

Carolyn Syms Luna
Director

RIVERSIDE COUNTY PLANNING DEPARTMENT

file

DATE: June 8, 2011

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: PARCEL MAP NO. 35988 – Intent to Adopt a Mitigated Negative Declaration
(Charge your time to these case numbers)

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

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

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

Need Director's signature by 6/15/11
Please schedule on the June 28, 2011 BOS Agenda

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

Notice of Determination and Mit Neg Dec Forms
Fish & Game Receipt (CFG5349)

BOS sent 6/16/11

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

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

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA - Planning Department

SUBMITTAL DATE:

June 16, 2011

SUBJECT: TENTATIVE PARCEL MAP NO. 35988 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Juan & Griselda Caldera – Engineer/Representative: Richman Engineering Consultants – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Southerly of Walnut Street and westerly of Patterson Avenue – 4.94 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** The Tentative Parcel Map is a Schedule "H" subdivision of 4.94 acres into four (4) residential parcels ranging in size from 1.0 to 1.3 acres.

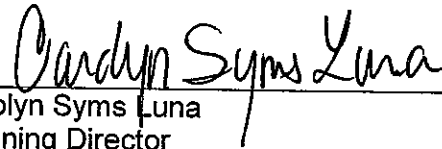
RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Director on June 6, 2011.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42000**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED PARCEL MAP NO. 35988, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.


Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

☐ Policy

☒ Consent

Dep't Recomm.:

☐ Policy

☐ Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

Agenda Item No.: 2 . 6
Area Plan: Mead Valley
Zoning Area: North Perris
Supervisory District: Third
Project Planner: Wendell Bugtai
Director's Hearing: June 6, 2011

TENTATIVE PARCEL MAP NO. 35988
Environmental Assessment No: 42000
Applicant: Juan and Griselda Caldera
Engineer/Rep: Richman Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Tentative Parcel Map is a Schedule "H" subdivision of 4.94 gross acres into four (4) residential parcels ranging in size from 1.0 to 1.3 acres.

The project is located southerly of Walnut Street and westerly of Patterson Avenue.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Community Development: Medium Density Residential (CD: MDR) (2-5 D.U. per Acre) to the north
Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to the east and south
Rural: Rural Residential (R: RR)(5 Acre Minimum)
Light Agriculture - 1 Acre Minimum (A-1-1) |
| 3. Existing Zoning | One Family Dwellings (R-1) (1 Acre Minimum) and
Light Agriculture - 1 Acre Minimum (A-1-1) to the north |
| 4. Surrounding Zoning: | Rural Residential - (1 Acre Minimum) (R-R-1) to the east and south
Rural Residential (R-R) to the west
Single Family Residence |
| 5. Existing Land Use: | Vacant and Single Family Residences to the north |
| 6. Surrounding Land Use: | Single Family Residences to the east and south
Vacant to the west |
| 7. Project Data: | Total Acreage: 4.94 Gross Acres
Total Proposed Parcels: 4
Proposed Min. Parcel Size: 1 Acres Gross
Schedule: "H" |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42000**, 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,

p.m.

APPROVAL of **PARCEL MAP NO. 35988**, 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 – Very Low Density Residential (RC-VLDR) (1 Acre Minimum), and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture - 1 Acre Minimum (A-1-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "H" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

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

1. The project site is designated Rural Community – Very Low Density Residential (RC-VLDR) (1 Acre Minimum) within the Mead Valley Area Plan.
2. The subdivision proposes residential parcels ranging from 1.0 to 1.3 acres, which are equal to or below the one acre building density set forth in the Rural Community – Very Low Density Residential (RC-VLDR) land use designation.
3. The project site is surrounded by properties which have a General Plan land use designation of Community Development – Medium Density Residential (CD-MDR) (2-5 D.U. per Acre) to the north, Rural Community – Very Low Density Residential (RC-VLDR) (1 Acre Minimum) to the east and south and Rural – Rural Residential (R-RR) (5 Acre Minimum) to the west.
4. The existing zoning for the subject site is Light Agriculture - 1 Acre Minimum (A-1-1).
5. The proposed use, residential parcels, is consistent with the development standards set forth in the Light Agriculture (A-1-1) (1 Acre minimum).
6. Single family residences have been constructed and are operating in the project vicinity.
7. This project is located within a Criteria Area Cell Group (Cell Group B, Cell No. 2432) and as such the Environmental Programs Division of the Planning Department processed HANS No. 573

and 1943 were reviewed and approved for the subject property. The project fulfills the requirements of the MSHCP.

8. Environmental Assessment No. 42000 identified the following potentially significant impacts:

- | | |
|-------------------------|--------------------------------|
| a. Aesthetics | c. Hydrology and Water Quality |
| b. Biological Resources | d. Recreation |

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. An Agricultural Preserve
 - b. Tribal Lands
 - c. General Plan Policy Area
 - d. A Conservation Area
 - e. Specific Plan
 - f. A Fault Zone
 - g. A 100-year flood plain, an area drainage plan, or dam inundation area.
3. The project site is located within:
 - a. A city sphere of influence (City of Perris)
 - b. The San Jacinto Valley watershed.
 - c. Val Verde Unified School District
 - d. Mt. Palomar Observatory, Zone B – 39.39 miles
4. The subject site is currently designated as Assessor's Parcel Number 317-220-008

VICINITY MAP



Selected parcel(s):
317-220-008

LEGEND

☐ SELECTED PARCEL
☐ CITY

 INTERSTATES

 HIGHWAYS

☐ PARCELS

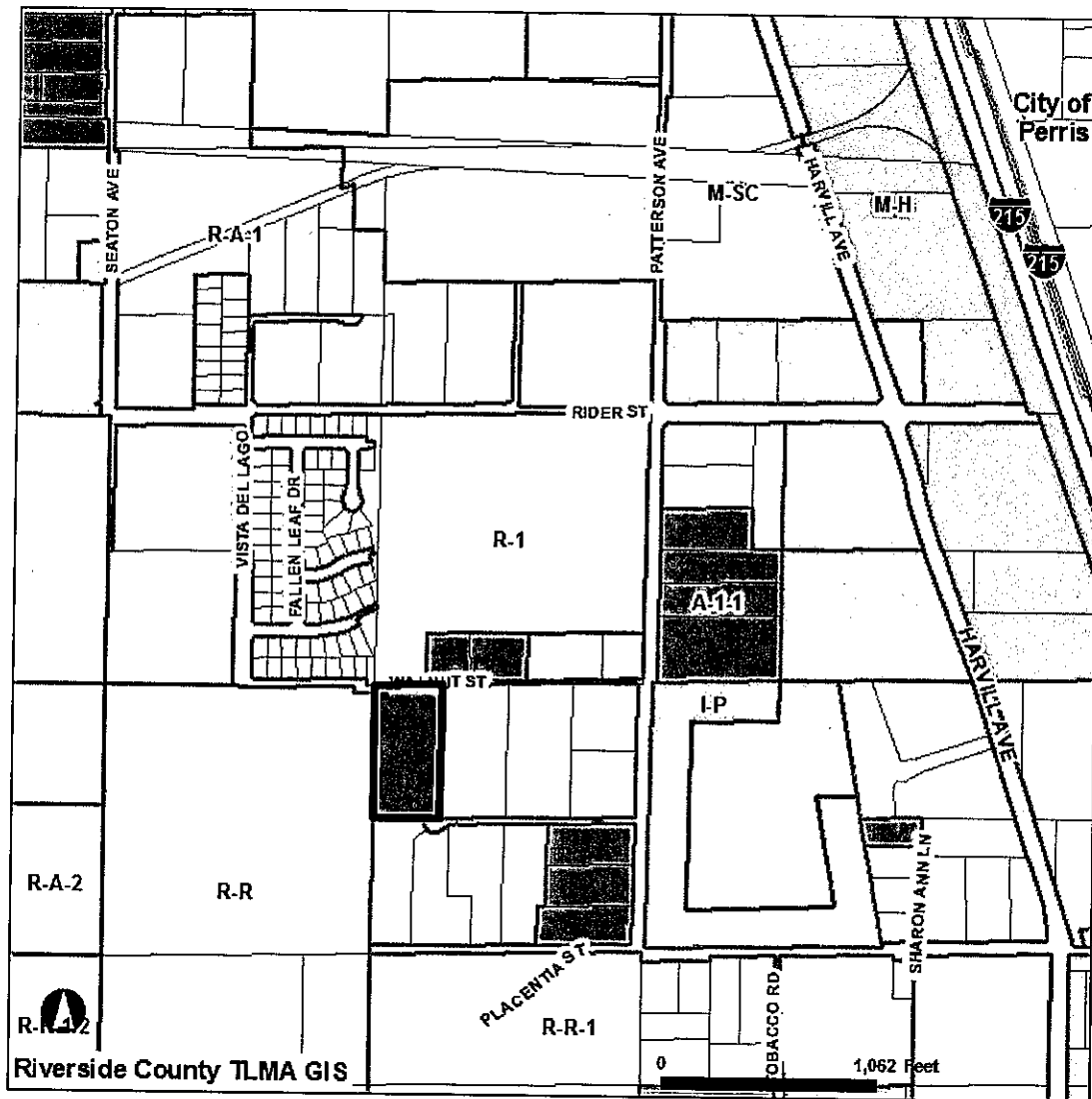
IMPORTANT

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

REPORT PRINTED ON...Mon Feb 07 14:40:11 2011

Version 101221

ZONING MAP



Selected parcel(s):
317-220-008

ZONING

SELECTED PARCEL	INTERSTATES	HIGHWAYS	CITY
PARCELS	ZONING BOUNDARY	A-1-1	I-P
M-H	M-SC	R-1	R-A-1, R-A-2
R-R, R-R-1, R-R-1/2			

