wetlands therefore will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means.

g) The project will not conflict with any local policies or ordinances protecting biological resources such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

CULTURAL RESOURCES Would the project

7. Historic Resources

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

Source: On-site Inspection, Project Application Materials,

Findings of Fact:

There is no known Historic site or historic resources located on the property, therefore:

- 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 required.

Monitoring: No monitoring measures 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: RCIP Figure OS-6, Site Visit and Project Application Materials, and Archaeology 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) There is no archaeological site on record within the project site, standard requirements will mitigate any potential for archaeological resources to less than significant (10.Planning.21).
- b) The development of two single-family residents will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.
- c) If human remains are encountered, no further disturbance shall occur until the County Coroner has determined whether it is of prehistoric human remains. As no unique mitigation measures are identified, no additional mitigation is required (10.Planning.20).
- d) There are no existing religious or sacred uses on record within the potential impact area therefore there is no significant impact.

Mitigation: As no unique mitigation measures are identified, no additional mitigation is required.

Monitoring: No monitoring measures 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:

- a) The project site is located in an area of low paleontological sensitivity in the General Plan.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, GEO01946

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
- 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 required.

Monitoring: No monitoring required.

11. Liquefaction Potential Zone

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

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

Findings of Fact:

- a) This project is located in an area as indicated by the General Plan where there is moderate 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 there is less than significant impacts relating to seismic-related ground failure, including liquefaction.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Ground-shaking Zone

☐	☐	☒	☐
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- a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

- a) The project site is located in the same region as the San Jacinto Valley Mountains. For that reason, the project site is located in the Extremely High Shaking Ground designation area. However, There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principle seismic hazard that has the potential to affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

13. Landslide Risk

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

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

Findings of Fact:

- a) The project site is located on relatively flat land. The project site is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project. The project has been reviewed by the County Geology Department and has determined the project will protect public health, safety, and welfare.

Mitigation: No mitigation required.

Monitoring: No monitoring 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

Findings of Fact:

- a) The project site is located in an area that is deemed susceptible to subsidence. This site is underlain at shallow depth by Quaternary Alluvium considered acceptable for support of the proposed fills and structures. The project has been reviewed by the County Geologist and has determined the project will protect public health, safety and welfare.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

15. Other Geologic Hazards

☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: Site visit, Project Application Materials

Findings of Fact: a) The project site is not likely to be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

16. Slopes	☐	☐	☐	☒
a. Change topography or ground surface relief features?	☐	☐	☐	☒
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c. Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

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

Findings of Fact:

The project site is located on relatively flat land. This project conforms to the General Plan policies and recommendations. Projects requiring grading, cut, and fill are limited to the amount necessary to provide stable areas for structural foundations, street rights-of-way, parking facilities, and other intended uses. Therefore:

- a) The proposed project will not substantially change the topography or ground surface relief features
- b) The project will not create cut or fill slopes greater than 2:1 or higher than 10 feet
- c) The proposed project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

17. Soils	☐	☐	☐	☒
d. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
e. 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?	☐	☐	☒	☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

- a) The project will require grading for three additional houses and will not result in substantial soil erosion or the loss of topsoil due to the low amount of grading required.
- 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 grading and building, there is sufficient area outside the potential areas of constraint on the proposed new residential lot for alternative building sites.

Mitigation: No mitigation required.

Monitoring: No monitoring 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: Hillside Development and Slope section of the General Plan Land Use Element, the Slope and Soil Instability Hazards section and the Flood Hazard Report.

Findings of Fact:

- a-b) The Riverside County Flood Control Department has reviewed and deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Riverside County Flood Control has provided standard conditions of approval to ensure any increase in water erosion either on or off site are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes (10.Flood RI.1).

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

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 is located within a High Wind area however the project is for a four (4) lot split and would not cause significant wind erosion. Also, some dust may be generated during grading. As such, this project has been conditioned to control dust. A PM10 plan may be required at the time a grading permit is issued. Any project that includes grading will be conditioned for compliance for dust control (Conditions of Approval 10.BS.GRADE.4 and 10.BS.GRADE.5).

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 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: RCIP Figure S-18 "Inventory of Hazardous Materials", Project materials

Findings of Fact:

a) The development of four (4) single-family residential parcels with a minimum lot size of 2 1/2 acres will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

b) 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.

c) The project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site is not located within a quarter mile of an existing or proposed school.

e) The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Mitigation: No mitigation required.

Monitoring: No monitoring 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:

- a) The project will not result in an inconsistency with an Airport Master Plan.
- b) The project does not require review by the Airport Land Use Commission
- c) The project is not within an airport land use plan, 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) The project is not within the vicinity of a private airstrip or heliport and would not result in a safety hazard for people in the project area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

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

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

a) The project site is located in a High Fire Area as illustrated on the RCIP Figure S-11 REMAP "Wildfire Susceptibility" Figure 11. Therefore, this project has the potential to have significant impacts to exposure of 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. However, impacts will be mitigated through the conditions of approval and the project design as required by the County of Riverside Fire Department. More specifically all land divisions located in a high fire zone will comply with provisions contained in the Riverside County Ordinance 787.2.

Mitigation: Prior to map recordation, the applicant shall submit an Environmental Constraint Sheet stamped by the Riverside County Surveyor with the following note: "All buildings shall be constructed with class "A" material as per the California Building Code" (50.FIRE.1).

Prior to grading permit issuance, the Fire Department shall review and approve building setbacks, water and access for new single family dwellings that are in a hazardous fire area. (60.FIRE.1).

Prior to grading permit issuance, the developer shall provide proof to the fire department that a private water storage/well system has been installed (80.FIRE.1).

