



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

1:30 P.M.

JANUARY 26, 2015

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center  
4080 Lemon Street  
1<sup>st</sup> Floor, Conference Room 2A  
Riverside, CA 92501

**NOTE:** Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.org). Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

### 1.0 CONSENT CALENDAR

#### 1.1 **NONE**

### 2.0 PUBLIC HEARING – CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter:

- 2.1 **TENTATIVE PARCEL MAP NO. 36660** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Brian Smith Development Inc. – Fifth Supervisorial District – Location: Northeast corner of Mapes Road and Briggs Road – Zoning: Residential Agricultural-1 Acre Minimum - **REQUEST:** The Tentative Parcel Map is a Schedule H subdivision to create three residential parcels on 3.6 gross acres. The sizes of the three proposed parcels are 1.03 acres, 1.39 acres and 1.17 acres. The existing mobile home residence will remain and will be located in parcel three. Continued from January 5, 2015. Project Planner: Paul Rull at (951) 955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.org). (Quasi-judicial)

### 3.0 PUBLIC HEARING – NEW ITEMS: 1:30 p.m. or as soon as possible thereafter:

#### 3.1 **NONE**

### 4.0 PUBLIC COMMENTS:

Final: 01-15-15

Riverside Office · 4080 Lemon Street, 12th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

201

Agenda Item No.:  
Area Plan: Lakeview/Nuevo  
Zoning Area: Homeland  
Supervisory District: Fifth/Fifth  
Project Planner: Paul Rull  
Directors Hearing: January 26, 2015  
Continued From: January 5, 2015

TENTATIVE PARCEL MAP NO. 36660  
Environmental Assessment No. 42641  
Applicant: Brian Smith Dev. Inc.  
Engineer/Representative: Jason Keller

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

The Tentative Parcel Map is a Schedule "H" subdivision to create three residential parcels on 3.6 gross acres. The sizes of the three proposed parcels are 1.03 acres, 1.39 acres and 1.17 acres. The existing mobile home residence will remain and will be located in parcel three.

The project site is located at the northeast corner of Mapes Road and Briggs Road.

### FURTHER PLANNING CONSIDERATIONS:

January 5, 2015

The project was continued from the January 5, 2015, to the January 26, 2015, Director's Hearing meeting. It was continued to allow time for staff to research County and State law regarding the project's existing onsite mobile home.

### SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre), Community Development: Public Facilities (CD: PF), and the City of Menifee.
3. Existing Zoning (Ex. #2): Residential Agricultural- 1 Acre Minimum (R-A-1)
4. Surrounding Zoning (Ex. #2): Residential Agricultural- 1 Acre Minimum (R-A-1), Specific Plan (SP No. 344 (Trailmark), Mobile Home Subdivisions and Mobile Home Parks, and the City of Menifee.
5. Existing Land Use (Ex. #1): Single family residence and residential accessory structures.
6. Surrounding Land Use (Ex. #1): Vacant land, single family residences, scattered single family residences, and the City of Menifee.
7. Project Data:  
Total Acreage: 3.6  
Total Proposed Parcels: 3  
Proposed Min. Parcel Size: 1.03 Acres  
Schedule: "H"
8. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42641**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36660**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) on the Lakeview/Nuevo Area Plan.
2. The Tentative Parcel Map proposes three residential parcels on 3.6 gross acres. The sizes of the three proposed parcels are 1.03 acres, 1.39 acres and 1.17 acres, which is greater than the one (1) acre minimum required by the Rural Community: Very Low Density Residential designation.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre), Community Development: Public Facilities (CD: PF), and the City of Menifee. The proposed parcel map subdivision with 1 acre minimum lots is consistent and compatible with its surrounding land use designations.
4. The current zoning for the subject site is Residential Agricultural– 1 Acre Minimum (R-A-1).
5. The proposed subdivision of 3.6 acres into three (3) residential parcels (1.03, 1.39 and 1.17 acres respectively), is consistent with the required lot area dimensions and development standards set forth in the R-A-1 zone.
6. The project site is surrounded by properties which are zoned Residential Agricultural– 1 Acre Minimum (R-A-1), Specific Plan (SP No. 344 (Trailmark), Mobile Home Subdivisions and Mobile Home Parks, and the City of Menifee. The proposed parcel map subdivision with 1 acre minimum lots is consistent and compatible with its surrounding zones.
7. Vacant land, single family residences and scattered single family residences are located within the project vicinity. The proposed parcel map subdivision with 1 acre minimum lots is consistent and compatible with these existing uses.
8. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
9. This project is within the City Sphere of Influence of Menifee. In accordance with the County's Memorandum of Understanding (MOU) with the Cities of Riverside, Corona, Menifee, and Moreno Valley dated March 12, 2002, a copy of the proposal was transmitted to the City of Menifee on November 6, 2013 with a request for comments. The City recommended that future driveways not be placed on Mapes Road. Staff incorporated the City's recommendations and

designed the project so that parcels 1 and 2 driveways front on Briggs Road. Therefore, the County has complied with the requirements for the MOU.

10. This land division is located within a CAL FIRE state responsibility area and a high fire area.
11. This land division has been conditioned by Riverside County Fire Department so that each lot, and the Parcel Map subdivision as a whole, is in compliance with sections 4290 and 4291 of the Public Resources Code by requiring buildings to be constructed with class B material as per California Building Code, requiring residences to have a fire sprinkler system installed, providing for blue dot reflectors within streets, and meeting fire hydrant spacing requirements.
12. Fire protection and suppression services will be available for the subdivision through California Department of Forestry and Fire Protection.
13. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code by providing for blue dot reflectors within streets, meeting fire hydrant spacing requirements, requiring buildings to be constructed with class B material as per California Building Code, and requiring residences to have a fire sprinkler system installed.
14. Environmental Assessment No. 42641 identified the following potentially significant impacts:
  - a. Cultural Resources
  - b. Hazards & Hazardous Materials
  - c. Noise

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.

## **CONCLUSIONS:**

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

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An area susceptible to subsidence;
  - b. Tribal Land;
  - c. General Plan Policy Areas or Overlays;
  - d. A Historic Preservation District;
  - e. A Specific Plan;
  - f. An Agriculture Preserve;
  - g. An Airport Influence Area;
  - h. A Flood Zone; and
  - i. A County Fault Zone.
3. The project site is located within:
  - a. The City of Menifee sphere of influence;
  - b. Zone B of Mt. Palomar Observatory (Ordinance No. 655);
  - c. The Stephens Kangaroo Rat Fee Area;
  - d. A High Fire Area;
  - e. The boundaries of the Romoland and Perris Union High School District;
4. The subject site is currently designated as Assessor's Parcel Number 457-070-014.

Agenda Item No.: 4.1  
Area Plan: Lakeview/Nuevo  
Zoning Area: Homeland  
Supervisory District: Fifth/Fifth  
Project Planner: Paul Rull *KOS*  
Directors Hearing: January 5, 2015

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7. Project Data:  
Total Acreage: 3.6  
Total Proposed Parcels: 3  
Proposed Min. Parcel Size: 1.03 Acres  
Schedule: "H"
8. Environmental Concerns: See attached environmental assessment

### RECOMMENDATIONS:

**ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42641**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36660**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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California Building Code, requiring residences to have a fire sprinkler system installed, providing for blue dot reflectors within streets, and meeting fire hydrant spacing requirements.

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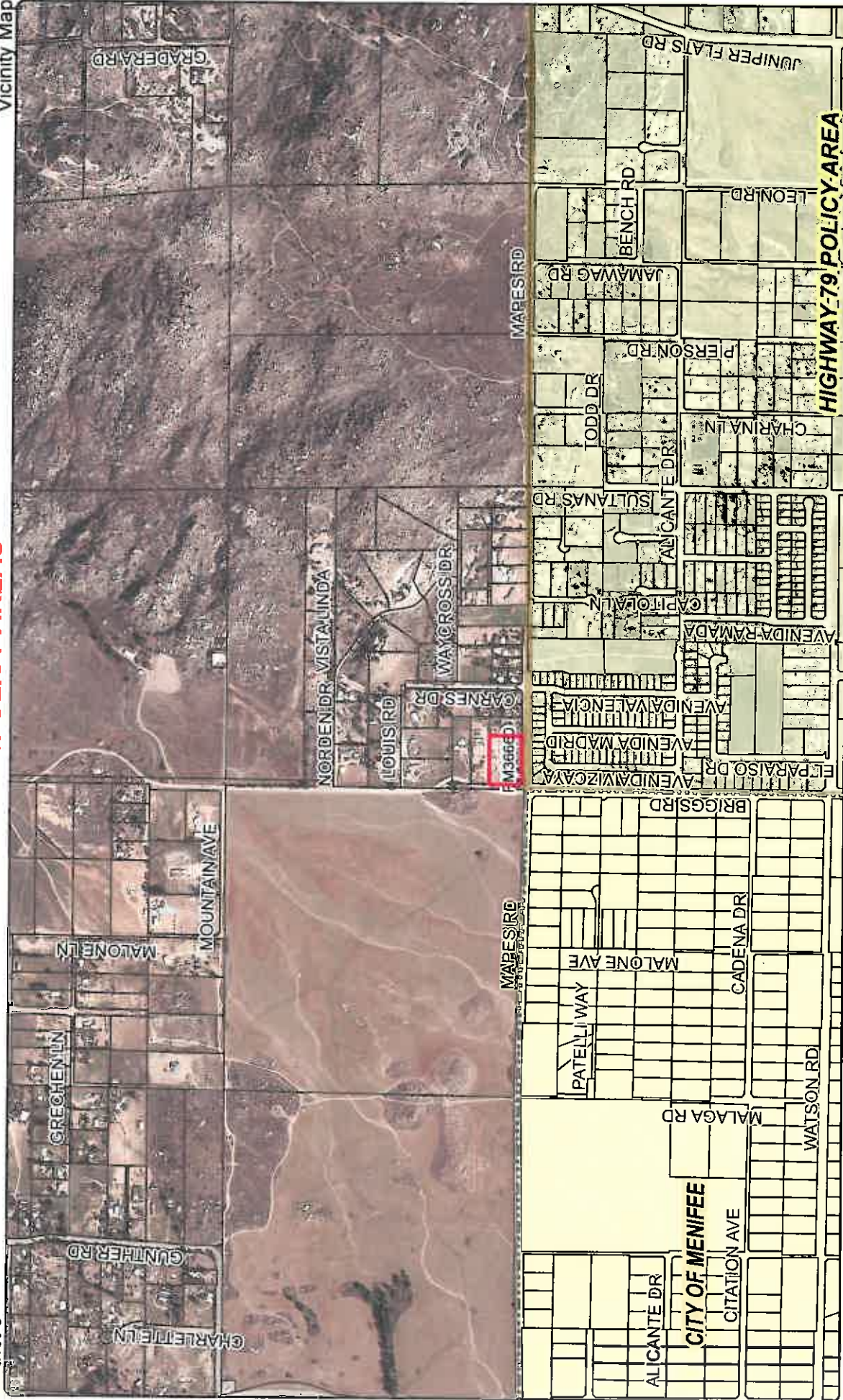
### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An area susceptible to subsidence;
  - b. Tribal Land;
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- d. A Historic Preservation District;
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  - e. The boundaries of the Romoland and Perris Union High School District;
4. The subject site is currently designated as Assessor's Parcel Number 457-070-014.