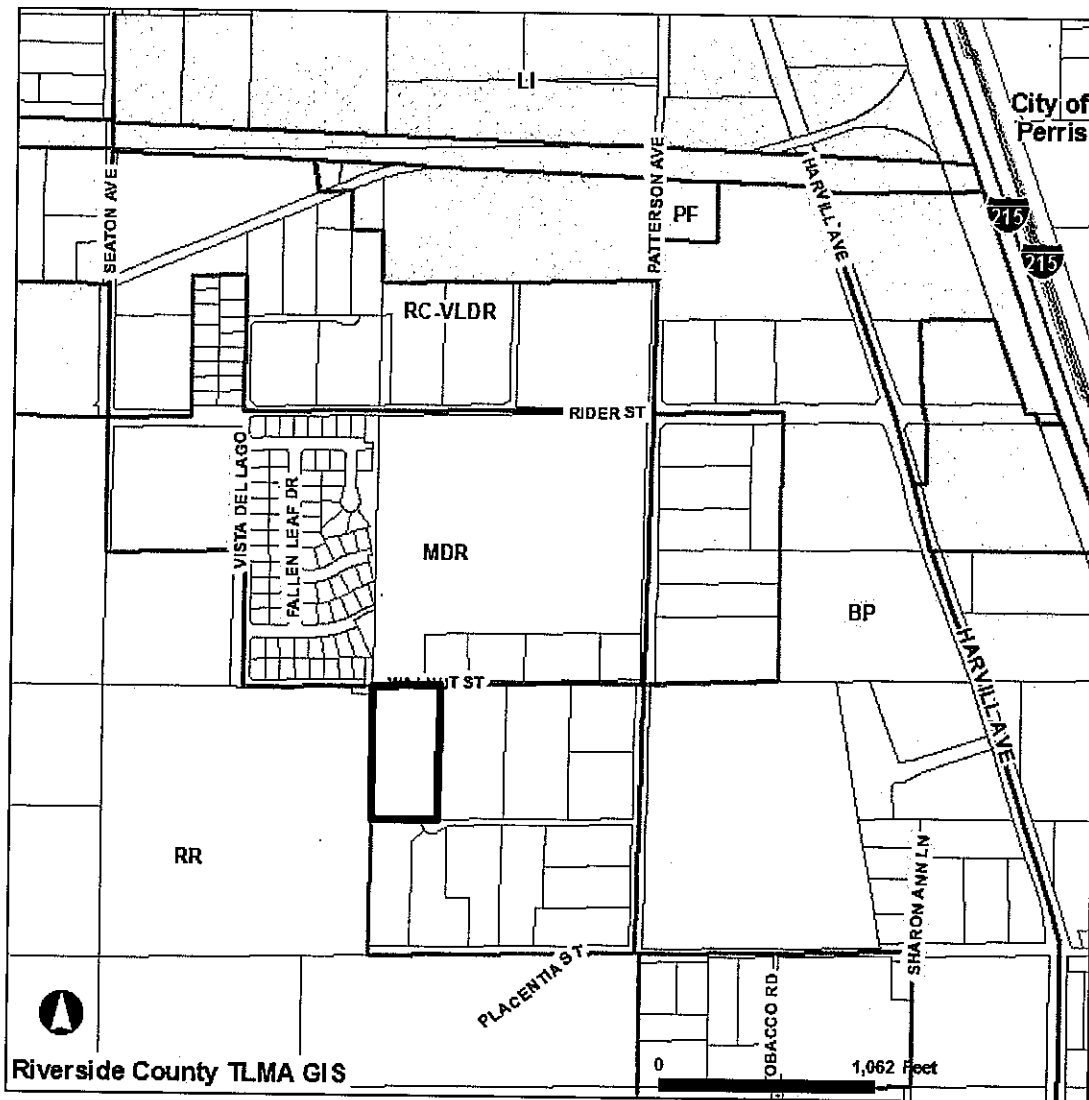
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Version 101221

GENERAL PLAN LAND USE



Selected parcel(s):
317-220-008

LAND USE

SELECTED PARCEL	INTERSTATES	HIGHWAYS	CITY
PARCELS	BP - BUSINESS PARK	LI - LIGHT INDUSTRIAL	MDR - MEDIUM DENSITY RESIDENTIAL
PF - PUBLIC FACILITIES	RC-VLDR - RURAL COMMUNITY - VERY LOW DENSITY RESIDENTIAL	RR - RURAL RESIDENTIAL	

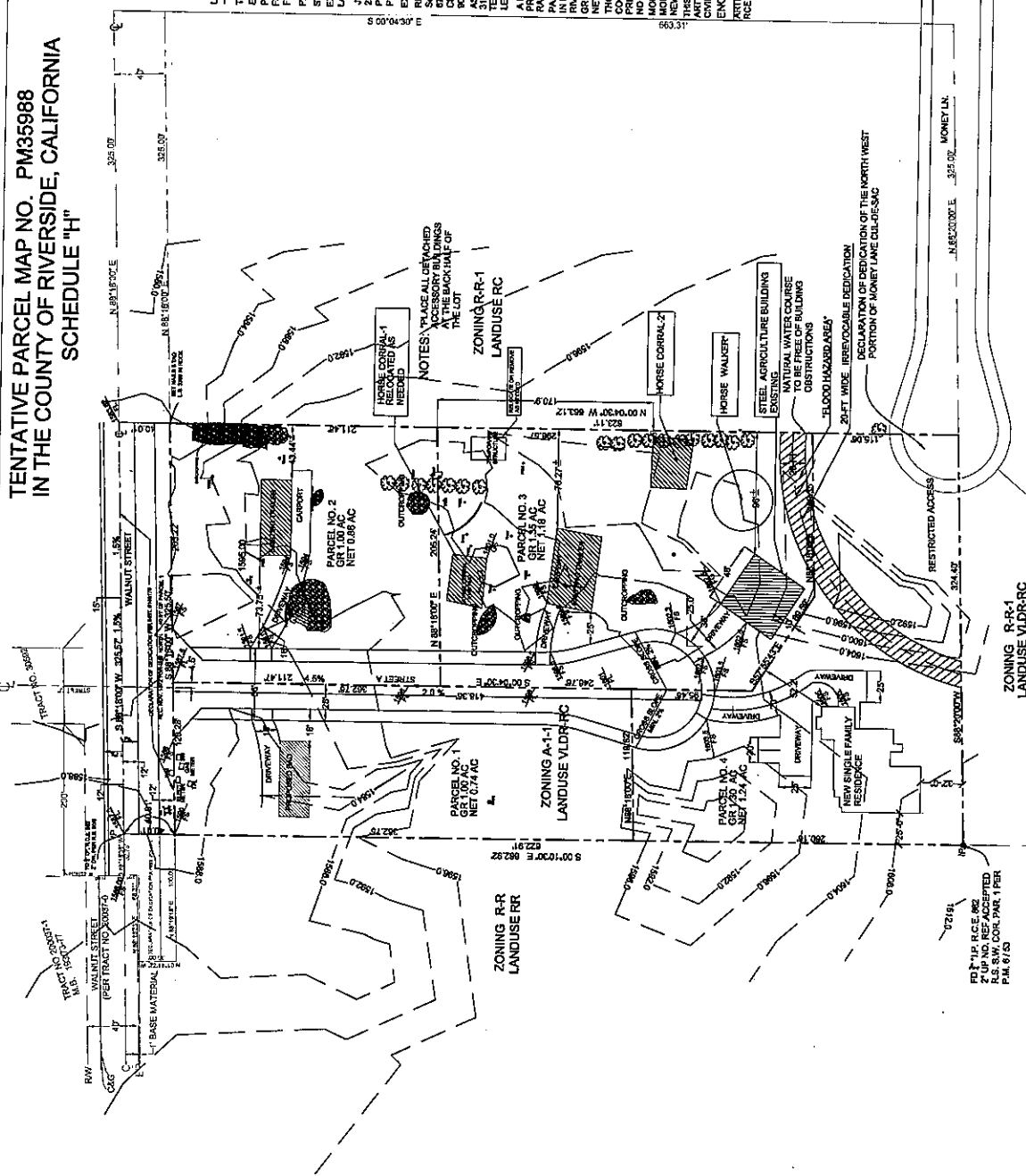
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Version 101221

TENTATIVE PARCEL MAP NO. PM35988
IN THE COUNTY OF RIVERSIDE, CALIFORNIA
SCHEDULE "H"



**ZONING RR
LANDUSE RR**

DATE	BY	REVISION

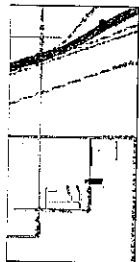


RICHMAN ENGINEERING CONSULTANTS
CIVIL-STRUCTURAL DESIGN-GEOTECHNICAL
678 Indian Hill Blvd. Suite 300
Channahon, IL 61711
309-992-2519
e-mail: richmanengr@ingconsultants@gmail.com

RIVERSIDE COUNTY
TENTATIVE MAP
OWNER: JUAN AND
ADDRESS: 23265 WAL

SHEETS

Vicinity Map



LEGEND

-----	TEMPERATURE MAP BOUNDARY
-----	GEOLOGIC HAZARDS, NOT WITHIN A SPECIAL STUDY ZONE
-----	LIQUEFACTION NOT SUBJECT TO SITE
-----	PROPOSED CONTOUR
-----	LOW LINE
-----	FLOOD PLAN (ZONE A-100 YEAR)
-----	1540
-----	1540
-----	51

NOT REQUIRED

FINISHED SURFACE
AD ELEVATION
TREET GRADE
EXISTING WATERLINE
AND OWNER

PE- 1533.0
2%

W

ZONE CLASSIFICATION
NORTH R-1, WEST R-R, EAST R-R, SOUTH R-R, JR-1

THE TENTATIVE MAP INCLUDES THE ENTIRE CONTIGUOUS
OWNERSHIP OF THE LAND DIVIDED

Juan F. & Grisekda Caldera
 3255 Walnut St.
 Santa Fe, CA 92570
 Phone: 505/827-1829

NO KNOWN WELLS ON THE PROPERTY OR WITHIN 200 FEET OF THE PROPERTY LINE
DECLARATION OF DEDICATION PER INST. #148178 REC. NOV. 1972 FOR
RECORDATION

78 S. Indian Hill Blvd. Suite 330
 Fremont CA 91711
 90-992-2218

ASSessor's PARCEL NUMBER

LAND USE DESIGNATION: VLD:RC
 NO COUNTY WATER QUALITY MANAGEMENT PLAN IS REQUIRED
 UTILITY PURVEYORS:

40.01 OF PARCEL 1

WATER: EMWD
SEWER: EMWD
GAS: SOUTH CALIF. GAS COMPANY
CABLE TV: TC-INLAND VALLEY CABLEVISION

PORTION OF FILE OF SECTION 13, TOWNSHIP 4 SOUTH,
PROPERTY IN THE INCORPORATED AREA, COUNTY OF
ANGELES WEST RIVERSIDE, STATE OF CALIFORNIA
PARCEL 1 OF PARCEL MAP 5693 AS SHOWN BY MAP FILE
BOOK 14 PAGE 15, OF BARCO MAPS, RECORD OF
EASEMENTS
NO TREES ARE OAK TREES
VAL VERDE UNIFIED
SCHOOL DISTRICT

THE EFFECT OF A DECLARATION OF DEDICATION
RECORDED NOVEMBER 1, 1972 AS INSTRUMENT NO.
149178 OF OFFICIAL RECORDS, PURPORTING TO
ESTABLISH A 20.00 AC. TRACT, BEING:

OWNERS BROTHERS MAP PAGE AND
ORDINATES: 777-04
HARRY ACCESS IS FROM WALNUT ST.
SECONDARY ACCESS
SUFFICIENTLY DEDICATE IN PERPETUITY FOR PUBLIC
ROAD PURPOSES, INCLUDING PUBLIC UTILITY AND
PUBLIC SERVICES USES, AFFECTING THE NORTHERLY
40 FEET OF SAID LAND,

MAP WAS PREPARED UNDER THE DIRECTION OF
 A SINGLE FAMILY RESIDENCE-PERMIT # BRIS071245
 BUREAU OF PERMITS # BRIS044423
 SINGLE HOME ON LOT 3-PERMIT # SUP00000

FOR 86001: RICHMAN, A REGISTERED
ENGINEER IN THE STATE OF CALIFORNIA
ENGINEER/CONTACT PERSON
FOR 86001: RICHMAN

[illegible]

TRACT NO. 30592

12

12

3

16

Diagram illustrating the typical section of Walnut Street, showing a 12' wide road with a 6' sidewalk and a 6' shoulder.