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

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☒ ☐ ☐

d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

☐ ☐ ☒ ☐

e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

☐ ☐ ☒ ☐

f. Place within a 100-year flood hazard area

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
structures which would impede or redirect flood flows?				
g. Otherwise substantially degrade water quality?	☐	☐	☒	☐
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	☐	☐	☐	☒

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

Findings of Fact:

- a. The topography of the area consists of relatively flat land. 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.
- b. The creation of four (4) parcels with a minimum lot size of 2 1/2 gross acres will not violate any water quality standards or waste discharge requirements.
- c. The proposed four (4) parcels with a minimum lot size of 2 1/2 gross acres shall potentially adversely deplete groundwater levels 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. A water supply permit shall require: 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. (90.ENV H.1)
- d. The proposed use, four (4) parcels with a minimum lot size of 2 1/2 gross acres, will not create an increase in runoff or contribute runoff water; therefore the project will not exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- e. The project site is 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 map.
- f. The project site will not be place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- g. The proposed project will not substantially degrade water quality.
- h. The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required. (90.ENV H.1)

Monitoring: Monitoring shall occur through the Environmental Health Department and Building and Safety Plan Check Process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: RCIP 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

Findings of Fact:

a) Through avoidance mitigation of the existing watercourses, this project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. This mitigation includes the following:

b) The project will not make substantial changes in absorption rates or the rate and amount of surface runoff.

c) The project site is not indicated on the RCIP Figure S-9 100- and 500-Year Flood Hazard Zones, nor is the project site indicated on the RCIP Figure S-10 "Dam Failure Inundation Zone. The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)

d) The project will not substantially change the amount of surface water in any water body

Mitigation: No mitigation required.

Monitoring: No monitoring 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, RCLIS, Project Materials

Findings of Fact:

a) The proposed project is for a subdivision to four (4) residential parcels with a minimum lot size of 2 1/2 gross acres. The project site is currently vacant. The existing project's Land Use Designation is Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum). The surrounding land uses to the north, south, east and west contain similarly-dispersed patterns of single-family homes and vacant land. The Land Use Designation of the properties to the north, south, west and east is Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum). The proposal for four (4) parcels with a minimum lot size of 2 1/2 gross acres consistent with the existing land use designation Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) and the surrounding land uses. Therefore, 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; and therefore, will not affect land use within adjacent cities or county boundaries.

Mitigation: No mitigation required.

Monitoring: No monitoring 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: RCIP Land Use Element, Staff review, RCLIS

Findings of Fact:

a) The project's proposed zone is Rural Residential – 2 1/2 Acre Minimum (R-R -2 1/2). The proposal is consistent with the proposed subdivision of four (4) single-family residential lots with a 2 1/2 acre minimum.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The existing zoning for properties to the north, south, west and east is Rural Residential – 2 ½ Acre Minimum (R-R -2 ½). The projects Rural Residential – 2 ½ Acre Minimum (R-R -2 ½) zone is compatible with the surrounding zoning.

c) The existing surrounding land uses are mostly vacant with scattered single family residential lots. The planned surrounding land uses are Rural Community: Estate Density Residential (RC:EDR) (2 acre minimum) to the north, south, west and east. The proposed project for four (4) single family residential parcels with a minimum lot size of 2 1/2 gross acres is compatible with the existing and planned surrounding land uses.

d) The proposed project is consistent with the existing land use designation of Rural Community: Estate Density Residential (RC: EDR) (2 acre minimum). The proposed project is consistent with the policies of the General Plan. There is no applicable Specific Plan at the project site.

e) The proposed project will not disrupt or divide the physical arrangement of an established community, including a low-income or minority community.

Mitigation: No mitigation required.

Monitoring: No monitoring 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: RCIP Figure OS-5 "Mineral Resources Area," RCLIS

a-b) The project site is located within an unstudied mineral resource area. However, since the project site is not located within a Mineral Resources and Related Manufacturing Zone or any State Classified or designated area or existing surface mine, the impacts are less than significant. The proposed project will not likely result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of a value to the region or the residents of the state. The project is not located within a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan and therefore no significant impacts shall occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is not located adjacent to a State classified or designated area or existing surface mine.

d) The project is unlikely to expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

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: RCIP Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within an airport land use plan, within two miles of a public or private airport, or within the vicinity of a private airstrip. Therefore, the project will not expose people residing or working in the project area to excessive noise levels.

b) The project site is not located within the vicinity of a private airstrip, therefore the project will not expose people residing or working in the project area to excessive noise levels.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

29. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: RCIP Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2006 Edition, Site Visit

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is not located near a railroad and will not be subjected to railroad noise.

Mitigation: No mitigation required

Monitoring: No monitoring required.

30. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: RCIP Figure C-1 "Circulation Plan", San Jacinto Area Plan "Scenic Highways," Application materials, Site Visit, Project Exhibit

Findings of Fact: This project is not located adjacent to a highway and will not be subjected to highway noise.

Mitigation: No mitigation required

Monitoring: No monitoring required.

31. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐ ☐ ☐ ☒

Source: Project description and materials

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

Mitigation: No mitigation required.

Monitoring: No monitoring 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

☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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levels?

Source: Project materials and description.

Findings of Fact: The proposal for four (4) residential parcels with a minimum lot size of 2 1/2 gross acres is considered to be a minor change in land use.

- a) This project will not result in a substantial permanent increase in ambient noise levels in the project vicinity.
- b) The development of this project will not generate a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.
- c) The development of this project will not expose people to noise levels in excess of the establish standards.
- d) This project will not generate or expose people to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 description and materials, RCLIS

Findings of Fact:

- a) The proposed site contains an existing single family residence to remain, and proposes to allow the construction of three (3) additional single family residences.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.
- d) The project site is not located in a County Redevelopment Project Area.
- e) The creation of two residential parcels will not exceed official regional or local population projects.
- f) The development of this project proposal may induce a future population growth in the area. However, any future development would be required to be consistent with the general plan therefore it would not induce growth beyond what is anticipated by the general plan.

Mitigation: No mitigation required.

Monitoring: No monitoring 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: Ordinance No. 659, Riverside County Integrated Plan, Safety Element, Figure S-11 "Wildfire Susceptibility."

Findings of Fact: The proposed project will have a small incremental impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance 659, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Fire services is viewed as less than significant.

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. As such, this project will not cause construction that may cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Any project subject to Ord. No. 659 will be conditioned for compliance.

As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: RCIP Safety Element

Findings of Fact: The proposed project will have an impact on the demand for Sheriff Services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance 659, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Sheriff Services is viewed as less than significant.

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. As such, this project will not cause construction that may cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Any project subject to Ord. No. 659 will be conditioned for compliance. As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

36. Schools	☐	☐	☒	☐
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Source: GIS database.

Findings of Fact: The proposed project will have an impact on the demand for school services 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 (80.Planning.8).

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. As such, this project will not cause construction that may cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Source: RCIP Safety Element

Findings of Fact: The proposed project will have an impact on the demand for Library Services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provisions of Ordinance 659, which requires payment of the appropriate fees set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct a cumulative environmental effect generated by new development projects. With compliance to Ordinance No. 659, impact to Library Services is viewed as less than significant.