**PM36660**

Date Drawn: 11/21/14  
Vicinity Map



Author: Paul Rull



**DISCLAIMER:** On October 7, 2014, the County of Riverside adopted a new General Plan provision that had use designations for unincorporated Riverside County parcels. The new General Plan now contains different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)963-2100 (Western County) or in Palm Desert at (909)864-8277 (Eastern County) or Website: <http://planning.riverside.ca.gov>

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PM36660

### LAND USE

Supervisor Ashley  
District 5

Date Drawn: 11/21/14



Zoning Area: Homeland

Author: Paul Rull



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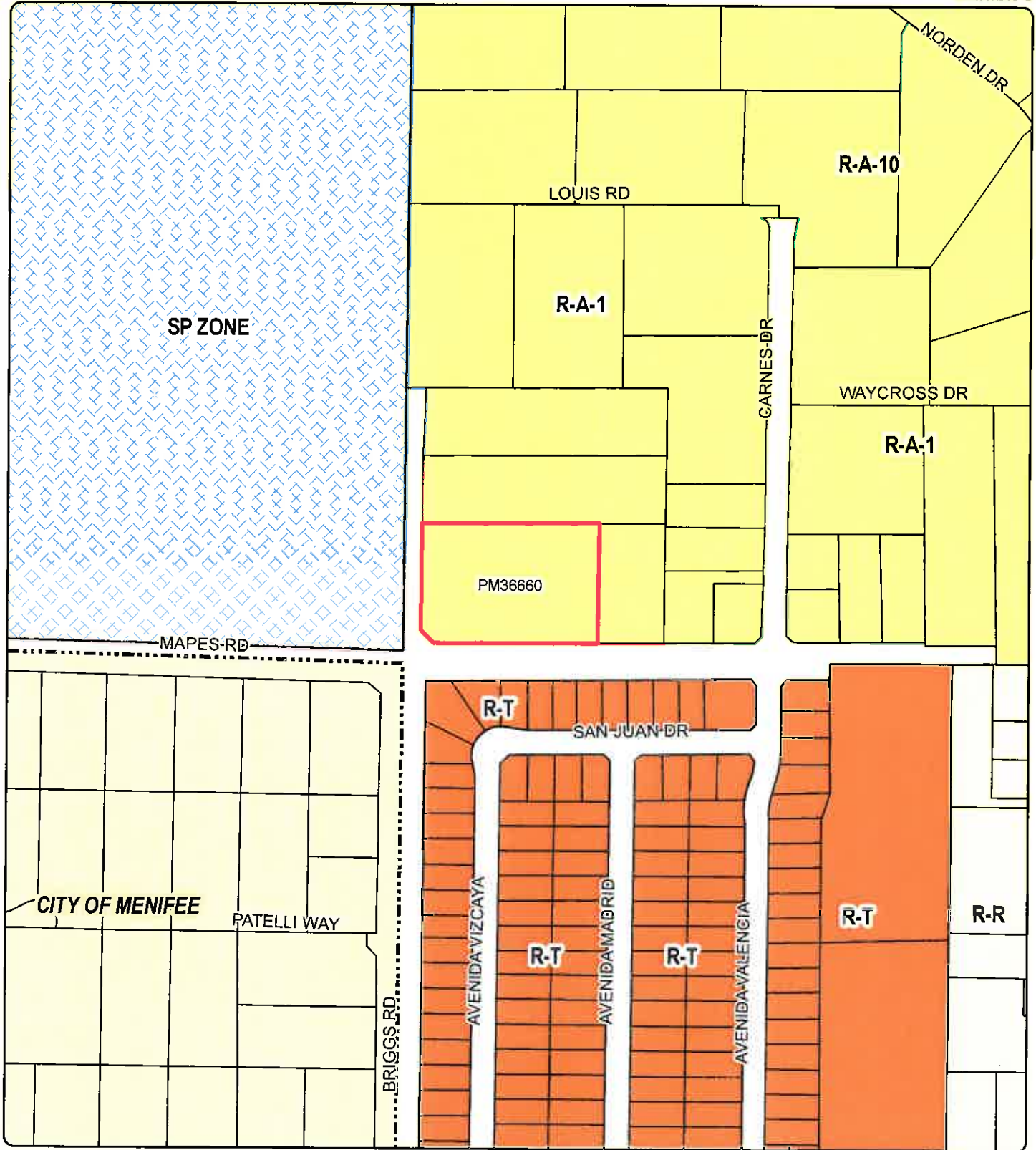
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PM36660

### ZONING

Supervisor Ashley  
District 5

Date Drawn: 11/21/14  
Exhibit 3



Zoning Area: Homeland

Author: Paul Rull



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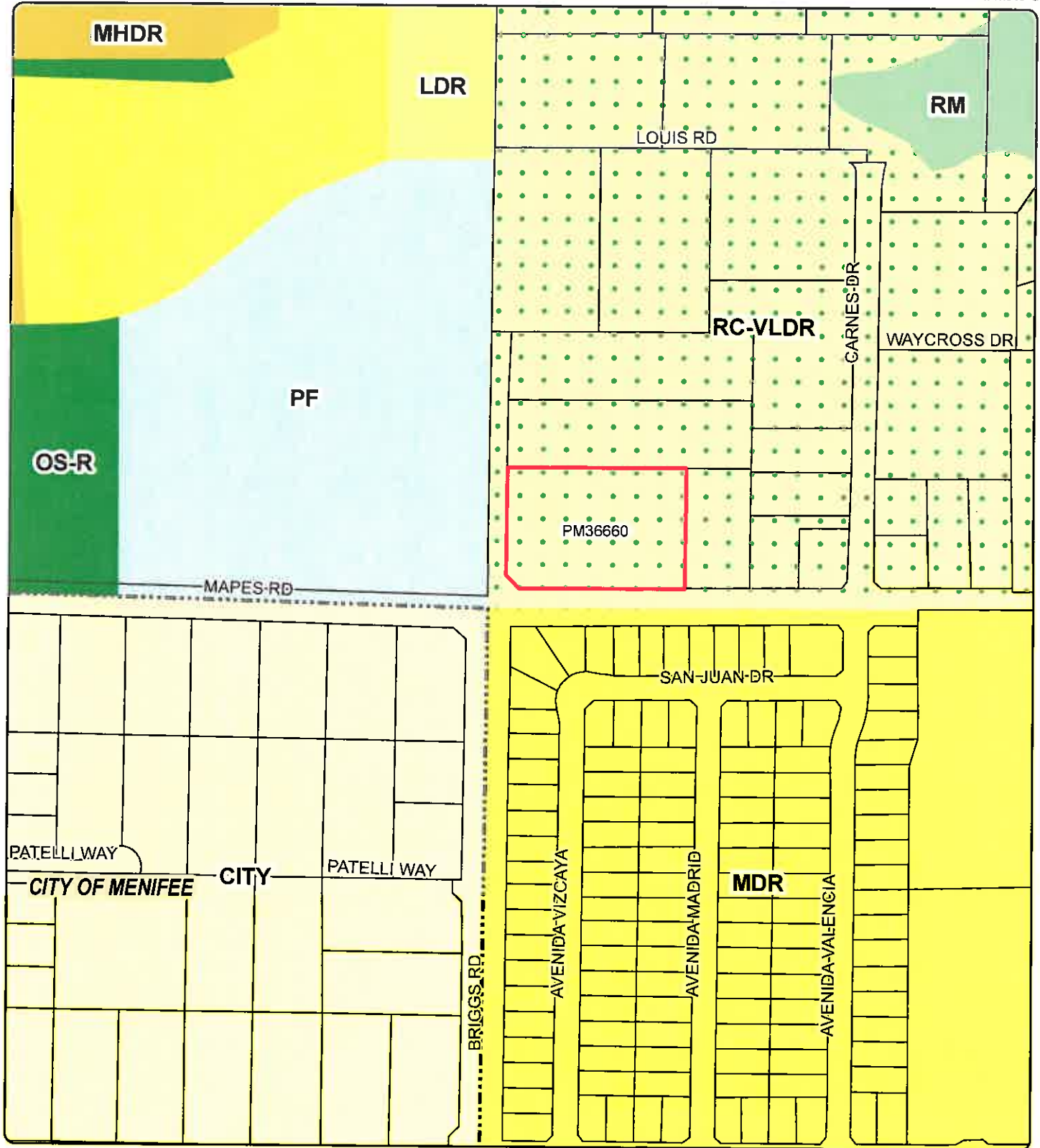
# RIVERSIDE COUNTY PLANNING DEPARTMENT

**PM36660**

## EXISTING GENERAL PLAN

Supervisor Ashley  
District: 5

Date Drawn: 11/21/14  
Exhibit 5



Zoning Area: Homeland

Author: Paul Rull



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# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42641  
**Project Case Type (s) and Number(s):** Tentative Parcel Map No. 36660  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Paul Rull, Project Manager  
**Telephone Number:** (951) 955-0972  
**Applicant's Name:** Brian Smith Dev. Inc.  
**Applicant's Address:** 30400 Norden Drive, Homeland CA 92548  
**Engineer's Name:** Jason Keller  
**Engineer's Address:** 24455 Via Arriba Linda, Yorba Linda CA 92887

### I. PROJECT INFORMATION

#### A. Project Description:

The Tentative Parcel Map is a Schedule H subdivision to create three residential parcels on 3.6 gross acres. The sizes of the three parcels are 1.03 acres, 1.39 acres and 1.17 acres. The existing mobile home residence will remain and will be located in parcel three.