	RICHMAN ENGINEERING CONSULTANTS CIVIL-STRUCTURAL DESIGN-GEOTECHNICAL	DESIGN BY: SR	RIVERSIDE COUNTY

DRAWN BY: SR 018 Indian Hill Blvd. Suite 330 Claremont Ca 91711 909-992-2519 e-mail: rdjmasse@rockingconsultants@gmail.com	TENTATIVE MAP OWNER: JUAN AND GRISELDA CALDERA ADDRESS: 23205 WALNUT STREET
--	---

PIERRIS, CA 92570

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42000
Project Case Type (s) and Number(s): Tentative Parcel Map No. 35988
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Wendell Bugtai
Telephone Number: 951-955-2419
Applicant's Name: Juan and Griselda Caldera
Applicant's Address: 23265 Walnut Street, Perris, CA 92570

I. PROJECT INFORMATION

A. Project Description:

Tentative Parcel Map No. 35988 a schedule "H" subdivision of 4.94 gross acres into four (4) residential parcels ranging in lot size from 1.0 to 1.3 acres.

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

C. Total Project Area: 4.94 Gross Acres

Residential Acres: 4.94	Lots: 4	Units: 4	Projected No. of Residents: 8
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 317-220-008

E. Street References: The project is located southerly of Walnut Street and westerly of Patterson Avenue in the North Perris Zoning Area.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4S Range 4W Section 13

G. Brief description of the existing environmental setting of the project site and its surroundings: The project is currently developed with two mobile homes and a single family residence. The site is ungraded but disturbed with several residences on one parcel. The applicant is proposing a parcel map in order to subdivide the lot into four (4) parcels for each residence with a remainder parcel for a future residence.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project proposes a schedule H subdivision of 4.94 gross acres into two (4) residential parcels ranging in lot size from 1.0 to 1.3 acres. The project is consistent with the General Plan land use designation. The project meets all other applicable circulation policies of the General Plan.
- 2. Circulation:** Adequate circulation facilities currently exist and serve the project. The proposed project meets all other applicable land use policies of the General Plan.

3. **Multipurpose Open Space:** The project site is located within an MSHCP criteria area: Group B, Cell Number 2432. The project has completed the Habitat Acquisition and Negotiation Strategy (HANS 572 and 1943). The project complies with all other applicable multi-purpose open space policies of the General Plan.
4. **Safety:** The proposed project is not located within any other special hazard zone (including fault zone, dam inundation zone, etc.) The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all applicable General Plan Safety element policies.
5. **Noise:** The proposed project meets with all applicable Noise Element policies.
6. **Housing:** The proposed project meets with all applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Mead Valley Area Plan

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Very Low Density Residential

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

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

Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: Mead Valley Area Plan: Community Development: Medium Density Residential (CD: MDR) (2-5 D.U. per Acre) to the north; Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) to the east and south; and, Rural: Rural Residential (R: RR)(5 Acre Minimum)

A. Adopted Specific Plan Information

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

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

B. Existing Zoning: Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum)

C. Proposed Zoning, if any: N/A

Adjacent and Surrounding Zoning: One Family Dwellings -1 Acre Minimum (R-1-1) and Light Agriculture - 1 Acre Minimum (A-1-1) to the north, Rural Residential – 1 Acre Minimum (R-R-1) to the east and south and Rural Residential (R-R) to the west.

I. 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 | ☒ Recreation |
| ☐ Agriculture & Forest Resources | ☒ Hydrology / Water Quality | ☐ Transportation / Traffic |
| ☐ Air Quality | ☐ Land Use / Planning | ☐ Utilities / Service Systems |
| ☒ Biological Resources | ☐ Mineral Resources | ☐ Other: |
| ☐ Cultural Resources | ☐ Noise | ☐ Other: |
| ☐ Geology / Soils | ☐ Population / Housing | ☐ Mandatory Findings of Significance |
| ☐ Greenhouse Gas Emissions | ☐ Public Services | |

II. DETERMINATION

On the basis of this initial evaluation:

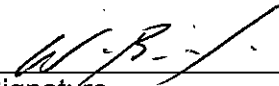
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

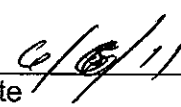
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have

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


Signature

Wendell Bugtai, Project Planner
Printed Name


Date

For Carolyn Syms Luna, Director

III. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The project will not have a substantial effect upon a scenic highway corridor within which it is located.

b) The 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 are required.

Monitoring: No mitigation measure are required.

2. Mt. Palomar Observatory

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

☐ ☒ ☐ ☐

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is located within the Mt. Palomar Observatory and protected through Riverside County Ordinance No. 655. The project is located within Zone B and located 39.39 miles from the Mt. Palomar Observatory.

Mitigation: All project lighting shall comply with the requirements within Riverside County Ordinance No. 655 and the Multi-Species Habitat Conservation Plan (MSCHP). The Building and Safety Department will review lighting plans to verify conformance with Ordinance No. 655 and the Transportation Department will review improvement plans to verify conformance with the MSCHP requirements. (50.PLANNING.24)

Monitoring: Outdoor lighting shall be shown on electrical plans submitted prior to the issuance of building permits and shall be reviewed and approved by the Department of Building and Safety and the Transportation Department. Prior to final building inspection, outdoor lighting shall be inspected by the Building and Safety Department to insure compliance with the approved lighting plan.

3. Other Lighting Issues

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

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measure are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☒	☐
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	☐	☐	☒	☐
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No.	☐	☐	☒	☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
625 "Right-to-Farm"?)				
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☒	☐

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

Findings of Fact:

- a) The project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- b) The project will not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.
- c) 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 project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measure are required.

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

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

Findings of Fact:

- a) The project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)).

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not result in the loss of forest land or conversion of forest land to non-forest use.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measure are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

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

The 2003 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The project will consist of the addition of four (4) dwellings to the Southern California region. The additional population proposed by this project will not obstruct the implementation of the 2003 AQMP.

The South Coast Air Quality Management District (SCAQMD) has established significance thresholds for specific pollutants. These pollutants include Nitrous Oxides (NOx), Volatile Organic Chemicals,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(VOC), particulate matter fewer than 10 microns (PM10) sulfur oxides (SOx), carbon monoxide (CO), and Lead.

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or

☐ ☐ ☒ ☐

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

Source: GIS database, WRCMSHCP, On-site Inspection, "Burrowing Owl Habitat Assessment" for Tentative Parcel Map No. 35988, dated August 10, 2008.

Findings of Fact:

The project site is located within Cell No. 2432, Cell Group B per the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSCHP). Therefore, per Section 6.6.2 of the WRCMSCHP, Tentative Parcel Map No. 35988 underwent through the HANS review process. Per EPD conditions of approval, "The project shall comply with the MSHCP Sections 6.1.4 Urban/Wildlands Interface Guides (UWIG) and 7.5.3 Construction Guidelines."

- a) The project shall be mitigated through with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
- b) The project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12).
- c) The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service.
- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.

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

Mitigation: The project shall comply with the MSHCP Sections 6.1.4 Urban/Wildlands Interface Guides (UWIG) and 7.5.3 Construction Guidelines. (10.EPD.1) and (60.EPD.1)

Monitoring: Monitoring shall be conducted by the Department of Building and Safety, Environmental Programs Department, and the Planning Department.

CULTURAL RESOURCES Would the project

8. 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, Site Visit, Planning Department Archaeological Report (PD-A) No. 4652.

Findings of Fact:

a) The project site contains no records of any historic resources that are found to be significant. The proposed project would not cause substantial adverse change in the significance of an archaeological resource as defined in California Code of Regulations, Section 15064.5.

b) The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

9. Archaeological Resources

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

Source: Project Application Materials, Planning Department Archaeological Report (PD-A) No. 4652

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

- a) The project will not alter or destroy an archaeological site.
- b) The project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.
- c) The project will not disturb any human remains, including those interred outside of formal cemeteries.
- d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

10. Paleontological Resources

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

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

Findings of Fact:

- a) The project will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

GEOLOGY AND SOILS Would the project

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

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

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

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

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

- a) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) The project will not be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

12. Liquefaction Potential Zone

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

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

Findings of Fact:

- a) The project will not be subject to seismic-related ground failure, including liquefaction as the site potential from the GIS data shows the potential as "low"

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

13. Ground-shaking Zone

- Be subject to strong seismic ground shaking?

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☐
☒
☐

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 will not be subject to strong seismic ground shaking.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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14. Landslide Risk

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

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

Findings of Fact:

a) The project will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

15. Ground Subsidence

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

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

Findings of Fact:

a) The project will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

16. Other Geologic Hazards

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

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Source: On-site Inspection, Project Application Materials

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

a) The project will not be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

17. 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:

a) The project will not change 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 project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	☐	☐	☒	☐
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☒	☐

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

Findings of Fact:

a) The project will not result in substantial soil erosion or the loss of topsoil.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property.

c) The project will not have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

19. Erosion

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

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

Source: Project Material

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

☐ ☐ ☒ ☐

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

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. Current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities. (COA 10.BS GRADE.5) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

☐ ☐ ☒ ☐

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

☐ ☐ ☒ ☐

Source: Project Materials, SB 97, State CEQA Guidelines Revisions (State adopted Jan. 1, 2010)

Findings of Fact:

a) The project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Given the project is proposing a four (4) lot subdivision, there will less than significant impact as it relates to greenhouse gases.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. 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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
evacuation plan?				
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source: Project Application Materials

Findings of Fact:

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

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

d) The proposed subdivision will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. 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?	☐	☐	☒	☐

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-19 "Airport Locations," GIS database

Findings of Fact:

a) According to the Riverside County General Plan, the project site is located within the March Air Reserve Base Airport Influence Area; because of the project's scope in relation to existing airports within the area, implementation of the proposed project will not result in an inconsistency with an Airport Master Plan.

b) The project will not require review by the Airport Land Use Commission.

c) The project site is located within an airport land use plan or within two miles of a public airport or a public use airport that would expose people residing in the project site to excessive noise levels; however, the proposed project is consistent with the existing airport land use plan, therefore, noise levels on future rural residential development will be less than significant.

d) The proposed subdivision is not located within vicinity of a private airstrip, which would expose people working in the project site to excessive noise levels.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

24. Hazardous Fire Area

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

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

Findings of Fact: The project site is not located within a high fire area and will not require adequate fuel modification along the pad areas for each parcel. The proposed project will be required to obtain further approvals from the fire department prior to any grading and building permits to ensure the design of the homes adequately meets Riverside County Fire Department guidelines.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

☐
☐
☒
☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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 or odors)?	☐	☐	☒	☐

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

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.
- b) The Flood Control District has conditioned (50.FLOOD. RI 6) that a note shall be placed on the ECS stating that "The flood hazard area and the watercourse shall be kept free of all new buildings and obstructions until Lateral H-11 of Perris MDP is constructed. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed"
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). The project is proposing a four (4) lot subdivision and any groundwater supplies would not be substantially depleted given water will be provided by Eastern Municipal Water District.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e-f) The project will place housing within a 100-year flood hazard area and within a 100-year flood hazard area structures which would impede or redirect flood flows. PM 35988 is a proposal to divide 4.94 acres into four residential parcels in the Perris area. The site is located on southerly of Walnut Street and westerly of Patterson Avenue.

Our review indicates a well defined watercourse with a drainage area 135 acres impacts the site from southwest. Lateral H-11 of the District's Perris Valley Master Drainage Plan (MDP) is proposed along the southeastern boundary on lot 3 and lot 4 to pick up the flows. This facility is proposed as an underground facility that would collect the flows that concentrate at about the middle of the southern property line to protect the site. In order to allow for the construction of Lateral H-11 of the Perris Valley Master Drainage Plan, a 20 ft. wide easement centered on the storm drain alignment as shown on the Exhibit "FL-1" shall be offered as an irrevocable offer of dedication in perpetuity to the public. This dedication shall be delineated on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating: "No permanent structures shall be constructed within this easement."