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. As such, this project will not cause construction that may cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Any project subject to Ord. No. 659 will be conditioned for compliance. As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

38. Health Services	☐	☐	☒	☐
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Source: RCIP Safety Element

Findings of Fact: The development of the project site would cause an incremental impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with an increase in population associated with new development. As such, no mitigation is necessary.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

RECREATION

39. Parks and Recreation	☐	☐	☐	☒
a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
facility would occur or be accelerated?				
c. Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☒	☐

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review

Findings of Fact:

- a) This project proposal will not require the construction or expansion of recreational facilities.
b-c) All projects are required to pay parks and recreation fees to the CSA 152 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. (90.Planning.4) Since this is not unique mitigation, impacts are determined to be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

40. Recreational Trails	☐	☐	☐	☒
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Source: RCIP – Riverside Extended Mountainous Area Plan “Trails and Bikeway System” Figure 7, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There are no recreational trails proposed for this project.

Mitigation: No mitigation required.

Monitoring: No monitoring 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?	☐	☐	☐	☒

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

Findings of Fact:

- a) The proposed four (4) residential parcels with a 2 1/2 acre minimum lot size will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).
- b) The project will not result in inadequate parking capacity nor will it exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.
- c) The project shall not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.
- d) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks nor will it alter waterborne, rail or air traffic.
- d) The project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) or conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).
- e) The project shall not alter waterborne, rail or air traffic.
- f) The project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) or conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)
- g) The project will 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) Access to the project site has been restricted on Cahuilla Road (Highway 371); however the project has adequate access onto Sorensen Road and Barbara Trail which connects to Cahuilla Road. Therefore the project does not have inadequate emergency access or inadequate 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 required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
42. Bike Trails	☐	☐	☐	☒

Source: RCIP

Findings of Fact: There are no bike trails proposed for this project.

Mitigation: No mitigation required.

Monitoring: No monitoring 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?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☒	☐	☐

Source: Department of Environmental Health Review

Findings of Fact:

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

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

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

Total Water Consumptive Use = 4,874.0 AF/yr

As indicated in the 1990 Water Study Report, Section 6.2.15, water wells located in the Basement Complex Rock usually produce a rate of only a few gallons per minute and are used largely for low demand domestic purposes. Section 4.4 of the report estimates an average water use per dwelling unit in the Basement Complex rock areas to be 0.5 acre feet per year. In 1986, there were an

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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estimated 200 dwelling units in the Basement Complex rocks of the UA having a total ground water consumptive use of about 100 acre feet per year. (Section 6.4.15 of 6-24)

The report continues by suggesting that a substantial number of additional dwelling units could be supported by Basement Complex wells in the Anza Valley Unit Area. An additional 400 to 800 dwelling units could be dependably served if well spacing is properly observed. Table 9.7-1 summarizes the potential number of dwelling units in each unit area; the report suggests that the Anza Valley Unit Area has a potential for 9,160 dwelling units and currently has 800 existing dwelling units. In accordance with the 1990 Water Study Report, the applicant should comply with ground well placement in the Basement Complex rock. Additionally, according to the housing permit data provided by GIS, 452 Manufactured Residential Permits (BMR) have been finalized, 5 BMR's have been issued, and 12 BMR's are in applied status, while 29 New Residential Permits (BRS) have been finalized, 9 BRS's have been issued in the Anza Valley Unit Area from 1990-2008. Considering that the project proposes to construct single-family residences on 10.48 gross acres for three (3) additional units, the potential impacts are less than significant.

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

Final Analysis: In light of the growing concern regarding water availability, based upon the data available, staff does not believe that the proposed project will impact water ground water availability.

a) The project proposal for a new single family residential home will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) Sufficient water supplies will be provided by individual wells, pumps and water tanks, however prior to building permit issuance a water supply permit will be required.

Mitigation: Since this project is to be served water by well(s), pumps, and water tanks, a water supply permit will be required. (90.ENV H.1)

Monitoring: Monitoring shall occur through the Environmental Health Department and Building and Safety Plan Check Process.

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?	☐	☐	☒	☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact:

a) This project will require the installation of septic tanks and leach lines. All septic systems are required to be up to Environmental Health Standards. A condition of approval has been added to the project allowing for Domestic Sewage Disposal and for septic sizing. A private septic system will be required prior to Grading Permits; however since the system will only serve this tentative parcel map, the effects are less than significant.

b) The project will not 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.

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))?	☐	☐	☐	☒

Source: RCIP, Letter from Riverside County Waste Management dated February 16, 2006

Findings of Fact:

a) This project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and

b) The project must comply with federal, state, and local statutes and regulations related to solid wastes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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?	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Other governmental services?	☐	☐	☒	☐
h) Conflict with adopted energy conservation plans?	☐	☐	☒	☐

Source: RCIP-

Findings of Fact:

- c) 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. The project must comply with federal, state, and local statutes and regulations related to solid wastes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

OTHER				
47. Other: Not Applicable	☐	☐	☐	☒

Source: Staff review

Findings of Fact: None

Mitigation: None

Monitoring: None

MANDATORY FINDINGS OF SIGNIFICANCE				
48. 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?	☐	☐	☒	☐

Source: Staff review, 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.

49. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of	☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.)

Source: Staff review, Project application

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.

50. 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

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

51. 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:

RCIP: Riverside County Integrated Project	TLMA Riverside Co.	October 2003
RCIP: General Plan FEIR 441	LSA Associates, Inc.	October 2003
Multi Species Habitat Conservation Plan (MSHCP)	Dukes & Associates	June 2003

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MSHCP EIR/EIS CEQ 020463

Dukes & Associates/
LSA Associates

June 2003

County Geologic Report (GEO) No. 1946: "Preliminary Geotechnical Investigation, APN 573-060-037, Northwest of Brandon Road and Dana Drive, Anza, California, Project No. 112255-001", prepared by Leighton and Associates, Inc, dated October 9, 2007, and "Response to Review Comments, Riverside County Planning Department, Building and Safety, County Geologic Report No. 1946, APN 573-060-001, Northwest of Brandon Road and Dana Drive, Anza, California" prepared by Leighton and Associates, Inc, dated January 16, 2008.

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

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

Y:\Planning Case Files-Riverside office\PM35279\PM35279.EA41182.doc

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 35279 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35279, Amended No. 1, dated 11/30/07.