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

**C. Total Project Area:** 3.6 Gross Acres

<b>Residential Acres:</b> 3.6	<b>Lots:</b> 3	<b>Units:</b>	<b>Projected No. of Residents:</b>
<b>Commercial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b>	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 457-070-014

**E. Street References:** Northeast corner of Mapes Road and Briggs Road

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 5 South, Range 2 West, Section 6

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The topography of the area consists of relatively flat land; with elevations ranging from 1,616 feet to 1,624 feet above mean sea level. Vegetation on the project site is Grassland. The project site is developed with one single family residence and residential accessory structures. The site has been significantly disturbed and graded. Surrounding land uses include vacant land, single family residences and scattered single family residences. The City of Menifee boundary is located opposite the project on the southwest corner of Mapes Road and Briggs Road.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

#### A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) land use designation and all other applicable policies.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is within a State Responsibility Area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets 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):** Lakeview/Nuevo

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

**D. Land Use Designation(s):** Very Low Density Residential (VLDR) (1 Acre Minimum)

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

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

**G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum), Community Development: Medium Density Residential (CD: MDR) (2-5 dwelling units per acre), Community Development: Public Facilities (CD: PF), and the City of Menifee.

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable
2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

**I. Existing Zoning:** Residential Agricultural– 1 Acre Minimum (R-A-1)

J. **Proposed Zoning, if any:** Not Applicable

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Residential Agricultural- 1 Acre Minimum (R-A-1), Specific Plan (SP No. 344 (Trailmark)), Mobile Home Subdivisions and Mobile Home Parks, and the City of Menifee.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics                     | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality                | <input type="checkbox"/> Transportation / Traffic           |
| <input type="checkbox"/> Air Quality                    | <input type="checkbox"/> Land Use / Planning                      | <input type="checkbox"/> Utilities / Service Systems        |
| <input type="checkbox"/> Biological Resources           | <input type="checkbox"/> Mineral Resources                        | <input type="checkbox"/> Other:                             |
| <input checked="" type="checkbox"/> Cultural Resources  | <input checked="" type="checkbox"/> Noise                         | <input type="checkbox"/> Other:                             |
| <input type="checkbox"/> Geology / Soils                | <input type="checkbox"/> Population / Housing                     | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions       | <input type="checkbox"/> Public Services                          |   |

### IV. DETERMINATION

On the basis of this initial evaluation:

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ 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

November 21, 2014

Date

Paul Rull

Printed Name

For Juan C. Perez, Interim Planning  
Director

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

### Findings of Fact:

a) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no significant impact.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. The project will not result in the creation of an aesthetically offensive site open to public view. The project site has already been developed with a single family residence and residential accessory structures. The site has been disturbed and graded. There are no scenic resources onsite. The potential creation of two single family homes will be consistent with County development standards for design including building heights, and will be consistent with the existing homes in the surrounding area. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### **2. Mt. Palomar Observatory**

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) According to GIS database, the project site is located 31.76 miles away Mt. Palomar Observatory within Zone B of Ordinance No. 655. The project has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. These requirements are considered standard and not mitigation for CEQA purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

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

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b) Expose residential property to unacceptable light levels?

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Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The parcels created by this tentative map will ultimately be developed with residential units (one is already existing) similar in character with any surrounding residential development. Therefore, the project is not anticipated to create a significant new source of light or glare in the area or expose adjacent residential properties to unacceptable light levels. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures 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?

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b) Conflict with existing agricultural zoning, agricultural

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Ord. No. 509 (Agricultural Preserves), and Project Application Materials.

Findings of Fact:

a) The project is located on a land designated as "other lands" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impact will occur.

b) The project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project. No impact will occur.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. No impact will occur.

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. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures 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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and 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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a) The project is not located within the boundaries of a 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. No impact will occur.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project. No impact will occur.

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. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **AIR QUALITY** Would the project

##### **6. Air Quality Impacts**

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

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a & c) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on December 7, 2012. The AQMP is a plan for the regional improvement of air quality. The 2012 AQMP incorporated the latest scientific and technological information and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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planning assumptions, including the 2012 Regional Transportation Plan/Sustainable Communities Strategy and updated emission inventory methodologies for various source categories. The 2012 AQMP includes the new and changing federal requirements, implementation of new technology measures, and the continued development of economically sound, flexible compliance approaches. The SCAQMD is currently initiating an early development process for preparation of the 2016 AQMP.

Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

1. The project would result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD as demonstrated herein; therefore, the project could not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

2. The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities; therefore, the proposed project is not defined as significant. This project does not include a General Plan Amendment and therefore does not required consistency analysis with the AQMP.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP and would therefore not contribute considerably to cumulative, regional air quality impacts.

b) The South Coast Air Basin (SCAB) is in a non-attainment status for federal and state ozone and particulate matter standards. Any development in the SCAB, including the proposed project, would contribute to these pollutant violations.

Short-term criteria pollutant emissions will occur during grading, building construction, paving, and architectural coating activities. Emissions will occur from use of equipment, worker, vendor, and hauling trips, and disturbance of soils (fugitive dust). Due to the relatively small size of the project of less than four parcels, emissions from construction activities will not contribute substantially to any air quality standard violation.

Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy demand emissions, and operational emissions. Operational emissions will result from automobile, truck, and other vehicle sources associated with daily trips to and from the project. Area source emissions are the combination of many small emission sources that include use of outdoor landscape maintenance equipment, use of consumer products such as cleaning products, and periodic repainting of the proposed project. Energy demand emissions result from use of electricity and natural gas. Due to the relatively small size of the project of less than four parcels, emissions from operational activities will not contribute substantially to any air quality standard violation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 and toxic air contaminants 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. The project does not generate substantial trips (less than 50 peak hour trips) and thus could not contribute substantially to any CO hotspot. The project does not include industrial or other uses that could generate substantial toxic air contaminant emissions.

e) There are no sources of toxic air contaminants in the project vicinity that could expose the project to substantial point source emissions.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The proposed project does not produce odors that would affect a substantial number of people considering that the proposed warehouse will not result in heavy manufacturing activities.

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?

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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)?

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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?

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

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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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>Wildlife Service?</u>				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review,

Findings of Fact:

a) The property does not occur within a Criteria Cell and as such, development of the site is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or the Joint Project Review (JPR) process. A review was done by the Environmental Programs Division to assure consistency with the Multiple Species Habitat Conservation plan. Therefore, impacts are considered less than significant

b) The Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Based on the review of the EPD, there will less than significant impacts related to threatened or endangered species.

c) A review by EPD indicated that no conservation is required, no riparian areas are present and no significant habitat exists onsite. The project site has been disturbed and used as a single family residence. The project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, impacts will be less than significant.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. The site features no water bodies or waterways. The site contains no significant suitable habitat as the site has been utilized as a single family residence. Therefore, there is no significant impact.

e-f) According to the General MSHCP Habitat Assessment report, no riparian/riverine features are present on site. Therefore, there is no significant impact.

g) According to the General MSHCP Habitat Assessment report, no oaks are present on site and no sensitive plants. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## **CULTURAL RESOURCES** Would the project

<b>8. Historic Resources</b>				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4848 (PDA4848) – "A Phase I Cultural Resources Assessment for TPM 36660, Riverside County, California" dated March 26, 2014, prepared by Mary Lenitch and Brian F. Smith and Associates

### Findings of Fact:

a-b) According to PDA04848, no cultural resources were discovered. Therefore, there will be no impacts to historical resources or unique archaeological resources as defined by CEQA. PDA04848 concluded that there are no significant impacts to cultural resources and no mitigation measures are required per CEQA (COA 10.PLANNING.1). Therefore, the project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find (COA 10.PLANNING.3). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review, County Archaeological Report No. 4848 (PDA4848) – "A Phase I Cultural Resources Assessment for TPM 36660, Riverside County, California" dated March 26, 2014, prepared by Mary Lenitch and Brian F. Smith and Associates

### Findings of Fact:

a-b) According to PDA04848, no cultural resources were discovered. Therefore, there will be no impacts to historical resources or unique archaeological resources as defined by CEQA. PDA04848 concluded that there are no significant impacts to cultural resources and no mitigation measures are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required per CEQA (COA 10.PLANNING.1). Therefore, the project will not cause a substantial adverse change in the significance of an archaeological resource as defined in California Code of Regulations, Section 15064.5. If, however, during ground disturbing activities, unique historical resources are discovered, all ground disturbances shall halt until a meeting is held between the developer and archaeologist to discuss the significance of the find (COA 10.PLANNING.3). This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.2) This is a standard condition and not considered mitigation for CEQA purposes. Therefore, the impact is considered less than significant.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

#### 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", County Geologist Review

#### Findings of Fact:

a) The site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. With incorporation of the recommended mitigation measures, the project will have less than significant impact on paleontological resources.

Mitigation: Prior to the issuance of grading permits, a Paleontological Resources Impact Mitigation Program (PRIMP) shall be submitted and approved by the County Geologist. (COA 60.PLANNING.1) A copy of the Paleontological Monitoring Report prepared for site grading operations at this site shall be submitted to the County Geologist for review and acceptance prior to grading final inspection. (COA 70.PLANNING.1)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

#### **GEOLOGY AND SOILS** Would the project

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

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

b) Be subject to rupture of a known earthquake fault,

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

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

Findings of Fact:

a-b) According to RCLIS (GIS database) and the County Geologist review, the proposed project is not located within an active or potentially active fault zone. The review also concluded that there is no evidence of active faults crossing the project site. The project is not located within one-half miles from an earthquake fault zone. The project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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 Database, County Geologist review (GEO02346)

Findings of Fact:

a) According to RCLIS (GIS database) and the County Geologist review, the liquefaction potential on the site is considered negligible. The project will have less than significant impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

**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), County Geologist review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to RCLIS (GIS database) and the County Geologist review, no active or potentially active fault is known to exist at this site. And the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

#### 14. Landslide Risk

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologist review

#### Findings of Fact:

a) According to RCLIS (GIS database) and the County Geologist review, the potential for seismically-induced landslides is considered low to none. The project site is generally flat and is located within an area with slope angles are less than 15%. The project site does not consist of rocky terrain and therefore the project is not subject to rock fall hazards. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

#### 15. Ground Subsidence

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: GIS database, Riverside County General Plan Figure S-7 "Documented Subsidence Areas" County Geologist review

#### Findings of Fact:

a) The project site is not located in an area susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore impacts are considered less than significant.