Until such time that Lateral H-11 of the Perris MDP is constructed, the well defined watercourse from the southwest could be erosive and therefore the building shall be set back from this watercourse. A "Flood Hazard Area" of 20 foot wide centered on the watercourse as shown on the Exhibit "FL-2" through the property shall be delineated on an environmental constraint sheet to accompany the final map. The area within the delineated "Flood Hazard Area" shall be labeled "flood hazard area" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating: "The flood hazard area and the watercourse shall be kept free of all new buildings and obstructions."

The limits are based on rough calculations. Should the applicant wish to refine these limits the applicant shall hire a licensed civil engineer to prepare a detailed study to be submitted to the District for review with the appropriate fee deposit per County Ordinance No. 671.

It should be noted that the project site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

g) The project will not otherwise substantially degrade water quality.

h) The project would possibly 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: In order to allow for the construction of Lateral H-11 of the Perris Valley Master Drainage Plan, a 20 ft. wide easement centered on the storm drain alignment per Riverside County Flood Control.

Monitoring: Plan check process, Building and Safety and Flood Control Department in coordination with the District's Perris Valley Master Drainage Plan (MDP).

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

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

NA - Not Applicable ☐

U - Generally Unsuitable ☐

R - Restricted ☐

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

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

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

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

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam as the project is not located in a dam inundation area.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. 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: Riverside County General Plan, GIS database, Project Application Materials

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project proposes to subdivide at 4.94 acre parcel into four (4) lots with a minimum lot size of one (1) acres gross. The currently General Plan land use for the project is Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) and the Zoning is Light Agriculture - 1 Acre Minimum (A-1-1) and the proposal is for four (4) residential lots which are allowed in both the General Plan and Zoning ordinance, therefore will not substantially alter the present or planned land use of the area.

b) The project is located with the City of Perris city sphere of influence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	☐	☐	☒	☐
b) Be compatible with existing surrounding zoning?	☐	☐	☒	☐
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☒	☐
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☐	☐	☒	☐
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☒	☐

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

Findings of Fact:

a) The project will be consistent with the Light Agriculture - 1 Acre Minimum (A-1-1) zone.

b) The project will compatible with surrounding zoning of residential uses.

c) The project will be compatible with existing and planned surrounding land uses.

d) The project will be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan).

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project will not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State. No mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. No impacts are anticipated as a result of the implementation of the proposed project.

b) The project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

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

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

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA ☐ A ☒ B ☐ C ☐ D ☐

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

☐
☐
☐
☒

NA ☒ A ☐ B ☐ C ☐ D ☐

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

Findings of Fact:

The project site is located within an airport land use plan or within two miles of a public airport or a public use airport that would expose people residing in the project site to excessive noise levels; however, the proposed project is consistent with the existing airport land use plan, therefore, noise levels on future rural residential development will be less than significant.

The proposed subdivision is not located within vicinity of a private airstrip, which would expose people working in the project site to excessive noise levels.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐
☐
☐
☒

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

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

32. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐

☐
☐
☐
☒

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located southerly of Walnut Street, westerly of Patterson Avenue, and northerly of Money Lane. The project site is not located near a highway; therefore, noise levels resulting from the highway will not significantly impact the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

33. Other Noise

NA ☒	A ☐	B ☐	C ☐	D ☐	☐	☐	☐	☒
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Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

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

Findings of Fact:

a-d) The proposed project in itself will not create additional noise, but future rural residential development will create unavoidable incremental noise. However, grading and construction shall be restricted to daylight hours. Construction equipment shall be maintained in good working order and cannot be serviced or repaired on site. The construction of rural residences will result in an increase of in noise levels, but these increased noise levels will be less than significant.

Mitigation: No mitigation measures are necessary.

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

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

a-f) The proposed project will not have a significant impact related to population and housing in Riverside County. Future development of rural residential homes will increase the number of available housing units and the population in the area. The proposed project will not displace existing housing or people, because the site is currently vacant. The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing. The proposed project will not affect a County Redevelopment Area or cumulatively exceed official regional or local population projections.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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:

36. Fire Services

☐	☐	☐	☒
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed subdivision will not trigger provisions of new or physically altered government facilities; therefore, the proposed subdivision will not have a significant impact on Fire Services.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

37. Sheriff Services

☐	☐	☐	☒
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Source: Riverside County General Plan

Findings of Fact:

The proposed subdivision will not trigger provisions of new or physically altered government facilities; therefore, the proposed subdivision will not have a significant impact on Sheriff Services.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

38. Schools

☐	☐	☐	☒
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Source: Val Verde Unified School District correspondence, GIS database

Findings of Fact:

The proposed subdivision is located within the Val Verde School District. This project is subject to the payment of school fees. However, the proposed subdivision will not require the provision of new or altered government facilities at this time.

This project is conditioned for the payment of standard school impact fees in accordance with state law.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

39. Libraries

☐	☐	☐	☒
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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

Findings of Fact:

The proposed subdivision will not trigger provisions of new or physically altered government facilities; therefore, the proposed subdivision will not have a significant impact on Library Services.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

40. Health Services

☐	☐	☐	☒
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Source: Riverside County General Plan

Findings of Fact:

The proposed subdivision will not trigger provisions of new or physically altered government facilities; therefore, the proposed subdivision will not have a significant impact on Health Services.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

RECREATION

41. 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?

☐	☐	☐	☐
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

☐	☐	☐	☐
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

The proposed development is located within the Riverside County Regional Parks & Open Space District, which is responsible for the collection of Quimby fees; therefore, the land divider shall provide a duly and completely executed agreement with the Riverside County Regional Parks & Open Space

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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District and the payment of Quimby fees prior to final map recordation. With the incorporation of the recommended mitigation measures, the project will not have a significant impact on parks or recreational facilities.

Mitigation: The proposed project shall provide a duly and completely executed agreement with the Riverside County Regional Parks & Open Space District and the payment of Quimby fees. (50.PLANNING.8) and (90.PLANNING.5).

42. Recreational Trails

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

Findings of Fact:

The proposed subdivision will not trigger provisions of new or physically altered government facilities; therefore, the proposed subdivision will not have a significant impact on Recreational Trails.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

☐	☐	☒	☐
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

☐	☐	☒	☐
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d) Alter waterborne, rail or air traffic?

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

☐	☐	☒	☐
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f) Cause an effect upon, or a need for new or altered maintenance of roads?

☐	☐	☒	☐
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
h) Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	☐	☐	☒	☐

Source: Riverside County General Plan

Findings of Fact:

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

b) The proposed project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

c) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

d) The project will not Alter waterborne, rail or air traffic.

e) The project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).

f) The project will not cause an effect upon, or a need for new or altered maintenance of roads.

g) The project will not cause an effect upon circulation during the project's construction.

h) The project will not result in inadequate emergency access or access to nearby uses.

i) The project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

☐	☐	☐	☒
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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

Findings of Fact:

There are no bike trails that will be impacted by the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

☐	☐	☒	☐
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Source: Department of Environmental Health Review

Findings of Fact:

The project shall be serviced with water by the Eastern Municipal Water District (EMWD). This project has been reviewed by the Riverside County Department of Health. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. There are sufficient water supplies available to serve the project from existing entitlements and resources. The project will have a less than significant impact from the current use due to increased amounts of landscaping.

This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewage disposal shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

46. Sewer

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

☐	☐	☒	☐
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it

☐	☐	☒	☐
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

The project shall be serviced with sewage disposal by the Eastern Municipal Water District (EMWD). This project has been reviewed by the Riverside County Department of Health. The project will not require or will not 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. The project will not require additional sewer requirements than the current use, a potential net decrease may occur with fewer employees present.

This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewage disposal shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

47. Solid Waste

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

The project will not substantially alter existing or future solid waste generation patterns and disposal services. The project will be consistent with the County Integrated Waste Management Plan.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

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

a) Electricity?	☐	☐	☐	☒
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☐	☒
d) Storm water drainage?	☐	☐	☐	☒
e) Street lighting?	☐	☐	☐	☒
f) Maintenance of public facilities, including roads?	☐	☐	☐	☒
g) Other governmental services?	☐	☐	☐	☒

Source:

Findings of Fact:

The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each lot is connected to the appropriate utilities. The project is not anticipated to be in conflict or create any significant impacts associated with the adopted energy conservation plans.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	☐	☐	☐	☒
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Source:

Findings of Fact:

The project will not conflict with any adopted energy conservation plans.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

OTHER

50. Other:	☐	☐	☐	☒
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Source: Staff review

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

No other issues of concern were identified.

Mitigation: None

Monitoring: None

MANDATORY FINDINGS OF SIGNIFICANCE

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

☐ ☐ ☒ ☐

Source: Staff review, Project Application Materials

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

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

☐ ☐ ☒ ☐

Source: Staff review, Project Application Materials

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

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

☐ ☐ ☐ ☒

Source: Staff review, project application

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

Planning Department Archeological Report (PD-A) 4652

"Burrowing Owl Habitat Assessment" Tentative Parcel Map No. 35988, dated August 10, 2008.

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

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

IV. AUTHORITIES CITED

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

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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.35988 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 35988, Amended No. 2, dated 1/13/11.

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 4.94 gross acres into four (4) residential parcels with a minimum parcel size of one (1) acre.

10. EVERY. 3 MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - HOLD HARMLESS (cont.)

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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10. GENERAL CONDITIONS

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.

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

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

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

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

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

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

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

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

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

Driveways shall be designed in accordance with Riverside County Fire Department standards - or the governing Fire

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10. GENERAL CONDITIONS

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

Department if not the county - and shall require their approval prior to issuance of the grading permit. Approval shall be in the form of a conditional approval letter addressed to the related case file or by written approval from the Fire Department.

10.BS GRADE. 13 MAP-G2.21 POST & BEAM LOT RECOMMND

Any lot conditioned to use post and beam design, which involves grading in excess of that required to construct the driveway, will need the Planning Department's approval prior to the issuance of a grading permit.

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 EMWD WATER AND SEWER SERVICE RECOMMND

This project is proposing Eastern Municipal Water District (EMWD) water and sewer service. It is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD, as well as, all other applicable agencies.

Any existing septic system(s) and/or well(s) must be

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10. GENERAL CONDITIONS

10.E HEALTH. 1 EMWD WATER AND SEWER SERVICE (cont.)

RECOMMND

properly removed or abandoned under permit with the
Department of Environmental Health (DEH).

EPD DEPARTMENT

10.EPD. 1 - UWIG GENERAL CONDITION

RECOMMND

General

The project must avoid indirect impacts to conserved
habitats and must be compliant with section 6.1.4 of the
MSHCP. The following guidelines must be incorporated into
the project design.