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 "H" subdivision of 10.48 gross acres into four (4) parcels with a minimum lot size of 2.5 gross acres.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

RECOMMND

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

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10. GENERAL CONDITIONS

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

Grading Division conditions of approval.

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

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

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

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

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

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

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

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

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

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP - PERC RPT INFO RECOMMND

The Department of Environmental Health will permit Domestic Sewage Disposal from the individual lots of the subdivision as per a percolation report submitted by Lawrence R Phelps RCE, dated dated 11/17/2006. For each 100 gallons of septic tank capacity, 20 sq. ft. of leach line bottom area will be required. Leach lines are to be installed within the area tested. Additional soil testing may be required.
Please be aware that in accordance with Assembly Bill 885,

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10. GENERAL CONDITIONS

10.E HEALTH. 1 MAP - PERC RPT INFO (cont.)

RECOMMND

the State Water Resources Control Board will be adopting in the near future , regulations or standards for the permitting and operation of all onsite sewage treatment systems, including septic tanks. These regulations or standards may require monitoring for these treatment systems including septic tanks.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 35279 is a proposal to subdivide an approximately 10.48-acre site into 4 lots for single family residential units. The site is located in the Cahuilla area located northerly of Dana Drive, easterly of Daemon Hills Drive, and westerly of Bautista Canyon Road on the southeast corner of Grand Avenue and Cherry Avenue.

Our review indicates that the property may be subject to sheet flow type from northeast. There is sufficient 'flow thorough' areas between the residential units to permit flows to pass without causing damage to new homes. No flow obstructing walls or fences should be allowed. All new construction shall be floodproofed by elevating the finished floor a minimum of 18-inches above the highest adjacent surrounding ground. Mobile homes shall be placed on a permanent foundation. Grading should perpetuate the natural drainage patterns of the area and new construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE

RECOMMND

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

10.PLANNING. 2 MAP - FEES FOR REVIEW

RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - FEES FOR REVIEW (cont.) RECOMMND

submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 4 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 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. 8 MAP - ZONING STANDARDS RECOMMND

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

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

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

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

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

10.PLANNING. 12 MAP - NPDES COMPLIANCE (1) RECOMMND

Since the project will disturb one (1) acre or more, the land divider/permit holder shall comply with all of the applicable requirements of the National Pollution Discharge Elimination System (NPDES) and shall conform to NPDES Best

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10. GENERAL CONDITIONS

10.PLANNING. 12 MAP - NPDES COMPLIANCE (1) (cont.) RECOMMND

Management Practices for Stormwater Pollution Prevention
Plans during the life of this permit.

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

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

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

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

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

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

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should

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10. GENERAL CONDITIONS

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

Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

No off-highway vehicle use shall be allowed on any parcel created within this subdivision.

10.PLANNING. 16 MAP - SUBMIT BUILDING PLANS RECOMMND

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

10.PLANNING. 17 MAP - GEO 1946 RECOMMND

County Geologic Report (GEO) No. 1946, submitted for this project (PM35279), was prepared by Leighton and Associates, Inc. and is entitled: "Preliminary Geotechnical Investigation, APN 573-060-037, Northwest of Brandon Road and Dana Drive, Anza, California, Project No. 112255-001", dated October 9, 2007. In addition, Leighton and Associates, Inc. submitted the following document:

1."Response to Review Comments, Riverside County Planning Department, Building and Safety, County Geologic Report No. 1946, APN 573-060-001, Northwest of Brandon Road and Dana Drive, Anza, California" dated January 16, 2008.

This document is herein incorporated as a part of GEO No. 1946.

GEO No. 1946 concluded:

1.This site is underlain at shallow depth by Quaternary Alluvium considered acceptable for support of the proposed fills and structures.

2.Based on literature review, site mapping and aerial photo review there is no evidence for any active faults crossing or trending toward this site. Therefore the potential for this site to be affected by surface fault rupture is considered low.

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10. GENERAL CONDITIONS

10.PLANNING. 17

MAP - GEO 1946 (cont.)

RECOMMND

3.Asides from the hazard of strong ground shaking, the potential for this site to be affected by secondary seismic hazards such as liquefaction, seismically induced landsliding, seiche/tsunami or seismically induced flooding is considered low.

GEO No. 1946, recommended:

1.Prior to grading of areas to receive fill, these areas should be cleared of surface obstructions, debris, any undocumented fill soils, and unsuitable alluvium and stripped of vegetation. Vegetation and debris should be removed from the site and properly disposed of offsite. Areas to receive fill should be overexcavated to expose materials exhibiting a minimum in place relative compaction of 85% per ASTM D-1557 or a minimum in-place density of at least 105 pounds per cubic foot. Subsequent to approval of the removal bottoms, the exposed surface should be scarified to a depth of at least 8 inches, brought to near optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D-1557.

2.The on-site soils are considered to be acceptable for use as compacted fill provided they are cleaned of organic materials and/or debris. All fill soils should be placed in lifts not exceeding 8 inches in loose thickness, brought to near optimum moisture content and compacted to a minimum of 90% of the maximum dry density as determined by ASTM D 1557.

3.Due to the potential for this site to be affected by strong seismic shaking, all structures should be designed in accordance with the provisions of the most recent edition of the California Building Code for a site located 2.1 miles from a CBC Type B seismic source and overlying a CBC Type Sd soil. The site should be expected to experience peak horizontal accelerations on the order of 0.77g with a 10% probability of exceedence in 50 years.

GEO No. 1946 satisfies the requirement for a Geologic Study for Planning /CEQA purposes. GEO No. 1946 is hereby accepted for Planning purposes. This approval is not

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10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - GEO 1946 (cont.) (cont.) RECOMMND

intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

10.PLANNING. 18 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.

10.PLANNING. 19 MAP - LC FRONT YARD LANDSCPING 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. 20 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 County Coroner has made a determination as to the type of bone and whether it is of prehistoric origin. If the remains are determined to be prehistoric human remains, the Native American Heritage Commission shall be notified by the coroner and treatment pursuant to Public Resources Code Section 5097.98(a) shall take effect. The Native American Heritage Commission shall notify the appropriate NATIVE AMERICAN TRIBE who is the most likely descendent. The descendent shall inspect the site of the discovery within 48 hours and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner and a Native American Tribal representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. A County representative shall facilitate all meetings to assure compliance with all State and local laws.