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

Monitoring: No monitoring measures are required.

#### 16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, County Geologist review

a) According to RCLIS (GIS database) and the County Geologist review, the potential for tsunami or seiche is considered negligible. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, Building and Safety – Grading Review

#### Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site. Therefore impacts are considered less than significant.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet. Therefore impacts are considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 18. Soils

a) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be located on expansive soil, as defined in Section

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: General Plan figure S-6 "Engineering Geologic Materials Map", Project Application Materials, Building and Safety Grading review

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would reduce the impact to below a level of significance. Therefore impacts are considered less than significant.

b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore impacts are considered less than significant.

c) The project is proposing to be connected to a sewer service from Eastern Municipal Water District, there is no septic on site. No impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. Therefore impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. Therefore impacts are considered less than significant.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project application materials

Findings of Fact:

a) The proposed project is a land subdivision creating 3 residential parcels (1.03 acres, 1.39 acres, 1.17 acres). Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences is likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The type of residential development proposed by this project would not exceed 3 units (with one residential unit already existing), and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. The impact is considered less than significant.

b) The project does not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. This project does not conflict with the requirements of AB 32. The impact is considered less than significant.

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 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) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and the environment. The proposed project will not create a hazard to the public or the environment. Impacts would be less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Therefore impacts are considered less than significant.

d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore impacts are considered less than significant.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment.

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?

☐
☐
☐
☒

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

### Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people 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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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 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?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Riverside County Fire Department Review

#### Findings of Fact:

a) The project is located within a State Responsibility Area. As such, the Riverside County Fire Department has conditioned the project to provide an Environmental Constraint Sheet (ECS) along with the final map with the notation that the project is within a State Responsibility Area and that any building constructed on lots created by this land division shall comply with the special construction provisions contained in PRC 4290. (COA 50.FIRE.1) In addition, the project has been conditioned to have blue dot reflectors and meet the fire hydrant spacing requirements. The project has also been conditioned for the Riverside County Fire Department to review and approve water and access for all single family dwellings (COA 10.FIRE.1, 10.FIRE.2, 50.FIRE.2, 50.FIRE.3, 50.FIRE.4, 50.FIRE.5, 50.FIRE.6, 80.FIRE.1, and 90.FIRE.1). Therefore impacts are considered less than significant with mitigations incorporated.

Mitigation: The ECS shall note that the project site is located within a State Responsibility Area. The project shall have blue dot reflectors and shall meet the fire hydrant spacing requirements. Additionally, the Fire Department shall review and approve review and approve water and access for all single family dwellings (COA 10.FIRE.1, 10.FIRE.2, 50.FIRE.2, 50.FIRE.3, 50.FIRE.4, 50.FIRE.5, 50.FIRE.6, 80.FIRE.1, and 90.FIRE.1).

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

#### **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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production

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

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

Findings of Fact:

- a) The topography of the area is relatively flat. The project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore impacts are considered less than significant.
- b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.
- c) The proposed project is located within the boundaries of the Eastern Municipal Water District. At this time, the water district has not indicated that the addition of three residential lots within their service boundaries would have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, the impact is considered less than significant.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Therefore, there is no significant impact.
- e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, there is no significant impact.
- f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, there is no significant impact.
- g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## 26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

### Findings of Fact:

a) The topography of the area is relatively flat. The grading proposed for the pads result in minimal nuisance nature local runoff to the pad and should be considered free from ordinary storm flood hazard. 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. Therefore impacts are considered less than significant.

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

c) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, GIS database, Project Application Materials

#### Findings of Fact:

a) The Tentative Parcel Map is a Schedule "H" subdivision to create three residential parcels on 3.6 gross acres. The sizes of the three parcels are 1.03 acres, 1.30 acres, and 1.17 acres. The existing mobile home residence will remain and will be located in proposed parcel three. The subdivision is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) (1 acre minimum). The surrounding area north and east of the project are also designated RC: VLDR. The proposed project will not result in an alteration of the present or planned land use of this area. Therefore impacts are considered less than significant.

b) The project is located within the City of Menifee sphere of influence. The project was transmitted to the City of Menifee. The City recommended that no new driveways be installed on Mapes Road. As such, staff incorporated this recommendation into the design of the project, and driveways for proposed parcel 1 and 2 are located on Briggs Road. Therefore, impacts are less than significant.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Be compatible with existing surrounding zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Be compatible with existing and planned surrounding land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

- a) The proposed project is currently zoned Residential Agricultural– 1 acre minimum (R-A-1). The subdivision to create three residential parcels on 3.6 gross acres (1.03 acres, 1.30 acres, and 1.17 acres) is consistent with the existing zoning. Therefore impacts are considered less than significant.
- b) The project site is surrounded by properties which are zoned Residential Agricultural– 1 Acre Minimum (R-A-1), Specific Plan (SP No. 344 (Trailmark)), Mobile Home Subdivisions and Mobile Home Parks, and the City of Menifee. The project's zoning of R-A-1 is consistent with other R-A zones to the north and east, and is compatible with adjacent Specific Plan and Mobile Home Park zone. Therefore impacts are considered less than significant.
- c) Scattered vacant land and single family residences exist within the vicinity of the project. The project proposes residential uses which are compatible with the current land uses in the area. Therefore impacts are considered less than significant.
- d) The land use designation for the proposed project site is Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum). The project is proposing to subdivide 3.6 acres into three residential parcels (with lots sizes 1.03 acres, 1.30 acres, 1.17 acres). Therefore, the project is consistent and will not result in an alteration of the present or planned land use of this area. Therefore impacts are considered less than significant.
- e) The project will not disrupt or divide the physical arrangement of an established community. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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

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

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

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. 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 an 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 required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**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?

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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 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 adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 32. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☒ ☐

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located on Briggs Street and Mapes Road which are not classified as highways. The project proposes the creation of three residential parcels which are similar to the neighboring properties. Some road noise will be audible from the site but it would not contribute a significant amount of noise to the project. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 33. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☒ ☐

Source: Project Application Materials, GIS database

Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

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

<b>34. Noise Effects on or by the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, Industrial Hygiene Noise recommendations dated August 29, 2014.

Findings of Fact:

a) The project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion. The noise from the roads will have a noise impact on the future residential homes. These impacts are mitigated by conditions of approval 10.PLANNING.18 which lists measures identified by the Department of Industrial Hygiene, which will result in a less than significant impact with these mitigation measures incorporated including:

1. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
2. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
3. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.
4. In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to the closest homes.
5. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.
6. The minimum distance from the center line of Mapes Road and Briggs Road is 135 feet and 59 feet respective to achieve 65 Ldn.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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7. All dwelling units with windows adjacent to Mapes and Briggs Road shall use dual glazing at STC rating of 26 or higher or require a windows closed condition requiring mechanical air-conditioning on the three lots facing Mapes and Briggs Road.
8. All windows and doors assemblies used throughout the project should be free of cut outs and openings and shall well fitted and well-weather-stripped.
9. Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2X4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board.
10. Provide roof / ceiling systems utilizing minimum 1/2" plywood sheathing that is well sealed to form, a continuous barrier with a minimum R-19 batt insulation in the joist cavities.
11. At any penetrations of exterior wall by pipes, ducts or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose 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 or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. The project will have a less than significant impact.

Mitigation: Mitigation measures are required through condition of approval 10.PLANNING.18 and consists of the following:

1. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
2. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
3. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.
4. In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to the closest homes.
5. No music or electronically reinforced speech from construction workers shall be audible at noise-sensitive property.
6. The minimum distance from the center line of Mapes Road and Briggs Road is 135 feet and 59 feet respective to achieve 65 Ldn.
7. All dwelling units with windows adjacent to Mapes and Briggs Road shall use dual glazing at STC rating of 26 or higher or require a windows closed condition requiring mechanical air-conditioning on the three lots facing Mapes and Briggs Road.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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8. All windows and doors assemblies used throughout the project should be free of cut outs and openings and shall well fitted and well-weather-stripped.
9. Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2X4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board.
10. Provide roof / ceiling systems utilizing minimum 1/2" plywood sheathing that is well sealed to form, a continuous barrier with a minimum R-19 batt insulation in the joist cavities.
11. At any penetrations of exterior wall by pipes, ducts or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.

**Monitoring:** Mitigation monitoring will occur through the Building and Safety Plan Check process.

**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)?

☐
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☒

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

**Findings of Fact:**

a) The project will not necessitate the construction or replacement of housing elsewhere, no displacement of existing housing will occur.

b) The project will not create a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated.

d) The site is not located in a County Redevelopment Area.

e) The project will not cumulatively exceed official regional or local population projections.

f) The project will not induce substantial population growth in the area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**36. Fire Services**

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Sheriff Services**

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

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 10.PLANNING.14) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

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

### 38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Romoland and Perris Union High Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Romoland and Perris Union High Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.7) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 39. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. (COA 10.PLANNING.14) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 40. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan

Findings of Fact: The proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

☐ ☐ ☐ ☒

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)?

☐ ☐ ☐ ☒

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

#### Findings of Fact:

a) The project will not include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

b) The project will not include the use of existing neighborhood or regional parks or other recreational facilities in such that substantial physical deterioration of the facility would occur.

c) The project site is not located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 42. Recreational Trails

☐ ☐ ☐ ☒

Source: Riverside County General Plan, Figure C-7

Findings of Fact: The Lakeview/Nuevo Area Plan indicates no trails are proposed on Briggs Road and Mapes Road. The Riverside County Parks and Recreation Department has reviewed and approved the project with no conditions of approval. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

## TRANSPORTATION/TRAFFIC Would the project

### 43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

- a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections.
- b) The project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways.
- c) The project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project site will have no impact on circulation altering waterborne, rail or air traffic.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses.

f) The proposed project site would have less than significant impact on circulation causing an effect upon, or need for new or altered maintenance of roads.

g) The proposed project site would have a less than significant impact on circulation because there are improvements that are going to be constructed.

h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.

i) Development of this project will not conflict with adopted policies supporting alternative transportation such as bus turnouts or bicycle racks.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Figure C-7

Findings of Fact: There are no bike trails adjacent to the project site. The Lakeview/Nuevo Canyon Area Plan indicates no trails. The Riverside County Parks and Recreation Department has reviewed and approved the project with no conditions of approval.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a) The project will be served by the Eastern Municipal Water District with water. The Riverside County Department of Environmental Health has reviewed this project. The project does not require

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

b) There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 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 has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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Source: Department of Environmental Health (DEH) Review

#### Findings of Fact:

a) The Eastern Municipal Water District will service the project with sewer services. The Riverside County Department of Health has reviewed this project. 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.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 47. Solid Waste

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

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

☐ ☐ ☒ ☐

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

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The landfill that will serve the project has sufficient capacity to accommodate the project's anticipated solid waste disposal needs.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source:

Findings of Fact:

a-g) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**49. Energy Conservation**

a) Would the project conflict with any adopted energy ☐ ☐ ☐ ☒

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conservation plans?