* Drainage

Proposed Developments in proximity to the MSHCP
Conservation Area shall incorporate measures, including
measures required through the National Pollutant Discharge
Elimination System (NPDES) requirements, to ensure that the
quantity and quality of runoff discharged to the MSHCP
Conservation Area is not altered in an adverse way when
compared with existing conditions. In particular, measures
shall be put in place to avoid discharge of untreated
surface runoff from developed and paved areas into the
MSHCP Conservation Area. Stormwater systems shall be
designed to prevent the release of toxins, chemicals,
petroleum products, exotic plant materials or other
elements that might degrade or harm biological resources or
ecosystem processes within the MSHCP Conservation Area.
This can be accomplished using a variety of methods
including natural detention basins, grass swales or
mechanical trapping devices. Regular maintenance shall
occur to ensure effective operations of runoff control
systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation
Area that use chemicals or generate bioproducts such as
manure that are potentially toxic or may adversely affect
wildlife species, Habitat or water quality shall
incorporate measures to ensure that application of such
chemicals does not result in discharge to the MSHCP
Conservation Area. Measures such as those employed to
address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP
Conservation Area to protect species within the MSHCP

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10. GENERAL CONDITIONS

10.EPD. 1

- UWIG GENERAL CONDITION (cont.)

RECOMMEND

Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

TABLE 6-2

PLANTS THAT SHOULD BE AVOIDED

ADJACENT TO THE MSHCP CONSERVATION AREA

BOTANICAL NAME-COMMON NAME

Acacia spp. (all species)-acacia
Achillea millefolium-var. millefolium common yarrow
Ailanthus altissima-tree of heaven
Aptenia cordifolia-red apple
Arctotheca calendula-cape weed
Arctotis spp. (all species & hybrids)-African daisy
Arundo donax-giant reed or arundo grass
Asphodelus fistulosus-asphodel
Atriplex glauca-white saltbush
Atriplex semibaccata-Australian saltbush
Carex spp. (all species*)-sedge
Carpobrotus chilensis-ice plant
Carpobrotus edulis-sea fig
Centranthus ruber -red valerian
Chrysanthemum coronarium-annual chrysanthemum

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG GENERAL CONDITION (cont.) (cont.) RECOMMND

Cistus ladanifer-(incl. hybrids/varieties) gum rockrose
Cortaderia jubata [syn.C. Atacamensis]-jubata grass, pampas grass
Cortaderia dioica [syn. C. sellowana]-pampas grass
Cotoneaster spp. (all species)-cotoneaster
Cynodon dactylon-(incl. hybrids varieties) Bermuda grass
Cyperus spp. (all species*)-nutsedge, umbrella plant
Cytisus spp. (all species)-broom
Delosperma 'Alba' -white trailing ice plant
Dimorphotheca spp. (all species)-African daisy, Cape marigold
Drosanthemum floribundum-rosea ice plant
Drosanthemum hispidum-purple ice plant
Eichhornia crassipes-water hyacinth
Elaeagnus angustifolia-Russian olive
Eucalyptus spp. (all species)-eucalyptus or gum tree
Eupatorium coelestinum [syn. Ageratina sp.]-mist flower
Festuca arundinacea-tall fescue
Festuca rubra-creeping red fescue
Foeniculum vulgare-sweet fennel
Fraxinus uhdei-(and cultivars) evergreen ash, shamel ash
Gaura (spp.) (all species)-gaura
Gazania spp. (all species & hybrids)-gazania
Genista spp. (all species)-broom
Hedera canariensis-Algerian ivy
Hedera helix-English ivy
Hypericum spp. (all species)-St. John's Wort
Ipomoea acuminata-Mexican morning glory
Lampranthus spectabilis-trailing ice plant
Lantana camara-common garden lantana
Lantana montevidensis [syn. L. sellowiana]-lantana
Limonium perezii -sea lavender
Linaria bipartita-toadflax
Lolium multiflorum-Italian ryegrass
Lolium perenne -perennial ryegrass
Loniceria japonica-(incl. 'Halliana') Japanese honeysuckle
Lotus corniculatus-birdsfoot trefoil
Lupinus arboreus-yellow bush lupine
Lupinus texanus-Texas blue bonnets
Malephora crocea-ice plant
Malephora luteola -ice plant
Mesembryanthemum nodiflorum-little ice plant
Myoporum laetum-myoporum
Myoporum pacificum-shiny myoproum
Myoporum parvifolium-(incl. 'Prostratum') ground cover myoporum

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG GENERAL CONDITION (cont.) (cont.) (conRECOMMND

Oenothera berlandieri-Mexican evening primrose
Olea europea-European olive tree
Opuntia ficus-indica-Indian fig
Osteospermum spp. (all species)-trailing African daisy,
African daisy,
Oxalis pes-caprae-Bermuda buttercup
Parkinsonia aculeate-Mexican palo verde
Pennisetum clandestinum-Kikuyu grass
Pennisetum setaceum-fountain grass
Phoenix canariensis-Canary Island date palm
Phoenix dactylifera-date palm
Plumbago auriculata-cape plumbago
Polygonum spp. (all species)-knotweed
Populus nigra 'italica-' Lombardy poplar
Prosopis spp. (all species*)-mesquite
Ricinus communis-castorbean
Robinia pseudoacacia-black locust
Rubus procerus-Himalayan blackberry
Sapium sebiferum-Chinese tallow tree
Saponaria officinalis-bouncing bet, soapwort
Schinus molle-Peruvian pepper tree, California pepper
Schinus terebinthifolius-Brazilian pepper tree
Spartium junceum-Spanish broom
Tamarix spp. (all species)-tamarisk, salt cedar
Trifolium fragiferum-strawberry clover
Tropaeolum majus-garden nasturtium
Ulex europaeus-prickly broom
Vinca major-periwinkle
Yucca gloriosa -Spanish dagger
An asterisk (*) indicates some native species of the genera
exist that may be appropriate.

Sources: California Exotic Pest Plant Council, United
States Department of Agriculture-Division
of Plant Health and Pest Prevention Services, California
Native Plant Society,
Fremontia Vol. 26 No. 4, October 1998, The Jepson Manual;
Higher Plants of California,
and County of San Diego-Department of Agriculture.

* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area
shall incorporate barriers, where appropriate in individual
project designs to minimize unauthorized public access,
domestic animal predation, illegal trespass or dumping in
the MSHCP Conservation Area. Such barriers may include
native landscaping, rocks/boulders, fencing, walls, signage

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10. GENERAL CONDITIONS

10.EPD. 1 - UWIG GENERAL CONDITION (cont.) (cont.) (conRECOMMND

and/or other appropriate mechanisms.

* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

FIRE DEPARTMENT

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

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

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

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located at the intersection of Walnut St. & Street "A". Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

PM 35988 is a proposal to divide 4.94 acres into four residential parcels in the Perris area. The site is located on southerly of Walnut Street and westerly of Patterson Avenue.

Our review indicates a well defined watercourse with a drainage area 135 acres impacts the site from southwest. Lateral H-11 of the District's Perris Valley Master Drainage Plan (MDP) is proposed along the southeastern boundary on lot 3 and lot 4 to pick up the flows. This facility is proposed as an underground facility that would collect the flows that concentrate at about the middle of the southern property line to protect the site. In order to allow for the construction of Lateral H-11 of the Perris Valley Master Drainage Plan, a 20 ft. wide easement centered on the storm drain alignment as shown on the Exhibit "FL-1" shall be offered as an irrevocable offer of dedication in perpetuity to the public. This dedication shall be delineated on the environmental constraint sheet

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

to accompany the final map. A note shall be placed on the environmental constraint sheet stating: "No permanent structures shall be constructed within this easement."

Until such time that Lateral H-11 of the Perris MDP is constructed, the well defined watercourse from the southwest could be erosive and therefore the building shall be set back from this watercourse. A "Flood Hazard Area" of 20 foot wide centered on the watercourse as shown on the Exhibit "FL-2" through the property shall be delineated on an environmental constraint sheet to accompany the final map. The area within the delineated "Flood Hazard Area" shall be labeled "flood hazard area" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating: "The flood hazard area and the watercourse shall be kept free of all new buildings and obstructions."

The limits are based on rough calculations. Should the applicant wish to refine these limits the applicant shall hire a licensed civil engineer to prepare a detailed study to be submitted to the District for review with the appropriate fee deposit per County Ordinance 671.

It should be noted that the project site is located within the bounds of the Perris Valley Area Drainage Plan (ADP) for which drainage fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to permits for this project. Although the current fee for this ADP is \$8,875 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks.

PLANNING DEPARTMENT

10.PLANNING. 3

MAP- LC LANDSCAPE REQUIREMENT

RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

1)Submit landscape and irrigation plans to the County

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10. GENERAL CONDITIONS

10.PLANNING. 3

MAP- LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

Planning Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

2)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859;

4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

5)Ensure that all common area landscaping is healthy, free of weeds, disease and pests and all plant materials are maintained in a viable growth condition.

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.PLANNING. 4

MAP - LC LANDSCAPE SPECIES

RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site

<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html> . Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.PLANNING. 5

MAP - LOW PALEO

RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this

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10. GENERAL CONDITIONS

10.PLANNING. 5

MAP - LOW PALEO (cont.)

RECOMMND

project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

- 1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
- 2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
- 3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.
- 4.The paleontologist shall determine the significance of the encountered fossil remains.
- 5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
- 6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
- 7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum

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10. GENERAL CONDITIONS

10.PLANNING. 5 MAP - LOW PALEO (cont.) (cont.)

RECOMMND

repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum* repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10.PLANNING. 6 GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 7 GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to

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10. GENERAL CONDITIONS

10.PLANNING. 7 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

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

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

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

10.PLANNING. 8 MAP -PRESERVE P33-17924 RECOMMND

Resource site number P-33-17924 shall be avoided and preserved in place.

10.PLANNING. 9 MAP - MAP ACT COMPLIANCE RECOMMND

his 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. 10 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

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10. GENERAL CONDITIONS

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

RECOMMND

appropriate fee, as listed in ounty Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 16 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. 17 MAP - NO OFFSITE SIGNAGE

RECOMMND

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

10.PLANNING. 18 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. 19 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.

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10. GENERAL CONDITIONS

10.PLANNING. 19 MAP - ORD 810 OPN SPACE FEE (cont.)

RECOMMND

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. 20 MAP - ORD NO. 659 (DIF)

RECOMMND

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

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

10.PLANNING. 22 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.

TRANS DEPARTMENT

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

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with

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10. GENERAL CONDITIONS

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

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.

10.TRANS. 2 MAP - TS/EXEMPT RECOMMND

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

10.TRANS. 3 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. 4 MAP - DRAINAGE 2 RECOMMND

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

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1

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. 2

MAP-#59-ECS-HYDR REQUIR

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, at the intersection of Walnut St. & Street "A". or that financial arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

50.FLOOD RI. 1

MAP 20FT EASEMENT ON ECS

RECOMMND

In order to allow for the construction of Lateral H-11 of the Perris Valley Master Drainage Plan, a 20 ft. wide easement centered on the storm drain alignment as shown on the Exhibit "FL-1" shall be offered as an irrevocable offer of dedication in perpetuity to the public. This dedication

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 1 MAP 20FT EASEMENT ON ECS (cont.) RECOMMND

shall be delineated on the environmental constraint sheet to accompany the final map. A note shall be placed on the environmental constraint sheet stating: "No permanent structures shall be constructed within this easement."