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10. GENERAL CONDITIONS

10.PLANNING. 21

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 environmental 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 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. 22

MAP - LC VIABLE LANDSCAPING

RECOMMND

All plant materials within landscaped common areas shall be maintained in a viable growth condition throughout the life of this permit. To ensure that this occurs, the Planning Department shall require inspections in accordance with the Department's Milestone 90 condition entitled "MAP - LNDSCP/IRRIG INSTALL INS."

TRANS DEPARTMENT

10.TRANS. 1

MAP - TS/EXEMPT

RECOMMND

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

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10. GENERAL CONDITIONS

10.TRANS. 2

MAP - DRAINAGE 1

RECOMMND

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

10.TRANS. 3

MAP - DRAINAGE 2

RECOMMND

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

10.TRANS. 8

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.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2

MAP - EXPIRATION DATE

RECOMMND

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

50. PRIOR TO MAP RECORDATION

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 "A" 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

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50. PRIOR TO MAP RECORDATION

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

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

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width per the 2001 UFC, Article 9, Section 902.2.2.1) and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 5 MAP-#67-ECS-GATE ENTRANCES RECOMMND

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

50.FIRE. 6 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 7 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

50.FIRE. 8 MAP-#98-ECS-HYD/WTR TANK RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided, either: 1) a domestic water system with an approved fire hydrant within 500' of the driveway entrance, or 2) a private well system with a water storage tank of sufficient size, as approved by the Riverside County Fire Department.

50.FIRE. 9 MAP - ROADS RECOMMND

Prior to map recordation an exhibit showing the required minimum 24 foot wide all-weather access roads as required by the transportation department shall be provided to the fire department for review.

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-ELEVATE 18 INCHES - ECS RECOMMND

A note shall be placed on the environmental constraint sheet stating, "All new buildings shall be floodproofed by elevating the finished floor a minimum of 18 inches above the surrounding finished grade. Mobile homes shall be placed on a permanent foundation."

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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 - SURVEYOR CHECK LIST

RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 2.5 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-2 1/2 zone, and with the Riverside County Integrated Project (RCIP).
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.
- E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.
- F. The common open space area[s] shall be shown as a numbered lot[s] on the FINAL MAP.

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

RECOMMND

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment

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50. PRIOR TO MAP RECORDATION

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

of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

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

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

50.PLANNING. 15 MAP - ECS AFFECTED LOTS RECOMMND

The following note shall be placed on the FINAL MAP:
"Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ___, Page ___.

50.PLANNING. 16 MAP - ECS EXHIBIT RECOMMND

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

50.PLANNING. 19 MAP - COMPLY WITH ORD 457 RECOMMND

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

50.PLANNING. 21 MAP - FEE BALANCE RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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

RECOMMND

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

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

TRANS DEPARTMENT

50.TRANS. 3 MAP - SUFFICIENT R-O-W

RECOMMND

Sufficient right-of-way along project boundary on Daemon Hills Drive shall be dedicated for public use to provide for a 30 foot half-width right-of-way.

Sufficient right-of-way along project boundary on Dana Drive shall be dedicated for public use to provide for a 30 foot half-width right-of-way.

Sufficient right-of-way along project boundary on Brandon Road shall be dedicated for public use to provide for a 30 foot half-width right-of-way.

50.TRANS. 6 MAP - EASEMENT

RECOMMND

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

50.TRANS. 10 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. 11 MAP - OFF-SITE INFO

RECOMMND

The off-site rights-of-way required for said access road(s) shall be accepted to vest title in the name of the public

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50. PRIOR TO MAP RECORDATION

50.TRANS. 11 MAP - OFF-SITE INFO (cont.) RECOMMND
if not already accepted.

50.TRANS. 13 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. 14 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. 24 MAP- CORNER CUT-BACK I RECOMMND
All corner cutbacks shall be applied per Standard 805, Ordinance 461, except for corners at Entry streets intersecting with General Plan roads, they shall be applied per Exhibit 'C' of the Countywide Design Guidelines.

50.TRANS. 25 MAP-DEDICATIONS/ACCEPTANCE RECOMMND
The applicant shall provide two offsite access roads from the project site to a publicly maintained road to the satisfaction of Transportation.
If there were previously dedicated public roads and utility easements but not accepted by the County, and if acceptance of said roads and easement is needed to satisfy this requirement, the applicant shall file a separate application to the County of Riverside, Office of the County Surveyor, for the acceptance of the existing dedications by resolution. All costs incurred to satisfy this condition shall be paid by the applicant.

50.TRANS. 26 MAP-OFFSITE ACCESS/PROR TO BOS RECOMMND
A second access road to the nearest County maintained road shall be secured, so at the intersection of Holt Meadows Drive and Fischer Road shall be cleaned up and improved as directed and approved by the Director of Transportation prior to this project going to the Board of Supervisors.

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60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP-G2.4GEOTECH/SOILS RPTS

RECOMMND

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

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

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

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

RECOMMND

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

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

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

RECOMMND

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

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

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4

MAP-G1.4 NPDES/SWPPP (cont.)

RECOMMND

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. 5

MAP IMPORT/EXPORT

RECOMMND

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

E HEALTH DEPARTMENT

60.E HEALTH. 1

MAP - SSD PLAN INFO REQD

RECOMMND

The following information shall be addressed, depicted and signed with seal affixed by a Registered Civil Engineer (RCE), or Geologist where Subsurface Septic Sewage Disposal is intended: 1) The proposed cuts and/or fills in areas of the sewage disposal systems. 2) The primary sewage disposal system and its 100% expansion area. 3) The elevation of the individual building pads in reference to the elevation of the sewage disposal system. 4) The original tile line to be installed and all required expansion area shall be located

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60. PRIOR TO GRADING PRMT ISSUANCE

60.E HEALTH. 1 MAP - SSD PLAN INFO REQD (cont.) RECOMMND

in an original (natural) undisturbed soil at the depth of the percolation tests performed. 5) The appropriateness of the grading plan with regard to the soils percolation engineer's report. 6) These plans are to be submitted to the Department of Environmental Health for review and approval.

60.E HEALTH. 2 MAP - SEPTIC SIZING RECOMMND

The size of the septic tank and effluent disposal area shall be determined based upon the occupancy of each individual lot or the plumbing fixture count.

FIRE DEPARTMENT

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

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

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - BUILDING PAD GRADING RECOMMND

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

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES RECOMMND

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

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

such rounding.

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

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

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

60.PLANNING. 7 MAP - PARCEL MAXIMUM GRADING RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which restricts grading to a maximum of 50 percent of the net area of each parcel identified on the approved grading area map. Calculations for permitted graded area shall include building pad, driveway, and all manufactured slopes.