Source:

Findings of Fact:

a-b) The proposed project will not conflict with any adopted energy conservation plans. The project will have no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **MANDATORY FINDINGS OF SIGNIFICANCE**

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p><b>50.</b> 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?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

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.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p><b>51.</b> 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)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Staff review, Project Application Materials

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

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| <p><b>52.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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: Not applicable

Location Where Earlier Analyses, if used, are available for review: Not applicable

## VII. AUTHORITIES CITED

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

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PARCEL MAP Parcel Map #: PM36660

Parcel: 457-070-014

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule H subdivision to create three residential parcels on 3.6 gross acres. The sizes of the three proposed parcels are 1.03 acres, 1.39 acres and 1.17 acres. The existing mobile home residence will remain and will be located in parcel three.

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

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

12/02/14  
08:54

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM36660

Parcel: 457-070-014

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36660 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36660, Amended No. 1, dated 8/19/14.

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

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

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS

RECOMMND

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

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT

RECOMMND

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

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Riverside County LMS  
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

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10. GENERAL CONDITIONS

10.BS GRADE. 6                      MAP - NPDES INSPECTIONS (cont.)                      RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7                      MAP - 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. 8                      MAP - DUST CONTROL                      RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9                      MAP - 2:1 MAX SLOPE RATIO                      RECOMMND

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

10.BS GRADE. 11                      MAP - MINIMUM DRNAGE GRADE                      RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 13                      MAP - SLOPE SETBACKS                      RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 14                      MAP - SLOPES IN FLOODWAY                      RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department 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 Building and Safety Engineer blocks, concentrates or diverts drainage flows.

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10. GENERAL CONDITIONS

10.BS GRADE. 21 MAP - MANUFACTURED SLOPES

RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 22 MAP - FINISH GRADE

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 ENV CLEANUP PROGRAM-COMMENTS

RECOMMND

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8982 for further information.

10.E HEALTH. 2 USE - WATER AND SEWER SERVICE

RECOMMND

PM36660 is proposing potable water service and sanitary sewer service from EMWD. It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system on parcel 1 and 2 shall be properly removed under permit with the Department of Environmental Health. Parcel 3 shall connect to sewer upon failure or replacement of it's existing onsite wastewater treatment system.

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

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10. GENERAL CONDITIONS

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

of markers must be approved by the Riverside County Fire Department.

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

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 600 feet of any portion of the lot frontage as measured along approved vehicular travelways. 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

Parcel Map 36660 is a proposal to subdivide 3.6-acre parcel into three parcels in Lakeview/Nuevo area. The site is located on the northeast corner of Mapes Road and Briggs Road.

The site is impacted by sheet flow type runoff from the northeast with a drainage area of approximately 30 acres. The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. These flood proofing measures should protect the improvements from flooding. However, a storm of unusual magnitude may still cause some damage. Slope protection shall be provided for fill exposed to erosive flows. If proposed, mobile homes shall be placed on a permanent foundation.

The site is located within the bounds of Line A sub-watershed of Homeland/Romoland 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 \$12,636 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.

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10. GENERAL CONDITIONS

10.FLOOD RI. 3 MAP ELEVATE FINISH FLOOR

RECOMMND

The finished floor of new structures shall be elevated 18 inches above the highest adjacent ground. Any mobile home/premanufactured building shall be placed on a permanent foundation.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - PDA04848

RECOMMND

County Archaeological Report (PDA) No. 4848 submitted for this project (PM36660) was prepared by Mary Lenitch and Brian F. Smith of Brian F. Smith and Associates and is entitled "Phase I Archaeological Assessment for the TPM 36660 Project", dated March 26, 2014.

PDA04848 concluded that no cultural resources were identified during the survey and that the chance for subsurface deposits was very low.

PDA04848 recommends that there are no further archaeological studies or mitigation measures needed.

10.PLANNING. 2 MAP - IF HUMAN REMAINS FOUND

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist 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

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10. GENERAL CONDITIONS

10.PLANNING. 2                      MAP - IF HUMAN REMAINS FOUND (cont.)                      RECOMMND

consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 3                      MAP - UNANTICIPATED RESOURCES                      RECOMMND

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

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 County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

\* A cultural resource site is defined, for this condition, as being a feature and/or 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 sacred or cultural importance.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the

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10. GENERAL CONDITIONS

10.PLANNING. 3                      MAP - UNANTICIPATED RESOURCES (cont.)                      RECOMMND

project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 4                      MAP - MAP ACT COMPLIANCE                      RECOMMND

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

10.PLANNING. 5                      MAP - FEES FOR REVIEW                      RECOMMND

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

10.PLANNING. 10                      MAP - ZONING STANDARDS                      RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural-1 acre minimum zone.

10.PLANNING. 12                      MAP - OFFSITE SIGNS ORD 679.4                      RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

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

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

RECOMMND

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

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

10.PLANNING. 16                      MAP - SUBMIT BUILDING PLANS

RECOMMND

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

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## 10. GENERAL CONDITIONS

### 10. PLANNING. 18

### MAP - NOISE MITIGATIONS

### RECOMMEND

The project shall be consistent with all the recommendations listed in the Department of Industrial Hygiene letter dated August 29, 2014, and as listed below:

1. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
2. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
3. During construction, best efforts should be made to located stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.
4. In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to closest homes.
5. No music or electronically reinforced speech from construction workers shall be audible-sensitive property.
6. The minimum distance from the center line of Mapes Road and Briggs Road is 135 feet at 59 feet respective to achieve 65 Ldn.
7. All dwelling units with windows adjacent to Mapes and Briggs Road shall use dual glazing at STC rating of 26 or higher or require a windows closed condition requiring mechanical air-conditioning on the three lots facing Mapes and Briggs Road.
8. All windows and doors assemblies used throughout the project should be free of cut outs and openings and shall be well fitted and well-weather stripped.
9. Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2X4 studs or greater, 16inch o.c. with R-13 insulation, a minimum 7/8inch exterior surface of cement plaster and a minimum interior surface of 1/2 inch gypsum board.
10. Provide roof/ceiling systems utilizing minimum 1/2inch plywood sheathing that is well sealed to form, a

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10. GENERAL CONDITIONS

10.PLANNING. 18 MAP - NOISE MITIGATIONS (cont.)

RECOMMND

continuous barrier with a minimum R-19 batt insulation in the joist cavities.

11. At any penetrations of exterior wall by pipes, ducts, or conduits, the space between the wall and pipes, ducts, or conduits shall be caulked or filled with mortar to form an airtight seal.

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, 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 - COUNTY WEB SITE

RECOMMND

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

10.TRANS. 3 MAP - TS/EXEMPT

RECOMMND

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

10.TRANS. 4 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

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10. GENERAL CONDITIONS

10.TRANS. 4 MAP - DRAINAGE 1 (cont.)

RECOMMND

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. 5 MAP - DRAINAGE 2

RECOMMND

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

10.TRANS. 6 MAP - NO ADD'L ON-SITE R-O-W

RECOMMND

No additional on-site right-of-way shall be required on Mapes Road and Briggs Road since adequate right-of-way exists per PM 84/64.

10.TRANS. 7 MAP - ACCESS OPENING/VACATION

RECOMMND

The developer may submit a request for the vacation of restricted access for a 24' access opening along Mapes Road measured 380' from the centerline of Briggs Road for the proposed parcel 3 access. Said request procedure shall be as approved by the Board of Supervisors.

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.

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50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

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

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

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

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

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

Ecs map must be stamped by the Riverside County Surveyor with the following note: A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

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

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

50.FIRE. 5                      MAP-#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. 6                      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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 6                      MAP\*-#59-ECS-HYDR REQUIR (cont.)                      RECOMMND

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(6"x4"x2 1/2") exist within 600 feet of the lot frontage as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant.

FLOOD RI DEPARTMENT

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. 5                      MAP ELEVATE FINISH FLOOR ECS                      RECOMMND

A note shall be placed on the environmental constraint sheet stating: "All new buildings shall be floodproofed by elevating the finished floor a minimum of 18 inches above the highest adjacent ground. All mobile homes/premanufactured buildings shall be placed on permanent foundations."

50.FLOOD RI. 8                      MAP HOMELAND/ROMOLAND ADP                      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 Homeland/Romoland Area Drainage Plan which was adopted by the Board of Supervisors of the County of Riverside pursuant to Section 10.25 of Ordinance 460 and Section 66483, et seq, of the Government Code and that said property is subject to fees for said drainage area.

Notice is further given that, pursuant to Section 10.25 of Ordinance 460, payment of the drainage fees shall be paid with cashier's check or money order only to the Riverside

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50. PRIOR TO MAP RECORDATION

50.FLOOD RI. 8                      MAP HOMELAND/ROMOLAND ADP (cont.)                      RECOMMND

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 - PREPARE A FINAL MAP                      RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2                      MAP - SURVEYOR CHECK LIST                      RECOMMND

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

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

B. All lots on the FINAL MAP shall have a minimum lot size of 1 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A-1 zone, and with the Riverside County General Plan.

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

50.PLANNING. 13                      MAP - FINAL MAP PREPARER                      RECOMMND

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

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50. PRIOR TO MAP RECORDATION

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

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

50.PLANNING. 20                    MAP - FEE BALANCE                    RECOMMND

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

50.PLANNING. 23                    MAP - ECS NOTE MT PALOMAR LIGH                    RECOMMND

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

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

50.PLANNING. 24                    MAP - ECS AFFECTED LOTS                    RECOMMND

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

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

TRANS DEPARTMENT

50.TRANS. 1                    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.