50.FLOOD RI. 2 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. 6 MAP SHOW FLOODPLAIN ECS RECOMMND

Until such time that Lateral H-11 of the Perris MDP is constructed, the well defined watercourse from the southwest could be erosive and therefore the building shall be set back from this watercourse. A "Flood Hazard Area" of 20 foot wide centered on the watercourse as shown on the Exhibit "FL-2" through the property shall be delineated on an environmental constraint sheet to accompany the final map. The area within the delineated "Flood Hazard Area" shall be labeled "flood hazard area" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating: "The flood hazard area and the watercourse shall be kept free of all new buildings and obstructions until Lateral H-11 of Perris Valley MDP is constructed. Any fencing shall be of a "rail" type. Chainlink fencing shall not be allowed".

50.FLOOD RI. 8 MAP PERRIS VALLEY ADP FEES RECOMMND

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

NOTICE OF DRAINAGE FEES

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

Notice is further given that, pursuant to Section 10.25 of

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8

MAP PERRIS VALLEY ADP FEES (cont.)

RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 1

MAP*- ECS NOTE ARCHAEOLOGICAL

RECOMMND

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

"County Archaeological Report no. PD-A-4652 was prepared for this property on 6-10-2009 by ARCHAEOLOGICAL ASSOCIATES, INC. and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report. Resource site number P33-17924 shall be avoided and preserved in place."

50.PLANNING. 2

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. 3

MAP - SURVEYOR CHECK LIST

RECOMMND

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

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 3 MAP - SURVEYOR CHECK LIST (cont.) RECOMMND

of one (1) gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the High Agriculture (A-1-1) 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 cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

50.PLANNING. 14 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 18 MAP - WMD AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Managment Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated January 12, 2009.

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

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

50.PLANNING. 21 MAP - FEE BALANCE RECOMMND

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

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

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

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 24 MAP - ECS NOTE MT PALOMAR LIGH (cont.) RECOMMND

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

TRANS DEPARTMENT

50.TRANS. 1 MAP - SUFFICIENT R-O-W RECOMMND

Sufficient right-of-way along street "A" shall be dedicated for public use to provide for a 56 foot full-width right-of-way per County "Standard No. 105, Section "B" and Standard No. 800 "A", Ordinance 461.

50.TRANS. 2 MAP - AGGREGATE/32'GRADED RECOMMND

Walnut Street shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 40 foot half-width dedicated right-of-way as approved by the Transportation Department.

Street "A" shall be improved with 24 feet of acceptable Aggregate Base (0.33' thick) on a 32 foot graded section within a 56 foot full-width dedicated right-of-way as approved by the Transportation Department.

50.TRANS. 3 MAP - EASEMENT/SUR RECOMMND

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

50.TRANS. 4 MAP - ACCESS RESTRICTION RECOMMND

Lot access shall be restricted on Money Lane and so noted on the final map.

50.TRANS. 5 MAP - STREET NAME SIGN RECOMMND

The land divider shall install one street name sign at the intersection of Walnut Street and street "A" in accordance with County Standard No. 816 as directed by the Transportation Department.

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50. PRIOR TO MAP RECORDATION

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

RECOMMND

All enterline 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. 7 MAP - ACCESS RD/AGG.CONST1

RECOMMND

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

Said off-site access road shall be the westerly extension of Walnut Street to a paved and County maintained Walnut Street.

50.TRANS. 8 MAP- CORNER CUT-BACK I

RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 9 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.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: http://www.rctlma.org/trans/land_dev_plan_check_guidelines.html.

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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.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2

MAP PERRIS VALLEY ADP FEES

RECOMMND

PM 35988 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted.

Drainage fees shall be paid with cashier's check or money order only to the District at the time of the issuance of grading permits for the approved parcels or at the time of issuance of building permits if no grading permits are issued for the parcels and may be paid, at the option of

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60. PRIOR TO GRADING PRMT ISSUANCE

60.FLOOD RI. 2

MAP PERRIS VALLEY ADP FEES (cont.)

RECOMMND

the land owner, in pro rata amounts. The amount of the drainage fee required to be paid shall be the amount that is in effect for the particular Area Drainage Plan at the time of issuance of the grading permits or issuance of the building permits if grading permits are not issued.

PLANNING DEPARTMENT

60.PLANNING. 1

GEN*- CULTURAL RESOURCES PROFE

RECOMMND

As a result of information contained in archaeological report PD-A-4652, prepared by Archaeological Associates, Inc, dated June 10, 2009, wherein CA-RIV-9463 was identified, it has been determined that archaeological monitoring shall be required to mitigate for any additional subsurface prehistoric archaeological resources during any grading, trenching, or other similar earth disturbances.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors.

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

NOTE:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

GEN*- CULTURAL RESOURCES PROFE (cont.)

RECOMMND

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

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

60.PLANNING. 3

GEN- TRIBAL MONITORING

RECOMMND

As a result of the identification of CA-RIV-9463 and scoping information received from the Pechanga Band of Luiseno Indians, dated December 30, 2009, it has been determined that tribal monitoring to address the Tribe's interests is required during any grading, trenching or similar earth disturbances.

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

The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist.

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

NOTE:

1) The Archaeological Monitor is responsible for

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3

GEN- TRIBAL MONITORING (cont.)

RECOMMND

implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The Tribal Monitor is responsible for conducting consultation on behalf of the Tribe when prehistoric Native American cultural resources are uncovered during earth-moving activities.

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

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

4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met. The developer/permit holder has the burden of demonstrating a good faith effort to seek the agreement with the Tribe.

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

60.PLANNING. 5

MAP - BUILDING PAD GRADING

RECOMMND

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

60.PLANNING. 13

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 19

MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated for single family residential development where all parcels are greater than one half acre, as \$250 per residential unit. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 20

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. 21

MAP - GRADING PLAN REVIEW

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1

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

RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 1 MAP-G3.1NO B/PMT W/O G/PMT (cont.)

RECOMMND

Safety Department.

EPD DEPARTMENT

80.EPD. 1 MAP - UWIG PLAN CHECK

RECOMMND

Building Plan will be checked for compliance with section 6.1.4 of the MSHCP. Emphasis should be place on lighting and drainages.

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

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80. PRIOR TO BLDG PRMT ISSUANCE

80.EPD. 1

MAP - UWIG PLAN CHECK (cont.)

RECOMMND

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

FIRE DEPARTMENT

80.FIRE. 1

MAP-#50B-HYDRANT SYSTEM

RECOMMND

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2

MAP PERRIS VALLEY ADP FEES

RECOMMND

PM 35988 is located within the limits of the Perris Valley Area Drainage Plan for which drainage fees have been adopted.

PARCEL MAP Parcel Map #: PM35988

Parcel: 317-220-008

80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2

MAP PERRIS VALLEY ADP FEES (cont.)

RECOMMND

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

PLANNING DEPARTMENT

80.PLANNING. 7

MAP - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 9

MAP - FEE BALANCE

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

EPD DEPARTMENT

90.EPD. 1

MAP - UWIG SITE INSPECTION

RECOMMND

The project site will be inspected by the Environmental Programs Department to ensure compliance with Urban Wildland Interface Guidelines. The following elements must be inspected and approved however other issues may also be addressed.

* Drainage

Proposed Developments in proximity to the MSHCP Conservation Area shall incorporate measures, including measures required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compared with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated

PARCEL MAP Parcel Map #: PM35988

Parcel: 317-220-008

90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 1

MAP - UWIG SITE INSPECTION (cont.)

RECOMMND

surface runoff from developed and paved areas into the MSHCP Conservation Area. Stormwater systems shall be designed to prevent the release of toxins, chemicals, petroleum products, exotic plant materials or other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area. This can be accomplished using a variety of methods including natural detention basins, grass swales or mechanical trapping devices. Regular maintenance shall occur to ensure effective operations of runoff control systems.

* Toxics

Land uses proposed in proximity to the MSHCP Conservation Area that use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality shall incorporate measures to ensure that application of such chemicals does not result in discharge to the MSHCP Conservation Area. Measures such as those employed to address drainage issues shall be implemented.

* Lighting

Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the MSHCP Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

* Noise

Proposed noise generating land uses affecting the MSHCP Conservation Area shall incorporate setbacks, berms or walls to minimize the effects of noise on MSHCP Conservation Area resources pursuant to applicable rules, regulations and guidelines related to land use noise standards. For planning purposes, wildlife within the MSHCP Conservation Area should not be subject to noise that would exceed residential noise standards.

* Invasives

When approving landscape plans for Development that is proposed adjacent to the MSHCP Conservation Area, Permittees shall consider the invasive, non-native plant species listed in Table 6-2 and shall require revisions to landscape plans (subject to the limitations of their jurisdiction) to avoid the use of invasive species for the portions of Development that are adjacent to the MSHCP Conservation Area. Considerations in reviewing the applicability of this list shall include proximity of planting areas to the MSHCP Conservation Areas, species

04/21/11
13:20

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 34

PARCEL MAP Parcel Map #: PM35988

Parcel: 317-220-008

90. PRIOR TO BLDG FINAL INSPECTION

90.EPD. 1 MAP - UWIG SITE INSPECTION (cont.) (cont.) RECOMMND

considered in the planting plans, resources being protected within the MSHCP Conservation Area and their relative sensitivity to invasion, and barriers to plant and seed dispersal, such as walls, topography and other features.

* Barriers

Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Such barriers may include native landscaping, rocks/boulders, fencing, walls, signage and/or other appropriate mechanisms.

* Grading/Land Development

Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area.

PLANNING DEPARTMENT

90.PLANNING. 1 GEN - CULTURAL RESOURCES RPT RECOMMND

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

90.PLANNING. 7 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated for single family residential

04/21/11
13:20

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 35

PARCEL MAP Parcel Map #: PM35988

Parcel: 317-220-008

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7

MAP - SKR FEE CONDITION (cont.)

RECOMMND

development where all parcels are greater than one half acre, as \$250 per residential unit. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1

MAP - WRCOG TUMF

RECOMMND

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



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

January 12, 2009

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

RE: Tentative Parcel Map (TPM) No. 35988
Proposal: Subdivision of 4.94 acres into four (4) parcels
APN: 317-220-008

Dear Mrs. Berumen:

The Riverside County Waste Management Department has reviewed the proposed project south of Walnut Street and west of Patterson Avenue in the Mead Valley Area Plan. This project has the potential to impact long-term landfill capacity by generating solid waste that requires disposal. In order to mitigate the project's potential solid waste impact, and to help the County's efforts to comply with State law in diverting solid waste from landfill disposal, the project's applicant should implement the following measures, as feasible:

- Recycle the project's construction and demolition (C&D) waste through a C&D recycling facility.
- Use mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.
- Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
- Since hazardous materials are not accepted at Riverside County landfills, the project proponent shall take any hazardous wastes, including paint used during construction, to facilities that are permitted to receive them, in accordance with local, state, and federal regulations. For further information, please contact the Household Hazardous Waste Collection Program at 1-800-304-2226.

Thank you for the opportunity to review this proposal. If you have any questions, please call me at (951) 486-3351.