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18 MAP - GRADING PLAN REVIEW (cont.) RECOMMND

tentative map, in ompliance with County Ordinance No. 457,
and the conditions of approval for the 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. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE
ISSUANCE OF THIS BUILDING PERMIT.

FIRE DEPARTMENT

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

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

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

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

80.FIRE. 3 MAP - ROADS RECOMMND

The primary and secondary all-weather access/egress roads
shall be improved as required by the transportation
department prior to building permits. Contatc the fire
department for an inspection (760) 863-8886

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 2 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 8 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 10 MAP - FEE BALANCE RECOMMND

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

80.PLANNING. 11 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.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 11

MAP - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

Landscaping plans shall incorporate the use of specimen (24" box or greater) canopy trees long streets and within the parking areas. 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. 12

MAP - 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

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.

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 1 MAP - WELL/WATER STATEMENT (cont.) RECOMMND

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.

90.E HEALTH. 2 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION RECOMMND

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

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

PLANNING DEPARTMENT

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

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

90.PLANNING. 5 MAP - LC COMPLY W/ LNDSCP/IRRI 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5

MAP - LC COMPLY W/ LNDSCP/IRRI (cont.)

RECOMMND

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.

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

DATE: December 10, 2007

TO:

Transportation Department, Jim Knutson
Dept. of Environmental Health
Dept. of Flood
Dept. of Fire
Dept. of Bldg. & Safety (Grading)
Dept. of Bldg. & Safety (Pinchk)

Environmental Programs Dept.
Regional Parks & Open Space
Co. Geologist
Landscape-Ron Dyo
Archeology-Leslie Mouriquand
Azna Valley M.A.C

TENTATIVE PARCEL MAP NO. 35279, AMENDED NO.1 – EA41182 – Applicant: Sharon Kazmark – Engineer/Representative: Phil Mazzetti – Third Supervisorial District – Cahuilla Zoning Area – Riverside Extended Mountain Area Plan – Rural Community: Estate Density Residential (EDR-RC) (2 Acre Minimum) – Location: Northerly of Dana Drive, Easterly of Daemon Hills Drive, and Westerly of Bautista Canyon Road – 10.48 Gross Acres – Zoning: Rural Residential – 2.5 Acre Minimum (R-R-2.5) – **REQUEST:** Schedule H proposal to subdivide 10.48 gross acres into 4 parcels with minimum lot size of 2.5 acres. – APN: 573-060-037

Please review the attached Amended exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending ~~January 2, 2008~~ **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 **Justin Equina**, Project Planner, (951)955-2489, or e-mail at jequina@RCTLMA.org / **MAILSTOP #: 1070**

COMMENTS:

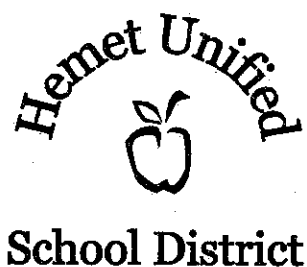
FILE COPY

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.



Dr. Philip O. Pendley
Superintendent

**District Administration
Office**

2350 W. Latham Ave.
Hemet, CA 92545
(951) 765-5100
Fax: (951) 765-5115

Governing Board

Mike Cook
Gregg Figgins
Charlotte Jones
David Peters
Phyllis Petri
Bill Sanborn
Joe Wojcik

March 15, 2007

Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: PM 35279, Shelley Esteybar – Project Planner

This letter is in response to your request that the Hemet Unified School District provide you with certain information relating to school facilities, which might potentially serve this development.

The current permanent school facilities in the Hemet Unified School District have an original design capacity of 17,447 students. Presently our enrollment is approximately 23,537 and is steadily increasing. We are accommodating the extra enrollment with interim portable facilities but have reached a point where our core facilities at all sites have become saturated.

Therefore, we wish to advise you that as of the date of this letter, the Governing Board of Hemet Unified School District has made no determination as to which of its school facilities might be available to serve your tract at the time of the subdivisions completion and occupancy. It is possible that we may place students from this development at schools that have available space. You may view our current school boundaries at our web site www.hemetusd.k12.ca.us.

The District's current developer fee rate is \$4.08 per square foot for single and multi-family dwelling units. Our senior residential and commercial rates are .42 cents per square foot. PLEASE CONTACT THE HEMET UNIFIED SCHOOL DISTRICT FACILITIES DEPARTMENT FOR FEE CALCULATION PRIOR TO ISSUING A CHECK. Payment of these fees is required prior to receiving building permits. Please contact the District for information regarding the possibility of a Community Facilities Agreement for your development.

A bus fee has been implemented in our District at an annual cost of \$210.00 per student or \$110.00 per semester per student.

The following is a list of our schools, enrollment and capacity:

SCHOOL	GRADE LEVEL	Current ENROLLMENT	PERMANENT CAPACITY**	CAPACITY EXCESS or Shortfall
Acacia Middle	6-8	982	808	-174
Alessandro High	9-12	417	180	-597
Bautista Creek Elem	K-5	944	650	-294
Cawston Elementary	K-5	813	750	-63
Cottonwood School	K-8	270	250	-20
Dartmouth Middle	6-8	1162	1080	-82
Diamond Valley Middle	6-8	1528	1450	-78
Fruitvale Elementary	K-5	852	550	-302
Hamilton Schools	K-12	964	917	-47
Harmony Elementary	K-5	781	750	-31
Helen Hunt Jackson	6-12	515	231	-284
H.E.L.P.	7-12	51	50	-1
Hemet Elementary	K-5	778	575	-203
Hemet High School	9-12	2588	1566	-1022
Idyllwild School	K-8	319	300	-19
Jacob Wiens Elementary	K-5	745	750	5
Little Lake Elementary	K-5	839	550	-289
McSweeny Elementary	K-5	702	750	48
Ramona Elementary	K-5	833	550	-283
Santa Fe Middle	6-8	1465	1053	-412
Valle Vista Elementary	K-5	726	550	-176
West Valley High	9-12	3356	2376	-980
Whittier Elementary	K-5	1043	650	-393
Winchester Elementary	K-5	631	400	-231
TOTAL		23,537	17,736	-5,928

(Data does not include Independent Studies or Home/Hospital)

*Enrollment as of September 22, 2006

**Loaded at the State Standard to allow for K-3 Class Size Reduction of 25 (K-5) and 27 (7-12)

In the interest of fairness and our desire to keep the public informed, we are formally requesting that you make this letter and information available to any potential buyers.