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50. PRIOR TO MAP RECORDATION

50.TRANS. 2

MAP - VACATION/SUR

RECOMMND

The applicant, by his/her design, is requesting a vacation of restricted access for a 24' wide access opening along Mapes Road measured 380' from the centerline of Briggs Road for proposed parcel 3 access. Accordingly, prior to recordation of the final map, the applicant shall have filed a separate application with the County Surveyor for a conditional vacation of the above-referenced access opening, and the Board of Supervisors shall have approved the vacation request. If the Board of Supervisors denies the vacation request, the tentative map as designed may not record. The applicant may, however, redesign the map utilizing the existing rights-of-way, and may then reprocess the map after paying all appropriate fees and charges.

50.TRANS. 3

MAP - STREET NAME SIGN

RECOMMND

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

50.TRANS. 4

MAP-INTERSECTION/50' TANGENT

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1

MAP - 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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1                      MAP - NPDES/SWPPP (cont.)                      RECOMMND

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 [www.swrcb.ca.gov](http://www.swrcb.ca.gov) .

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. 2                      MAP - GRADING SECURITY                      RECOMMND

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

60.BS GRADE. 3                      MAP - 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.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

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 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 may be required.

60.BS GRADE. 4                      MAP - GEOTECH/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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4                      MAP - GEOTECH/SOILS RPTS (cont.)                      RECOMMND

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. 6                      MAP - DRNAGE DESIGN Q100                      RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water 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.

60.BS GRADE. 9                      MAP - NOTRD OFFSITE LTR                      RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

60.BS GRADE. 11                      MAP - PRE-CONSTRUCTION MTG                      RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13                      MAP- BMP CONST NPDES PERMIT                      RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 MAP - IF WQMP REQUIRED

RECOMMND

If the site is required to develop a WQMP the applicant/owner shall comply with the following:

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 MAP HOMELAND/ROMOLAND ADP

RECOMMND

PM 36660 is located within the limits of the Homeland/Romoland Area Drainage Plan for which drainage fees have been adopted.

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

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR

RECOMMND

This site is mapped in the County's General Plan as having

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1

USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1.Description of the proposed site and planned grading operations.

2.Description of the level of monitoring required for all earth-moving activities in the project area.

3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

8.Procedures and protocol for collecting and processing of samples and specimens.

9.Fossil identification and curation procedures to be employed.

10.Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

11.All pertinent exhibits, maps and references.

12.Procedures for reporting of findings.

13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 3 MAP - BUILDING PAD GRADING

RECOMMND

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

60.PLANNING. 17 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of iverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.6 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 18 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. 19 MAP - GRADING PLAN REVIEW

RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 MAP - SUBMIT GRADING PLAN

RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan shall be submitted to the Transportation Department for review and subsequently for clearance of the condition of approval prior to a grading permit issuance.

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

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

60.TRANS. 2 MAP - SUBMIT WQMP FOR APPROVAL

RECOMMND

Prior to a grading permit issuance, the parcel owner shall prepare and submit a WQMP (Water Quality Management Plan) to the Transportation Department for review and approval. Each parcel owner will need to provide a WQMP to effectively provide water quality treatment for the subject parcel and abutting roadway.

The WQMP shall be reviewed and approved in order to satisfy this condition or as approved by the Transportation Department.

70. PRIOR TO GRADING FINAL INSPECT

PLANNING DEPARTMENT

70.PLANNING. 1 MAP - PALEO MONITORING REPORT

RECOMMND

"PRIOR TO GRADING FINAL:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of

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70. PRIOR TO GRADING FINAL INSPECT

70.PLANNING. 1                      MAP - PALEO MONITORING REPORT (cont.)                      RECOMMND

findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories."

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

80.BS GRADE. 2                      MAP - ROUGH GRADE APPROVAL                      RECOMMND

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

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

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

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

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                      MAP - ROUGH GRADE APPROVAL (cont.)                      RECOMMND

sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E HEALTH DEPARTMENT

80.E HEALTH. 1                      USE - WATR/SEWR WILL SERVE                      RECOMMND

A "will serve" letter is required from the agency/agencies serving potable water and sanitary sewers.

FIRE DEPARTMENT

80.FIRE. 1                              MAP    FIRE SPRINKLER SYSTEM                      RECOMMND

A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL DWELLINGS. SYSTEM SHALL BE INSTALLED PER NFPA 13D, 2013 EDITION. PLANS SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

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

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 2                      MAP HOMELAND/ROMOLAND ADP                      RECOMMND

PM 36660 is located within the limits of the Homeland/Romoland 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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2                      MAP HOMELAND/ROMOLAND ADP (cont.)                      RECOMMND

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 Romoland and Perris Union High School Disitric 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

BS GRADE DEPARTMENT

90.BS GRADE. 1                      MAP - PRECISE GRADE INSP                      RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

i.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes

2.Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2

MAP - PRECISE GRD'G APRVL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

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

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

FIRE DEPARTMENT

90.FIRE. 1

MAP - VERIFICATION INSPECTION

RECOMMND

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

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

PLANNING DEPARTMENT

90.PLANNING. 6

MAP - SKR FEE CONDITION

RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP - SKR FEE CONDITION (cont.)

RECOMMND

provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 3.6 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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.

90.TRANS. 2 MAP - LAKEVIEW/NUEVO FUNDING

RECOMMND

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. This project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first.

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

DATE: February 5, 2014

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.

Riv. Co. Fire Department  
Riv. Co. Parks

P.D. Archaeology Section-D. Jones

**TENTATIVE PARCEL MAP NO. 36660 AMENDED NO.1 – EA42641** - Applicant: Brian Smith Dev Inc. – Engineer/Representative: Jason Keller - Fifth Supervisorial District – Homeland Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Very Low Density Residential (1 acre minimum) – Location: Northeast corner of Mapes Road and Briggs Road – 3.6 gross acres - Zoning: Residential Agricultural-1 acre minimum - **REQUEST:** Schedule H subdivision to create three residential parcels on 3.6 gross acres. The existing mobile home residence will remain and be a part of proposed parcel three - APN: 457-070-014

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC comment on February 27, 2014**. 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 Paul Rull, Project Planner, at (951) 955-0972 or email at prull@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.*

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

DATE: November 6, 2013

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Fire Department  
Riv. Co. Flood  
Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Environmental Programs Dept.

Riv. Co. Parks  
P.D. Geology Section-D. Jones  
P.D. Archaeology Section-D. Jones  
Riv. Co. Waste Management Dept.  
5th District Supervisor  
5th District Planning Commissioner  
Romoland & Perris Union High School district

Lakeview/Nuevo MAC c/o 5<sup>th</sup> District Super.  
Eastern Municipal Water District  
Southern California Edison  
Southern California Gas Co  
City of Menifee

**TENTATIVE PARCEL MAP NO. 36660 – EA42641 – Applicant: Brian Smith Dev Inc. – Engineer/Representative: Jason Keller – Fifth Supervisorial District – Homeland Zoning Area – Lakeview/Nuevo Area Plan – Rural Community: Very Low Density Residential (1 acre minimum) – Location: Northeast corner of Mapes Road and Briggs Road – 3.6 gross acres – Zoning: Residential Agricultural-1 acre minimum – REQUEST: Schedule H subdivision to create three residential parcels on 3.6 gross acres. The existing mobile home residence will remain and be a part of proposed parcel three – APN: 457-070-014**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on December 5, 2013**. 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 Paul Rull, Project Planner, at (951) 955-0972 or email at prull@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.*



# CITY OF MENIFEE

## Community Development Department

*Charles LaClaire · Community Development Director*

**DATE:** November 25, 2013  
**TO:** Paul Rull, Project Planner  
**FROM:** Lisa Gordon, Acting Planning Manager  
**RE:** PM 36660

Dear Mr. Rull:

Thank you for providing an opportunity for the City of Meniffee Planning Department to review the proposed project. It is our understanding that Mapes Road is designated as a secondary highway per the General Plan. The City recommends that residential driveways be restricted on Mapes Road consistent with the roadway design standards for secondary highways per Ordinance 461.

Should you have any questions please contact me a (951) 672-6777 or by email at [lgordon@cityofmeniffee.us](mailto:lgordon@cityofmeniffee.us).

Sincerely,  
City of Meniffee Planning Department

A handwritten signature in blue ink, appearing to read "L. Gordon", written over a horizontal line.

Lisa Gordon, Acting Planning Manager



**Board of Directors** March 11, 2014

**President**  
Philip E. Paule

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District of So. Calif.**  
Randy A. Record

**Board Secretary and  
Assistant to the  
General Manager**  
Rosemarie V. Howard

**Legal Counsel**  
Lemieux & O'Neill

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

**Re: Tentative Parcel Map No. 36660 – EA42641. Schedule H subdivision to create three residential parcels on 3.6 gross acres. Location: Northeast corner of Mapes Road and Briggs Road. APN: 457-070-014**

**Attn: Paul Rull**

In order to receive water and sewer services from Eastern Municipal Water District (EMWD), the following information will be helpful to the project proponent:

EMWD requires beginning dialogue with the project proponent at an early stage in site design and development, via a one-hour complimentary Due Diligence meeting. To set up this meeting, the project proponent should complete a Project Questionnaire (form NBD-058) and submit to EMWD. To download this form or for additional information, please visit our "New Development Process" web page, under the "Businesses" tab, at [www.emwd.org](http://www.emwd.org). This meeting will offer the following benefits:

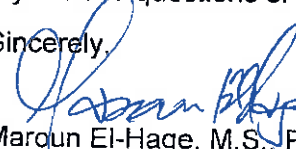
1. Describe EMWD's development work-flow process
2. Identify project scope and parameters
3. Preliminary, high level review of the project within the context of existing infrastructure
4. Discuss potential candidacy for recycled water service

Following the Due Diligence meeting, to proceed with this project, a Plan Of Service (POS) will need to be developed by the developer's engineer, and reviewed/approved by EMWD prior to submitting improvement plans for Plan Check. The POS process will provide the following:

- 1- Technical evaluation of the project's preliminary design
- 2- Defined facility requirements, i.e. approved POS
- 3- Exception: for feasibility evaluation of a purchase acquisition, only a conceptual facilities assessment may be developed.

If you have questions or concerns, please do not hesitate to contact me.