Sincerely,

Ryan Ross
Planner IV

RR:JV/jv

PD 72361v9



January 30, 2009

Board of Directors

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and Treasurer**

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Metropolitan Water
District of So. Calif.**

Randy A. Record

Legal Counsel

Redwine and Sherrill

County of Riverside
Planning Department
PO Box 1409
Riverside, Ca. 92502-1409

Attn. Nicole Berumen

The County of Riverside has requested EMWD to review and comment on TPM 35988 (case HANS00572)

EMWD requires beginning dialogue with the applicant at or before the tentative phase of a project, in order to assess the infrastructure needs. Accordingly, we offer to meet with developers/engineers for one initial due-diligence meeting, without requiring a deposit. This meeting is to review your project and determine potential service from EMWD. The objective is to provide a forum to resolve any questions about our development process and help to determine if there are any potential issues that may exist in the area concerning EMWD facilities (water, sewer or recycled water). No improvement plans will be accepted until this pre-project phase is completed and an EMWD Plan of Service has been approved.

In an ongoing effort to develop a dependable and reliable water supply for its customers, EMWD's goal is to maximize the use of recycled water, for landscape demands. All projects that include landscaped areas are carefully considered for recycled water use. This process needs to begin early to avoid unnecessary delays.

In order to set up a Due Diligence meeting we need:

- 1- A completed Due Diligence questionnaire.
- 2- Your proposed agenda for the due-diligence meeting
- 3- Location Map
- 4- Proposed development plan layout if available (hard copy and JPEG format)

I encourage developers/engineers to become familiar with EMWD New Development processes, while designing your project. They have been developed over many years and serve a great importance as they can prevent complications and save time. More information can be found at http://www.emwd.org/new_biz/new-biz-dev.html

If at any point in time there are questions or concerns, please do not hesitate to contact me. If I can not help, I will get you to someone who can.

Sincerely,

Linda H. Petersen

Development Coordinator ex. 4310

Petersel@emwd.org

cc: Griselda Caldera & Juan F. Caldera

Mailing Address: Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177
Location: 2270 Trumble Road Perris, CA 92570 Internet: www.emwd.org

RR

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

111
D-4
Clear/ld

DATE: December 22, 2008

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Dept. of Bldg. & Safety - Grading
Regional Parks & Open Space District.

Riv. Co. Environmental Programs Dept.
P.D. Geology Section-D. Jones
P.D. Trails Section-J. Jolliffe
P.D. Archaeology Section-L. Mouriquand
Riv. Co. Waste Management Dept.
Val Verde Unified School Dist.

Eastern Municipal Water Dist.
Southern California Edison
Southern California Gas Co.
Cit of Perris
Eastern Information Center (UCR)

TENTATIVE PARCEL MAP NO. 35988 – EA42000 – Applicant: Juan & Griselda Caloera – Engineer/ Representative: Richman Engineering Consultants – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Southerly of Walnut Street and westerly of Patterson Avenue – 4.94 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – REQUEST: The Tentative Parcel Map is a Schedule "H" subdivision of 4.94 acres into four (4) residential parcels with a minimum size of one (1) acre. – APN: 317-220-008 – Related Case: HANS00572

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 15, 2009**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Nicole Berumen, Project Planner**, at (951) 955-0545 or email at nberumen@rctlma.org / MAILSTOP# 1070.

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY
Planning Department
Ron Goldman · Planning Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- | | | |
|--|---|---|
| ☐ TRACT MAP | ☐ MINOR CHANGE | ☐ VESTING MAP |
| ☐ REVISED MAP | ☐ REVERSION TO ACREAGE | ☐ EXPIRED RECORDABLE MAP |
| ☒ PARCEL MAP | ☐ AMENDMENT TO FINAL MAP | |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: 35 988

DATE SUBMITTED: 7/14/08

APPLICATION INFORMATION

Applicant's Name: JUAN F & GRISELDA CALDERA E-Mail: _____

Mailing Address: 23265 WALNUT ST.
PERRIS CA 92570
City State ZIP

Daytime Phone No: (951) 657-1856 Fax No: () _____

Engineer/Representative's Name: RICHMAN ENGINEERING CONSULTANT
SCOTT RICHMAN E-Mail: scottrichman@aol.com

Mailing Address: 678 S INDIAN HILL BLVD. SUITE 340
CLAREMONT CA 91711
City State ZIP

Daytime Phone No: (626) 399-7439 Fax No: () _____

Property Owner's Name: JUAN & GRISELDA CALDERA E-Mail: _____

Mailing Address: 23265 WALNUT ST.
PERRIS CA 92570
City State ZIP

Daytime Phone No: (951) 657-1856 Fax No: () _____

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

Griselda Caldera

PRINTED NAME OF APPLICANT

[Signature]

SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

Juan F. Caldera

PRINTED NAME OF PROPERTY OWNER(S)

Juan F. Caldera

SIGNATURE OF PROPERTY OWNER(S)

Griselda Caldera

PRINTED NAME OF PROPERTY OWNER(S)

[Signature]

SIGNATURE OF PROPERTY OWNER(S)

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

☐ See attached sheet(s) for other property owners signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): APN # 317-220-008

Section: 13 Township: T4S Range: R4W

Approximate Gross Acreage: 4.94 AC

General location (cross streets, etc.): North of WALNUT, South of PLACENTIA STREET, East of PATTERSON AVENUE, West of VISTA DEL LAGO.

Thomas Brothers map, edition year, page number, and coordinates: 2004, 777, D-4

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

PARCEL MAP WITH 4 ONE OR GREATER ACRE FOR
EACH PARCEL

Related cases filed in conjunction with this request:

N/A

Is there a previous development application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☒

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes ☒ No ☐

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

Is sewer service available at the site? Yes ☒ No ☐

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

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

Estimated amount of fill = cubic yards 0

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

Import NA Export NA Neither NA

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

NA

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

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

NA

How many anticipated truckloads? NA truck loads.

What is the square footage of usable pad area? (area excluding all slopes) STRUCTURE/ACRE EXCLUDING SETBACKS sq. ft.

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

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

Dedicate land ☐ Pay Quimby fees ☐ Combination of both ☐

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

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

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

If yes, in which one of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer:

☐ Santa Ana River

☐ Santa Margarita River

☒ San Jacinto River

☐ Colorado River

HAZARDOUS WASTE SITE DISCLOSURE STATEMENT

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

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

☒ The project is not located on or near an identified hazardous waste site.

☐ The project is located on or near an identified hazardous waste site. Please list the location of the hazardous waste site(s) on an attached sheet.

Owner/Representative (1) Carol Butt Rich P.E. Date 03/31/08

Owner/Representative (2) _____ Date _____

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Checklist for Identifying Projects Requiring a Project-Specific Water Quality Management Plan (WQMP) within the Santa Ana River Region

Project File No.	
Project Name:	CALOERA PARCEL MAP
Project Location:	23265 WALNUT ST. PERDUE CA 92570
Project Description	RESIDENTIAL, TRAILERS, NEW HOUSE, METAL SHED, 4.97 ACRES

Proposed Project Consists of or Includes:	Yes	No
Significant Redevelopment: The addition or creation of 5,000 square feet or more of impervious surface on an existing developed site. This includes, but is not limited to, construction of additional buildings and/or structures, extension of the existing footprint of a building, construction of impervious or compacted soil parking lots. Does not include routine maintenance activities that are conducted to maintain original line and grade, hydraulic capacity, the original purpose of the constructed facility or emergency actions required to protect public health and safety.	☐	☒
Residential development of 10 dwelling units or more, including single family and multi-family dwelling units, condominiums, or apartments.	☐	☒
Industrial and commercial development where the land area ¹ represented by the proposed map or permit is 100,000 square feet or more, including, but not limited to, non-residential developments such as hospitals, educational institutions, recreational facilities, mini-malls, hotels, office buildings, warehouses, light industrial, and heavy industrial facilities.	☐	☒
Automotive repair shops (Standard Industrial Classification (SIC) codes 5013, 7532, 7533, 7534, 7537, 7538, and 7539).	☐	☒
Restaurants (Standard Industrial Classification (SIC) code 5812) where the project site is 5,000 square feet or more.	☐	☒
Hillside development that creates 10,000 square feet or more, of impervious surface(s) including developments in areas with known erosive soil conditions or where natural slope is 25 percent or more.	☐	☒
Developments creating 2,500 square feet or more of impervious surface that is adjacent to (within 200 feet) or discharging directly into areas designated in the Basin Plan ² as waters supporting habitats necessary for the survival and successful maintenance of plant or animal species designated under state or federal law are rare, threatened, or endangered species (denoted in the Basin Plan as the "RARE" beneficial use) or waterbodies listed on the CWA Section 303(d) list of Impaired Waterbodies ³ . "Discharging directly to" means Urban Runoff from subject Development or Redevelopment site flows directly into aforementioned waterbodies. Urban Runoff is considered a direct discharge unless it first flows through a) a municipal separate storm sewer system (MS4) that has been formally accepted by and is under control and operation of a municipal entity; b) a separate conveyance system where there is co-mingling of flows with off-site sources; or c) a tributary or segment of a water body that is not designated with "RARE" beneficial uses nor listed on the 303(d) list before reaching the water body or segment designated as RARE or 303(d) listed.	☐	☒
Parking lots of 5,000 square feet or more of impervious surface exposed to Urban Runoff, where "parking lot" is defined as a site or facility for the temporary storage of motor vehicles.	☐	☒

¹Land area is based on acreage disturbed.

²The Basin Plan for the Santa Ana River Basin, which has beneficial uses for Receiving Waters listed in Chapter 3, can be viewed or downloaded from www.swrcb.ca.gov/nwqcb8/pdf/R8BPlan.pdf.

³The most recent CWA Section 303(d) list can be found at www.swrcb.ca.gov/tmdl/303d_lists.html.

DETERMINATION: Circle appropriate determination.

If any question answered "YES" Project requires a project-specific WQMP.

If All questions answered "NO" Project requires incorporation of Site Design Best Management Practices (BMPs) and Source Control BMPs imposed through Conditions of Approval or permit conditions.

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

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

TENTATIVE PARCEL MAP NO. 35988 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Juan & Griselda Caldera – Engineer/ Representative: Richman Engineering Consultants – First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Southerly of Walnut Street and westerly of Patterson Avenue – 4.94 Gross Acres – Zoning: Light Agriculture – 1 Acre Minimum (A-1-1) – **REQUEST:** The Tentative Parcel Map is a Schedule "H" subdivision of 4.94 acres into four (4) residential parcels ranging in size from 1.0 to 1.3 acres. (Quasi-judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: June 6, 2011
PLACE OF HEARING: RIVERSIDE COUNTY PLANNING DEPARTMENT
4080 LEMON STREET
1st FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CALIFORNIA 92501

For further information regarding this project, please contact Wendell Bugtai at 951-955-2419 or e-mail wbugtai@rcplma.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 Thursday, 8:30 a.m. to 5:00 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: Wendell Bugtai
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/8/2011,

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

APN (s) or case numbers Pm 35988 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