Respectfully yours,



Jesse Bridwell
Facilities Planner

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

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

TENTATIVE PARCEL MAP NO. 35279 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Sharon Kazmark –Engineer/Representative: Phil Mazzetti – Third Supervisorial District – Cahuilla Zoning Area – Riverside Extended Mountain Area Plan – Rural Community: Estate Density Residential (EDR-RC) (2 Acre Minimum) – Location: Northerly of Dana Drive, easterly of Daemon Hills Drive, and westerly of Bautista Canyon Road – 10.48 Gross Acres – Zoning: Rural Residential – 2.5 Acre Minimum (R-R-2.5) – **REQUEST:** The tentative parcel map proposes a Schedule H subdivision of 10.48 gross acres into four (4) parcels with minimum lot size of 2.5 acres – APN: 573-060-037. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: June 15, 2009
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
4080 LEMON STREET
12th FLOOR CONFERENCE ROOM 12A
RIVERSIDE, CA 92501

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

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Director will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through 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 Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

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

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

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 4/7/09,

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

APN (s) or case numbers Pm 35279 For

Company or Individual's Name Planning Department,

Distance buffered ~~600'~~ 1200'.

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

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

NAME: Vinnie Nguyen

TITLE GIS Analyst

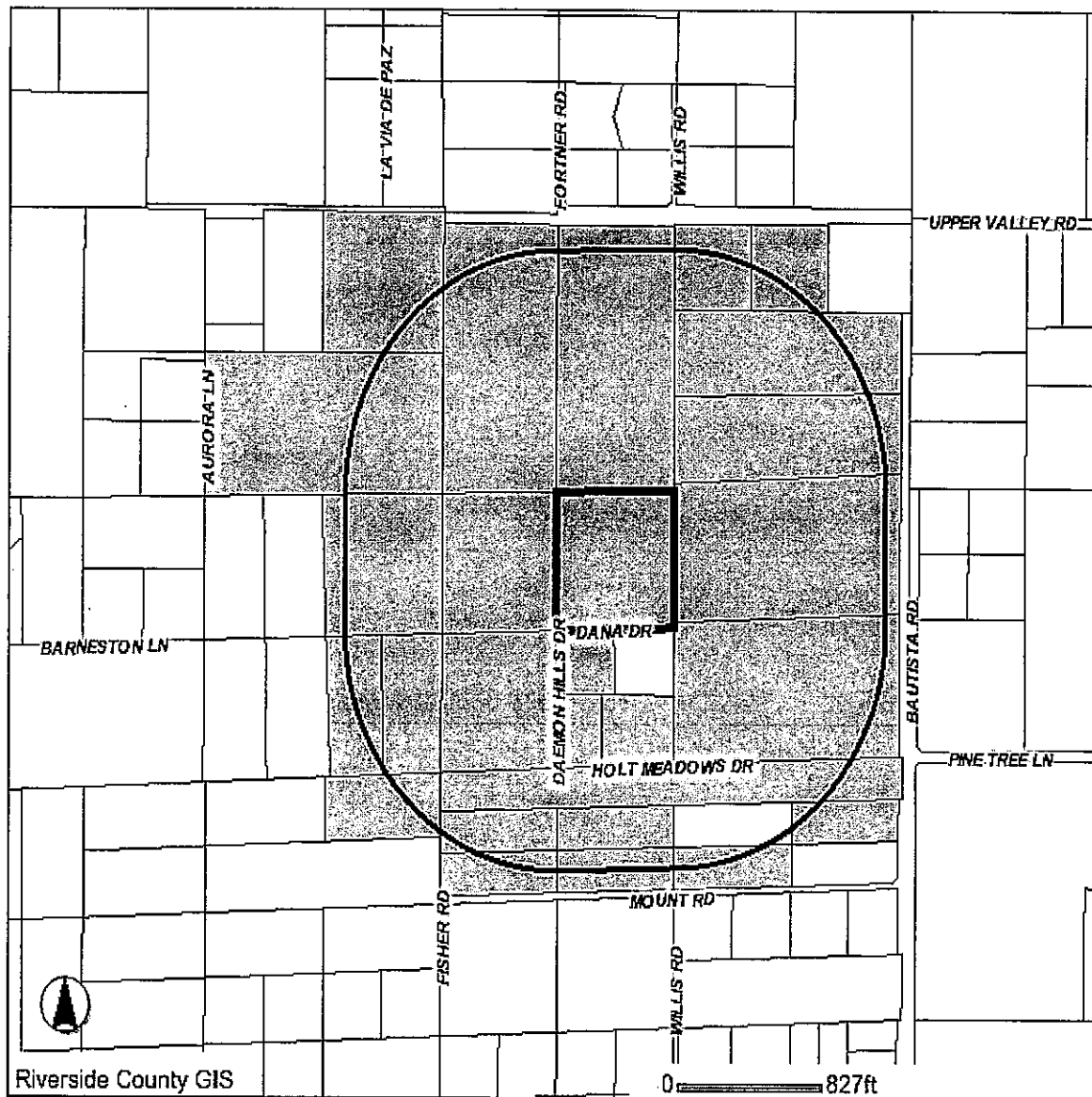
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 4/8/09 CD
Expires 10/7/09

1200 feet buffer

**Selected parcel(s):**

573-060-006 573-060-007 573-060-015 573-060-018 573-060-019 573-060-030 573-060-031
 573-060-033 573-060-034 573-060-035 573-060-036 573-060-037 573-060-041 573-060-043
 573-060-044 573-060-049 573-060-050 573-060-051 573-060-052 573-280-006 573-290-001
 573-290-002 573-290-007 573-290-010 573-290-018 573-290-019 573-290-020

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...04/6/2009

APN: 573060006 ASMT: 573060006
CAROL A STALMAN
P O BOX 391610
ANZA CA 92539

APN: 573060007 ASMT: 573060007
JOEL K RODRIGUEZ
MARLENE RODRIGUEZ
MARICANO LOPEZ
CHARLOTTE L LOPEZ
1810 W LIGHTHALL ST
WEST COVINA A 91790