Sincerely,

  
Marcoun El-Hage, M.S., P.E.  
Senior Civil Engineer  
New Business Development  
(951) 928-3777 x4468  
[El-hagem@emwd.org](mailto:El-hagem@emwd.org)

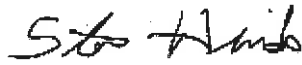
**Mailing Address:** Post Office Box 8300 Perris, CA 92572-8300 Telephone: (951) 928-3777 Fax: (951) 928-6177  
**Location:** 2270 Trumble Road Perris, CA 92570 Internet : [www.emwd.org](http://www.emwd.org)



COUNTY OF RIVERSIDE  
**DEPARTMENT OF ENVIRONMENTAL HEALTH**

**Date:** August 29, 2014

**To:** Paul Rull, Project Planner  
Riverside County Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, California 92502  
Fax: (951) 955-8631

**From:**   
Steven Hinde, REHS, CIH  
Senior Industrial Hygienist  
Department of Environmental Health  
Office of Industrial Hygiene  
3880 Lemon Street, Ste. 200  
Riverside, California 92501  
(951) 955-8980  
Fax: (951) 955-8988



**Project Reviewed:** Tentative Parcel Map No. 36660

**Reference Number:** **SR# 31744**

**Applicant:** Brain Smith  
30400 Norden Drive  
Homeland, CA 92548

**Noise Consultant** Roma Environmental  
31751 Sandhill Lane  
Temecula CA 92591  
(951) 544-3170

**Review Stage:** First Review

**Information**  
**Provided:** "Traffic Noise Analysis for TPM 36660" dated July 3, 2014

### **Noise Standards:**

1. The "Noise Element" section of the Riverside County General Plan states "to avoid future noise hazard, the maximum capacity design standard (average daily trips) for highways and major roads" (including airports) "shall be used for determining the maximum future noise level" or, in the case of freeways and airports, the projected conditions for 20 years in the future may be used.
2. The interior noise levels in residential dwellings shall not exceed 45 Ldn (CNEL).
3. The exterior noise level shall not exceed 65 Ldn.

### **Highway Prediction Model:**

Using FHWA RD 77-108 Highway Traffic Prediction Model, the noise consultant shall estimate noise impacts (Ldn) from the Highways (design capacity "C" Level of Service).

### **Acoustical Parameters for County Highways:**

1. Average daily traffic (ADT) design capacity of 20,700 assumed for Mapes Road (the County General Plan classifies as a "Secondary" highway). ADT design capacity of 10,400 assumed for Briggs Road (the County General Plan classifies as a "Secondary" highway) quoted from the Harvest Valley/ Winchester Area Plan Circulation, Vol. 1 - Figure 8, dated August 2003".
2. Truck/Auto Mix as follows (Riverside Co. Road Department):

#### **For Collector & Secondary Highways**

VEHICLE	Overall %	DAY(7AM-7PM)	EVENING(7PM-10PM)%	NIGHT(10PM-7AM)%
Auto	97.2	73.6	13.6	10.22
Med. Truck	1.87	0.9	0.04	10.9
Heavy Truck	0.74	0.35	0.04	0.35

3. Traffic Speed of 40 MPH.
4. The distance from the centerline of Mapes and Briggs Road to the nearest building face unknown at this time.
5. Modeling for Mapes and Briggs Road were done using a "hard site" assumption for exterior.

- 6 The standard residential design with windows closed provides a 20 dB, A-weighted (reduction inside) attenuation.
- 7 Barrier calculations based on receptor at 10 feet from the barrier and at a 5 foot elevation for wall barrier height at or less than six feet. However, a receptor placement of 3-foot elevation is required when a wall barrier height is greater than six feet.
- 8 Interior calculations based on receptor at a 5-foot elevation inside the dwelling in the room nearest the noise source and 14 feet above the pad for the second floor in the middle of the room nearest the noise source.

**Findings:**

The minor changes, the consultant's report is adequate. Based on our calculations the distance recommended should provide sufficient attenuation to reduce interior roadway noise levels to below 45 Ldn and the distance and buildings for the outdoor areas to below 65 Ldn.

**Recommendations:**

1. The following conditions shall be applied to the project based on the information provided by the acoustical consultant:

**Construction –Related Mitigation Measures:**

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exceptions to these standards shall be allowed only with the written consent of the building official.
3. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers.
4. During construction, best efforts should be made to locate stockpiling and/or vehicle staging area as far as practicable from existing residential dwellings to the site.
5. In order to minimize nocturnal noise intrusion, it is recommended that outgoing flatbed trailer loading occur the day/evening before job-site delivery, and that the loaded trailer be parked near the driveway. This will reduce the duration of equipment pick-up activity noise and maximize the distance separation to the closest homes.
6. No music or electronically reinforced speech from construction workers shall be

audible at noise-sensitive property.

**Structural Mitigation:**

7. The minimum distance from the center line of Mapes Road and Briggs Road is 135 feet and 59 feet respective to achieve 65 Ldn.
8. All dwelling units with windows adjacent to Mapes and Briggs Road shall use dual glazing at STC rating of 26 or higher or require a windows closed condition requiring mechanical air-conditioning on the three lots facing Mapes and Briggs Road.
9. All windows and doors assemblies used throughout the project should be free of cut outs and openings and shall well fitted and well-weather-stripped.
10. Provide exterior walls with a minimum Sound Transmission Class (STC) rating of 46. Typical walls with this rating will have 2X4 studs or greater, 16" o.c. with R-13 insulation, a minimum 7/8" exterior surface of cement plaster and a minimum interior surface of 1/2" gypsum board.
11. Provide roof / ceiling systems utilizing minimum 1/2" plywood sheathing that is well sealed to form, a continuous barrier with a minimum R-19 batt insulation in the joist cavities.
12. At any penetrations of exterior wall by pipes, ducts or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar to form an airtight seal.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: PM 36060 DATE SUBMITTED: 10-29-13

### APPLICATION INFORMATION

Applicant's Name: Brian Smith Dev E-Mail: briansmithdev@gmail.com

Mailing Address: 30400 Norden Drive  
Homeland CA 92548  
City State ZIP

Daytime Phone No: (951) 333-1526 Fax No: (951) 344-8313

Engineer/Representative's Name: Jason Keller E-Mail: jkeller@kellerci.com

Mailing Address: 6753 Brockton Ave  
Riverside CA 92506  
City State ZIP

Daytime Phone No: (951) 733-9128 Fax No: (951) 684-6431

Property Owner's Name: Brian Smith Dev E-Mail: briansmithdev@gmail.com

Mailing Address: 30400 Norden Drive  
Homeland CA 92548  
City State ZIP

Daytime Phone No: (951) 333-1526 Fax No: (951) 344-8313

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

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

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

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

**AUTHORIZATION FOR CONCURRENT FEE TRANSFER**

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

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

Brian Smith Dev  
PRINTED NAME OF APPLICANT

Bryan May  
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.

Brian Smith Dev  
PRINTED NAME OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER(S)

PRINTED NAME OF PROPERTY OWNER(S)

SIGNATURE OF PROPERTY OWNER(S)

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

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

**PROPERTY INFORMATION:**

Assessor's Parcel Number(s): 457-070-014

Section: 6 Township: T5S Range: R2W

Approximate Gross Acreage: 2.76

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of mapes Rd, South of LEWIS, East of Briggs, West of Carnes

Thomas Brothers map, edition year, page number, and coordinates: 33 75819 - 117.1348919

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):

PRD 3 individual parcels @ .92 of an acre approx 140 wide x deep

Related cases filed in conjunction with this request:

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

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

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

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

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

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

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

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

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

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 0

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

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

**TENTATIVE PARCEL MAP NO. 36660** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Brian Smith Dev Inc. – Fifth/Fifth Supervisorial District – Location: Northeast corner of Mapes Road and Briggs Road – Zoning: Residential Agricultural - 1 Acre Minimum - **REQUEST:** The Tentative Parcel Map is a Schedule H subdivision to create three residential parcels on 3.6 gross acres. The sizes of the three proposed parcels are 1.03 acres, 1.39 acres and 1.17 acres. The existing mobile home residence will remain and will be located in parcel three. (Quasi-judicial)

TIME OF HEARING: **1:30 p.m.** or as soon as possible thereafter  
**January 5, 2015**  
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR, CONFERENCE ROOM 2A  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Paul Rull, at 951-955-0972 or email [prull@rctlma.org](mailto:prull@rctlma.org) or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a 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., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

## PROPERTY OWNERS CERTIFICATION FORM

I PAUL RULL, certify that on NOVEMBER 21, 2014  
the attached property owners list was prepared by PLANNING  
DEPARTMENT, APN(s) \_\_\_\_\_ or case numbers  
PM36660 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.