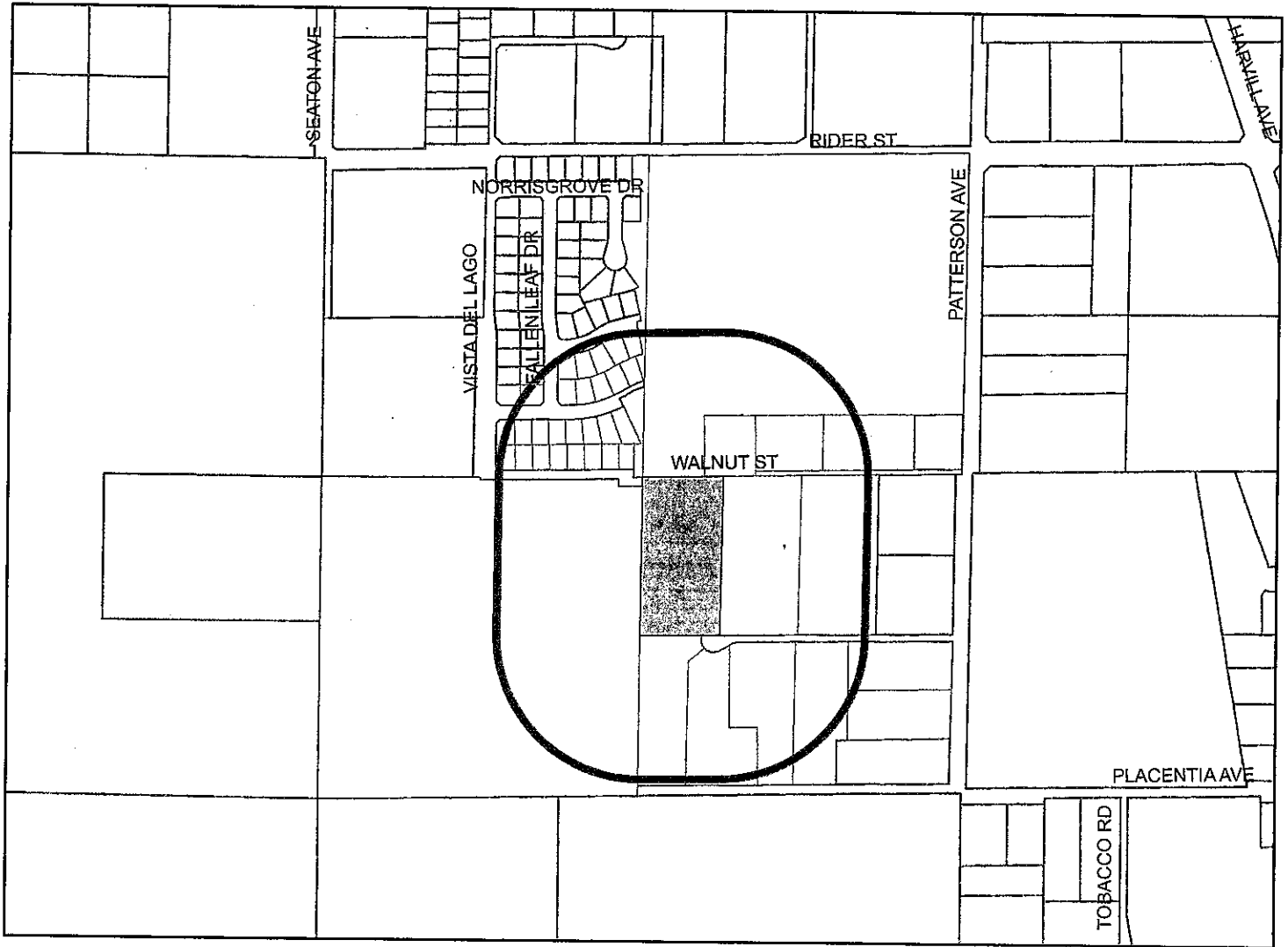
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

✓ 2/9/11 *CDM*
Expires: 8/8/11

600 feet buffer



Selected Parcels

317-323-003	317-324-008	317-324-013	317-210-011	317-323-009	317-210-018	317-210-022	317-210-023	317-325-001	317-323-001
317-324-011	317-323-005	317-324-009	317-324-006	317-220-025	317-323-007	317-324-005	317-323-004	317-324-016	317-324-007
317-220-009	317-323-008	317-220-010	317-324-014	317-220-023	317-220-022	317-220-021	317-220-020	317-220-008	317-220-016
317-323-010	317-324-002	317-324-010	317-324-003	317-325-002	317-220-017	317-323-006	317-210-024	317-210-006	317-323-002
317-324-001	317-325-022	317-324-012	317-324-004	317-210-010	317-324-015				



810 405 0 810 Feet

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

APN: 317323003, ASMT: 317323003
ALAN OLACHEA, ETAL
23215 WILDWOOD LN
PERRIS CA. 92570

APN: 317323001, ASMT: 317323001
DONALD A DRISCOLL, ETAL
23247 WILDWOOD LN
PERRIS CA. 92570

APN: 317324008, ASMT: 317324008
ALVIN L DUNHAM, ETAL
23139 SUNNY CANYON ST
PERRIS CA. 92570

APN: 317324011, ASMT: 317324011
EDD C OLHA, ETAL
23168 WALNUT ST
PERRIS CA. 92570

APN: 317324013, ASMT: 317324013
BENJAMIN D TRUJILLO, ETAL
23196 WALNUT ST
PERRIS CA. 92570

APN: 317323005, ASMT: 317323005
EDWARD R BEEBE, ETAL
23195 WILDWOOD LN
PERRIS CA. 92570

APN: 317210011, ASMT: 317210011
BRADLEY P SCHWAB
29125 BAXTER RD
MURRIETA CA 92563

APN: 317324009, ASMT: 317324009
ELENA CARRIERE
23140 WALNUT ST
PERRIS CA. 92570

APN: 317323009, ASMT: 317323009
BRIAN R BISHOP
23236 SUNNY CANYON ST
PERRIS CA. 92570

APN: 317324006, ASMT: 317324006
FEDERAL NATL MORTGAGE ASSN
C/O RECONTRUST CO
1800 TAPO CANYON SV2202
SIMI VALLEY CA 93063

APN: 317210023, ASMT: 317210023
CADO PERRIS
C/O ALEX ZIKAKIS
1545 FARADAY AVE
CARLSBAD CA 92008

APN: 317220025, ASMT: 317220025
FR CAL 3 DAY STREET
C/O FIRST INDUSTRIAL REALTY TRUST
898 N SEPULVEDA BLV NO 750
EL SEGUNDO CA 90245

APN: 317325001, ASMT: 317325001
DAVID RODRIGUEZ, ETAL
20201 FALLEN LEAF DR
PERRIS CA. 92570

APN: 317323007, ASMT: 317323007
GAYLEN E STARR, ETAL
23208 SUNNY CANYON ST
PERRIS CA. 92570



APN: 317324005, ASMT: 317324005
GEORGE E PEOPLES
23181 SUNNY CANYON ST
PERRIS CA. 92570

APN: 317324014, ASMT: 317324014
JAMES L SPATES, ETAL
23210 WALNUT AVE
PERRIS CA 92270

APN: 317323004, ASMT: 317323004
GERARDO VALENZUELA
23205 WILDWOOD LN
PERRIS CA. 92570

APN: 317220020, ASMT: 317220020
JERRY LEE CONANT
P O BOX 7908
RIVERSIDE CA 92513

APN: 317324016, ASMT: 317324016
GREGORY R GERBING, ETAL
23238 WALNUT ST
PERRIS CA. 92570

APN: 317220008, ASMT: 317220008
JUAN F CALDERA, ETAL
23265 WALNUT ST
PERRIS CA. 92570

APN: 317324007, ASMT: 317324007
HENRY JAMES JOHNSON, ETAL
23153 SUNNY CANYON ST
PERRIS CA. 92570

APN: 317220016, ASMT: 317220016
JUAN HERRERA, ETAL
20401 PATTERSON AVE
PERRIS CA. 92571

APN: 317220009, ASMT: 317220009
HERNAN JACOBO, ETAL
23333 WALNUT AVE
PERRIS CA. 92570

APN: 317323010, ASMT: 317323010
LUIS G GALVEZ
29605 VIA SONROSEO
SUN CITY CA 92586

APN: 317323008, ASMT: 317323008
IGNACIO RAMOS
23224 SUNNY CANYON ST
PERRIS CA. 92570

APN: 317324002, ASMT: 317324002
MANUEL M CAPOTE, ETAL
23223 SUNNY CANYON ST
PERRIS CA. 92570

APN: 317220010, ASMT: 317220010
JAMES C SADLER, ETAL
17310 MOCKINGBIRD CYN RD
RIVERSIDE CA 92504

APN: 317324010, ASMT: 317324010
MARTHA ARCHIBEQUE
23154 WALNUT ST
PERRIS CA. 92570

APN: 317324003, ASMT: 317324003
MAURILIO RAMIREZ LOPEZ, ETAL
23209 SUNNY CANYON ST
PERRIS CA. 92570

APN: 317325022, ASMT: 317325022
ROBERT P BLISCHKE, ETAL
20192 VISTA DEL LAGO
PERRIS CA. 92570

APN: 317325002, ASMT: 317325002
MISSION PROP PARTNERS
1661 RAILROAD ST
CORONA CA 92880

APN: 317324012, ASMT: 317324012
RODOLFO CASTANEDA, ETAL
23182 WALNUT ST
PERRIS CA. 92570

APN: 317220017, ASMT: 317220017
PABLO RAZO, ETAL
20441 PATTERSON AVE
PERRIS CA. 92570

APN: 317324004, ASMT: 317324004
TRAC PHAM, ETAL
4823 SCHAEFER AVE
CHINO CA 91710

APN: 317323006, ASMT: 317323006
PRIMITIVO RODRIGUEZ RICO
23198 SUNNY CANYON ST
PERRIS CA. 92570

APN: 317210010, ASMT: 317210010
WILLIAM EDWARD MCCUMISKEY, ETAL
20111 PATTERSON AVE
PERRIS CA 92570

APN: 317210006, ASMT: 317210006
RAYMOND G ESPINOZA
P O BOX 127
E IRVINE CA 92150

APN: 317324015, ASMT: 317324015
Y PAUL AOYAGI, ETAL
4000 PIERCE ST SP 294
RIVERSIDE CA 92505

APN: 317323002, ASMT: 317323002
RAYMOND RALPH MENDEZ
23231 WILDWOOD LN
PERRIS CA. 92570

APN: 317324001, ASMT: 317324001
ROBERT J GOLIGHTLY
23237 SUNNY CANYON ST
PERRIS CA. 92570

City of Perris
101 N. D St.
Perris, CA 92570-1917

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

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

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

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

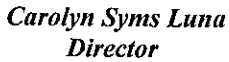
Val Verde Unified School District
975 W. Morgan St.
Perris, CA 92571-3103

Applicant/Owner:
Juan & Griselda Caldera
23265 Walnut St.
Perris, CA 92570

Eng-Rep:
Richman Engineering Consultants
Attn: Scott Richman
678 S Indian Hill Blvd. #340
Claremont, CA 91711



FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

☐ 38686 El Cerrito Road
Palm Desert, California 92211

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

F* REPRINTED * R0807430

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: CALDERA JUAN & GRISELDA
paid by: CK 1008

\$64.00

CALIFORNIA FISH & GAME FOR PM35988
paid towards: CFG05349 CALIF FISH & GAME: DOC FEE
at parcel: 23265 WALNUT ST PERR
appl type: CFG3

By MBRASWEL Jul 17, 2008 11:54
posting date Jul 17, 2008

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

F* REPRINTED * R1100502

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: CALDERA JUAN & GRISELDA \$2,044.00
paid by: CK 240
CALIFORNIA FISH & GAME FOR PM35988
paid towards: CFG05349 CALIF FISH & GAME: DOC FEE
at parcel: 23265 WALNUT ST PERR
appl type: CFG3

By _____ Jan 20, 2011 10:38
MGARDNER posting date Jan 20, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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