APN: 573060015 ASMT: 573060015
JOANN WILSON
12147 BEVERLY DR
WHITTIER CA 90601

APN: 573060018 ASMT: 573060018
JOHN W GOLLERY
MARGUERITA M GOLLERY
34481 DANA PL
ANZA CA 92539

APN: 573060019 ASMT: 573060019
BRADLEY S STELCIK
ERICA YAMAGUCHI
15821 NATES CIR
IRVINE CA 92604

APN: 573060030 ASMT: 573060030
MARVIN F HENDERSON
18602 VALLEY DR
VILLA PARK CA 92667

APN: 573060031 ASMT: 573060031
PHILIP DEGREGORY
ELVERA MAURER
40525 VIA CAMPO SEREO
MURRIETA CA 92562

APN: 573060033 ASMT: 573060033
VINCENT S BANTA
ANITA C BANTA
P O BOX 390913
ANZA CA 92539

APN: 573060034 ASMT: 573060034
VINCENT SCOTT BANTA
ANITA C BANTA
P O BOX 390913
ANZA CA 92539

APN: 573060035 ASMT: 573060035
RICHARD WRIGHT
COLLEEN WRIGHT
C/O FRED J KONRAD
3335 RETA ST
LA CRESCENTA CA 91214

APN: 573060036 ASMT: 573060036
DOROTHY L JASPER CAVES
2775 QUAIL RD
ESCONDIDO CA 92026

APN: 573060037 ASMT: 573060037
SHARON L KAZMARK
29981 SANTANA CT
CANYON LAKE CA 92587

APN: 573060041 ASMT: 573060041
HELEN R PATCHICK
JAMES D PATCHICK
1942 BUTLER AVE
LOS ANGELES CA 90025

APN: 573060043 ASMT: 573060043
ZDENEK KOCI
7535C STURGESS AVE
LA MESA CA 91941

APN: 573060044 ASMT: 573060044
SECRETARY HOUSING & URBAN DEV OF WASH D C
C/O DEPT OF HUD LN #0771438794
1600 SACRAMENTO INN NO 220
SACRAMENTO CA 95815

APN: 573060049 ASMT: 573060049
JACK E DOEZIE
JUDY L DOEZIE
54755 BAUTISTA RD
ANZA CA. 92539

APN: 573060050 ASMT: 573060050
PERRIE E PATTERSON
23 TAYLOR AVE
PALM DESERT CA 92260

APN: 573060051 ASMT: 573060051
CHARLES S LAYNE
JEAN A LAYNE
2920 BAVARIA DR
CORONA CA 92881

APN: 573060052 ASMT: 573060052
GREG A SANDLING
DARCY D SKINNER
P O BOX 390870
ANZA CA 92539

APN: 573280006 ASMT: 573280006
EARL E REES
JETTE M REES
37575 FISCHER RD
ANZA CA. 92539

APN: 573290001 ASMT: 573290001
MELVIN E VEALE
KATHERINE A VEALE
2856 OSTROM AVE
LONG BEACH CA 90815

APN: 573290002 ASMT: 573290002
DOUGLAS N GUNN
ROBIN M GUNN
3641 NINTH ST
SAN MARCOS CA 92069

APN: 573290007 ASMT: 573290007
JOHN T HIGHTOWER
P O BOX 390366
ANZA CA 92539

APN: 573290010 ASMT: 573290010
FRED ZADICK
P O BOX 390657
ANZA CA 92539

APN: 573290018 ASMT: 573290018
HAL DAVID HARMSSEN
LISABETH C HARMSSEN
23855 MATADOR WAY
MURRIETA CA 92562

APN: 573290019 ASMT: 573290019
CHANDLER INA MAE ESTATE OF
C/O JEGLIN SWANSON & WRIGHT
3750 E FLORIDA AVE STE A
HEMET CA 92544

APN: 573290020 ASMT: 573290020
ARMANDO DIAZ
DIANA DIAZ
54872 HUFFORD RD
ANZA CA. 92539



Anza Cooperative Electric Company
58470 Hwy. 371
P.O. Box 391909
Anza, CA 92539-1909

Anza Municipal Advisory Council
P.O. 391076
Anza, CA 92539

Cahuilla Band of Indians
52701 Hwy. 371
P.O. Box 391760
Anza, CA 92539-1760

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

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

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

Processing & Distribution Center,
U.S. Postal Service
1900 W. Redlands Blvd.
San Bernardino, CA 92403-9997

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

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

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

Verizon Engineering
1980 Orange Tree Ln., Rm #100
Redlands, CA 92374

Sharon Kazmark
29981 Santana Ct.
Canyon Lake, CA 92587

Sharon Kazmark
29981 Santana Ct.
Canyon Lake, CA 92587

Sharon Kazmark
29981 Santana Ct.
Canyon Lake, CA 92587

Phil Mazetti
37357 Brandon Rd.
Anza, CA 92539

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37357 Brandon Rd.
Anza, CA 92539

Phil Mazetti
37357 Brandon Rd.
Anza, CA 92539

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: EA41182, Tentative Parcel Map No. 35279

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

PROJECT DESCRIPTION, LOCATION, 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 13, 2009

Applicant/Project Sponsor: Sharon Kazmark Date Submitted: July 9, 2009

ADOPTED BY: Planning Director

Person Verifying Adoption:  Date: 7/29/09

The 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\PM35279\Negative Declaration PM35279.doc

Please charge deposit fee case#: ZEA41182 ZCFG04575 .

FOR COUNTY CLERK'S USE ONLY

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COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * T0613817

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: KAZMARK SHARON \$64.00
paid by: CK 101
CA FISH & GAME FEE FOR EA41182
paid towards: CFG04575 CALIF FISH & GAME: DOC FEE
at parcel: 37357 BRANDON RD ANZA
appl type: CFG3

By _____ Nov 29, 2006 09:50
SBROSTRO posting date Nov 29, 2006

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 * R0900381

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: KAZMARK SHARON \$1,929.00
paid by: CK 139
CA FISH & GAME FEE FOR EA41182
paid towards: CFG04575 CALIF FISH & GAME: DOC FEE
at parcel: 37357 BRANDON RD ANZA
appl type: CFG3

By _____ Jan 08, 2009 15:10
DOKEITH posting date Jan 08, 2009

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,929.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R0904714

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: KAZMARK SHARON
paid by: CK 782

\$64.00

CA FISH & GAME FEE FOR EA41182

paid towards: CFG04575 CALIF FISH & GAME: DOC FEE
at parcel: 37357 BRANDON RD ANZA
appl type: CFG3

By _____ Apr 08, 2009 14:11
SBROSTRO posting date Apr 08, 2009

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

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