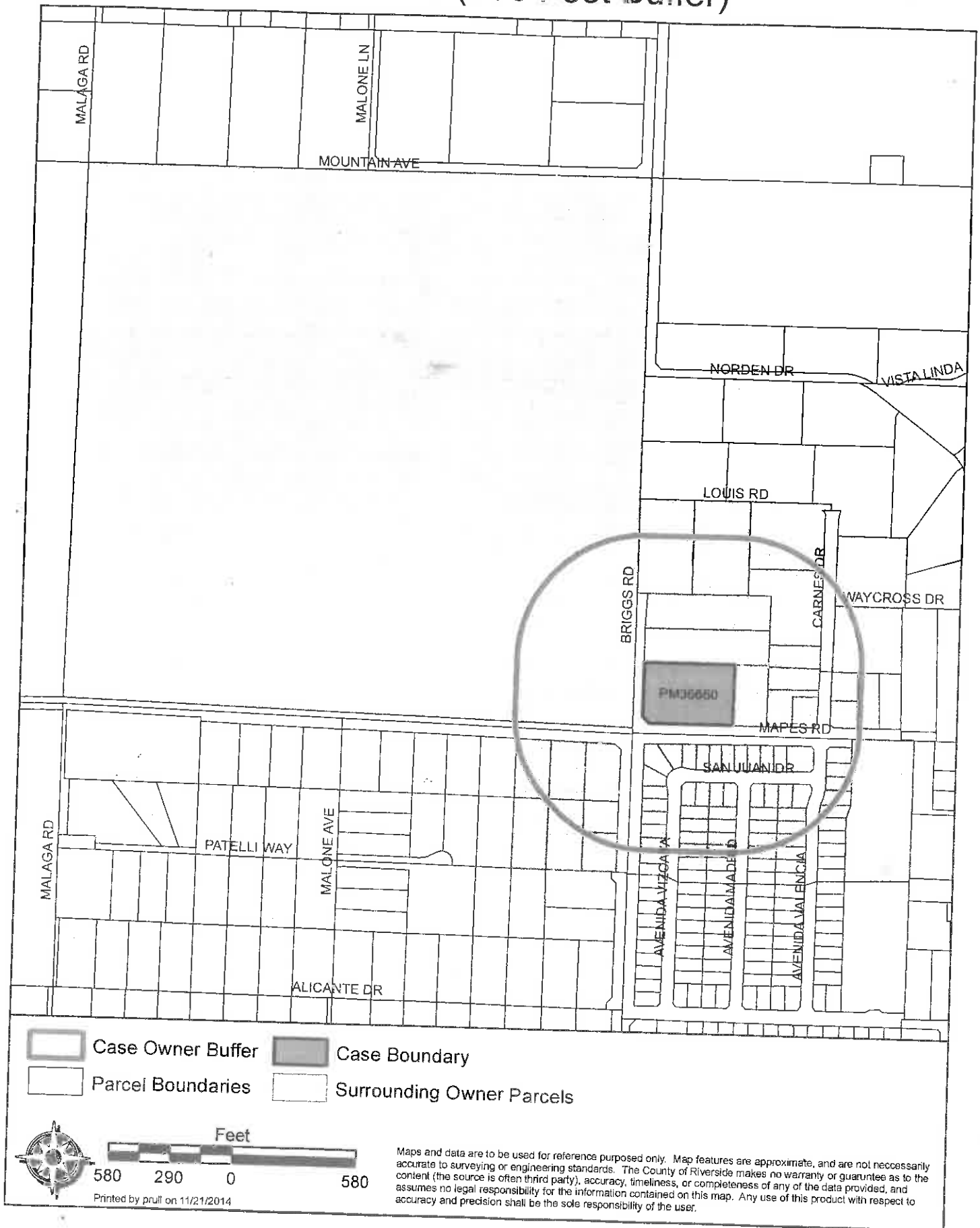
NAME: PAUL RULL

TITLE: PROJECT MANAGER

ADDRESS: 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501

TELEPHONE: 951-955-0972

# PM36660 (600 Foot Buffer)



LISA ANTHONY  
1276 TUNNEL HILL RD  
ELIZABETHTOWN, KY. 42701

ROFOLFO AVILA  
30066 SAN JUAN DR  
HOMELAND, CA. 92548

LEONARDO G AVINA  
29337 HARLEY CT  
NUEVO, CA. 92567

RONNIE D BALLARD  
C/O LORIE BALLARD  
25066 AVENIDA MADRID  
HOMELAND, CA. 92548

JIN BARNSDALE  
25087 AVENIDA MADRID  
HOMELAND, CA. 92548

JOE BELMONTEZ  
12180 RAMONA AVE APT 5  
CHINO, CA. 91710

BRIAN SMITH DEV INC  
30400 NORDEN DR  
HOMELAND, CA. 92548

MOIRA S BRYSON  
29905 MAPES RD  
ROMOLAND, CA. 92585

GERALD LAVERN DAHL  
25020 AVENIDA VALENCIA  
HOMELAND, CA. 92548

JUANA DELAPAZ  
3845 MOOR AVE NO 4  
CULVER CITY, CA. 90232

TERESA DIAZ  
25125 BRIGGS RD  
ROMOLAND, CA. 92585

ANTHONY RUDOLPH DIOGUARDI  
670 EULER WAY  
HEMET, CA. 92544

MAHMOUD ELJAOUHARI  
30110 SAN JUAN DR  
HOMELAND, CA. 92548

MARTHA ESTRADA  
30110 MAPES RD  
HOMELAND, CA. 92548

EVR GRN FAMILY INV  
1000 DOVE ST NO 100  
NEWPORT BEACH, CA. 92660

DARRYL LEE FICARELLA  
25106 AVENIDA VIZCAYA  
HOMELAND, CA. 92548

JUAN H GARCIA  
P O BOX 761  
HOMELAND, CA. 92548

HOWARD B GARRISON  
31505 SUNDANCE DR  
SAN JUAN CAPO, CA. 92675

MARCIE ALINE GARRISON  
29915 MAPES RD  
ROMOLAND, CA. 92585

CESAR GONZALEZ  
PO BOX 2938  
SUN CITY, CA. 92586

ESTHER GRANADOS  
25051 AVENIDA VIZCAYA  
HOMELAND, CA. 92548

TRINIDAD GUILLEN  
176 ALABASTER LOOP  
PERRIS, CA. 92570

ALFREDO GUTIERREZ  
30324 AVENIDA CAYLEE  
HOMELAND, CA. 92548

GORDON R HANSHAW  
6123 CLIFFWAY DR  
ORANGE, CA. 92869

SCOTT HAYES  
25087 AVENIDA VIZCAYA  
HOMELAND, CA. 92548

ROBERT M KALLER  
32170 CORTE LEDORADO  
TEMECULA, CA. 92592

PATTY J KOHO  
P O BOX 64  
HOMELAND, CA. 92548

LAGUNITA INV  
P O BOX 5672  
NEWPORT BEACH, CA. 92662

LYNN D LANOUE  
21197 MACARTHUR DR  
NUEVO, CA. 92567

DOUGLAS LANPHERE  
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GLORIA J LEE  
P O BOX 833  
HOMELAND, CA. 92548

DAVID H LEONARD  
10550 DUNLAP CR SP 36  
WHITTIER, CA. 90606

CELSO REYES LESAMA  
30077 SAN JUAN DR  
HOMELAND, CA. 92548

JOSE GUSTAVO LOPEZ  
25884 CREAG AVE  
HOMELAND, CA. 92548

PORFIRIO LOPEZ  
30089 SAN JUAN DR  
HOMELAND, CA. 92548

JESUS MAGANA  
30232 MAPES RD  
HOMELAND, CA. 92548

ALFONSO G MARTINEZ  
30040 SAN JUAN DR  
HOMELAND, CA. 92548

MARY ELISSA MCCOLLISTER  
25115 BRIGGS RD  
ROMOLAND, CA. 92585

FRANCIS D MCCORMICK  
30216 MAPES RD  
HOMELAND, CA. 92548

LANDON MCMATH  
911 EAGLE CREST  
RIVERSIDE, CA. 92506

FRANCES L MELENDREZ HARGROVE  
24946 CARNES DR  
HOMELAND, CA. 92548

MENIFEE PROP I  
4370 LA JOLLA VILLAGE 960  
SAN DIEGO, CA. 92122

OMAR VILLASENOR MEZA  
25215 BRIGGS RD  
ROMOLAND, CA. 92585

EVARISTO MONTOYA  
25063 AVENIDA VALENCIA  
HOMELAND, CA. 92548

JASON ONEILL  
30051 SAN JUAN DR  
HOMELAND, CA. 92548

ANGELA PADILLA  
30098 SAN JUAN DR  
HOMELAND, CA. 92548

ROLANDO E PANAMENO  
24925 CARNES DR  
HOMELAND, CA. 92548

WILLIAM E PETERSEN  
6832 ROSEFIELD DR  
LA MESA, CA. 91942

GUADALUPE QUINTERO  
30127 SAN JUAN DR  
HOMELAND, CA. 92548

DENNIS RAINIER  
25083 AVENIDA VALENCIA  
HOMELAND, CA. 92548

MARIE E RAMOS  
30134 SAN JUAN DR  
HOMELAND, CA. 92548

HUMBERTO REYES  
25099 AVENIDA VIZCAYA  
HOMELAND, CA. 92548

LUIS A ROBLES  
25093 AVENIDA VALENCIA  
HOMELAND, CA. 92548

JUAN C RODRIGUEZ  
25075 AVENIDA VIZCAYA  
HOMELAND, CA. 92548

MARY V RODRIQUEZ  
29995 MAPES RD  
ROMOLAND, CA. 92585

REGINALDO ROMERO  
25857 LAZY CLOUD WAY  
SUN CITY, CA. 92585

SATURNINO ROMERO  
26658 DAWSON RD  
SUN CITY, CA. 92585

AGUEDA RUIZ  
24840 CARNES DR  
HOMELAND, CA. 92548

FRANCISCO RUIZ  
4614 W 169TH ST  
LAWNDALE, CA. 90260

FRANCISCO R RUIZ  
4614 W 169TH ST  
LAWNDALE, CA. 90260

SONIA SANTIAGO  
30076 SAN JUAN DR  
HOMELAND, CA. 92548

JOHN D SCHULZ  
30050 SAN JUAN DR  
HOMELAND, CA. 92548

ARASELI SERRANO  
25025 BRIGGS RD  
ROMOLAND, CA. 92585

JAMES JOSEPH SHERIDAN  
28211 MCCALL BLV  
SUN CITY, CA. 92585

EMMETT D SMITH  
P O BOX 2129  
HOMELAND, CA. 92548

WILLIAM E STEELE  
P O BOX 115  
HOMELAND, CA. 92548

JOHN P SULLIVAN  
16 VINCENT ST  
WHITMAN, MA. 2382

FRANSISCO VILLA  
30139 SAN JUAN DR  
HOMELAND, CA. 92548

JELTJE VISSER  
30088 SAN JUAN DR  
HOMELAND, CA. 92548

CINDY WILMETTE  
25109 AVENIDA VIZCAYA  
HOMELAND, CA. 92548

C WILSON  
P O BOX 26817  
SANTA ANA, CA. 92799

JEFFREY R WILSON  
17886 PALM RD  
RIVERSIDE, CA. 92503

Romoland High School District  
25900 Leon Road  
Homeland CA 92548

Eastern Municipal Water District  
P.O. Box 8300  
Perris CA 92572-8300

5th District Planning Commissioner  
Attn: Mickey Valdivia  
Mail Stop: 1070

5th District Supervisor Office  
Attn: Steven Hernandez  
Mail Stop: 1005

Perris Union High School District  
Attn: Emmanuelle Reynolds  
155 E. 4th Street  
Perris CA 92570-2124

City of Menifee  
Attn: Planning Dept. Manager  
29714 Haun Road  
Menifee CA 92586

Brian Smith Dev. Inc.  
30400 Norden Drive  
Homeland CA 92548

Jason Keller  
24455 Via Arriba Linda  
Yorba Linda CA 92887

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Yorba Linda CA 92887

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30400 Norden Drive  
Homeland CA 92548

Jason Keller  
24455 Via Arriba Linda  
Yorba Linda CA 92887



## MITIGATED NEGATIVE DECLARATION

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**FOR COUNTY CLERK'S USE ONLY**