



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

1:30 P.M.

OCTOBER 6, 2014

AGENDA **RIVERSIDE COUNTY PLANNING DEPARTMENT** **DIRECTOR'S HEARING**

County Administrative Center
4080 Lemon Street
1st 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@rcilma.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 HEARINGS: 1:30 p.m. or as soon as possible thereafter.

- 2.1 **TENTATIVE PARCEL MAP NO. 36547** – Intent to Adopt a Negative Declaration – Applicant: Christopher Crawford – First/First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Avenue B, southerly of Markham Street, easterly of Cedar Street, and westerly of Wood Road – Zoning: Residential Agriculture 1 acre min. (R-A-1) - 4.06 acres - **REQUEST:** Schedule "H" subdivision of 4.06 acres into 4 residential parcels with a minimum size of 1 gross acre. Project Planner: Bahelila Boothe at (951) 955-8703 or email bboothe@rcilma.org. (Quasi-Judicial)
- 2.2 **PLOT PLAN NO. 25545** - CEQA Exempt – Applicant/Owner: Jessie Ayala – Fifth/Fifth Supervisorial District – Location: Northerly of Acacia Lane, southerly of Brookside Avenue, easterly of Snowberry Road, and westerly of Hannon Road – R-A-1 Zone - **REQUEST:** The Plot Plan is a proposal to permit an existing unpermitted 337 sq. ft.

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

storage building, a freestanding fireplace and a 1,748 sq. ft. metal patio cover on 0.87 acre. Bahelila Boothe at (951) 955-8703 or email bboothe@rctlma.org. (Quasi-Judicial)

3.0 SCOPING SESSION:

4.0 PUBLIC COMMENTS:

Agenda Item No.: **2.1**
Area Plan: Lake Matthews/Woodcrest
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: October 6, 2014

TENTATIVE PARCEL MAP NO. 36547
EA No. 42574
Applicant: Crawford Investments
Engineer/Rep.: W. J. McKeever, Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Tentative Parcel Map No. 36547 is a Schedule "H" subdivision of 4.06 acres into four lots, each with acreage of 1 gross acre minimum.

The project site is located in the Community of Woodcrest of the Lake Mathews / Woodcrest Area Plan in Western Riverside County; more specifically, southerly of Markham Street, westerly of Wood Road, and northerly of Avenue B.

BACKGROUND

A Tentative Parcel Map (PM31653) was approved for this property at Director's Hearing on June 13, 2005, and a Notice of that Decision was subsequently received and filed at the Board of Supervisors on September 13, 2005.

On August 10, 2010, the Superior Court of California, County of Riverside, found that Tentative Parcel Map No. 31653 violated the Subdivision Map Act (Jay Vanderwal v. County of Riverside, RIC 520218) and ordered the County of Riverside to deny the original application for Tentative Parcel Map No. 31653.

On October 18, 2010, the project was denied at the Director's Hearing meeting.

On February 14, 2013, the new Tentative Parcel Map was submitted by Crawford Investments under a new Tentative Parcel Map number (PM36547). Highland Service Corporation is the new owner of the property and not associated with Mr. Jay Vanderwal.

SUMMARY OF FINDINGS:

- | | |
|------------------------------|---|
| 1. Existing Land Use: | Vacant |
| 2. Surrounding Land Use: | Vacant properties and scattered single-family residences |
| 3. Existing Zoning: | Residential Agricultural - One-Acre Minimum (R-A-1) |
| 4. Surrounding Zoning: | Residential Agricultural – One Acre Minimum (R-A-1) |
| 5. General Plan Designation: | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) |

DM

6. Project Data: Total Acreage: 4.06
Total Proposed Parcels: Four (4)
Proposed Min. Parcel Size: 1 Acre Gross
Minimum
7. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42574**, 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. 36547**, 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, which is incorporated herein by reference.

1. The project site is designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum).
2. The project site is surrounded by properties, which are designated Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum).
3. The zoning for the subject site is Residential Agricultural - One Acre Minimum (R-A-1).
4. The proposed tentative map will create 4 parcels with a minimum size of 1.0 acre gross.
5. The proposed tentative map is designed in accordance with the Schedule "H" requirements.
6. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan (MSCHP).
7. Environmental Assessment No. 42574 concluded that there are no potentially significant impacts from the project proposal.

CONCLUSIONS:

1. The proposed project is in conformance with all elements of the Riverside County General Plan.
2. The proposed project 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 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 (MSCHP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A dam inundation area;
 - b. A General Plan hazardous fire area;
 - c. An Alquist-Priolo earthquake fault hazard study zone; or,
 - d. An airport influence area
3. The project site is located within:
 - a. City of Riverside Sphere of Influence;
 - b. The boundaries of the Val Verde Unified School District;
 - c. A Stephen's kangaroo rat fee area;
 - d. Zone B (43.75 miles) of Ord. No. 655 (Regulating Light Pollution - Mt. Palomar); and,
 - e. Lake Mathews/Woodcrest Area Plan.
4. The subject site is currently designated as Assessor's Parcel Numbers 321-030-021

RIVERSIDE COUNTY PLANNING DEPARTMENT

PM36547

VICINITY MAP

Supervisor Jefferies
District 1



0 250 500 1,000 Feet
Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)
Printed by ledwards on 6/11/2014



The County of Riverside assumes no warranty or legal responsibility for the information contained on this map. Data and information represented on this map is subject to updates, modifications and may not be complete or appropriate for all purposes. County GIS information is provided for the most current information. Do not copy or reuse this map.

TENTATIVE PARCEL MAP NO. 36547

PART OF SECTION 6, T4S, RAW SB38M
IN THE UNINCORPORATED AREA OF RIVERSIDE
COUNTY, STATE OF CALIFORNIA.
PREPARED SEPTEMBER 30, 2013

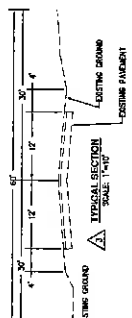


APPLICANT:
M. J. EDWARDS
1775 W. WASHINGTON BLVD. SUITE 200
RIVERSIDE, CALIFORNIA 92506
TEL: (951) 509-1234
FAX: (951) 509-1235

PREPARED BY:
W. J. MCKEEVER, INC.
1775 W. WASHINGTON BLVD. SUITE 200
RIVERSIDE, CALIFORNIA 92506
TEL: (951) 509-1234
FAX: (951) 509-1235

LAND OWNERS:
HIGHLAND SERVICE CORPORATION
1775 W. WASHINGTON BLVD. SUITE 200
RIVERSIDE, CALIFORNIA 92506
TEL: (951) 509-1234
FAX: (951) 509-1235

NOTICE:
1. THE APPLICANT HAS BEEN ADVISED BY THE COUNTY ENGINEER THAT THE PROPOSED PARCEL MAP IS SUBJECT TO THE FOLLOWING CONDITIONS:
2. THE APPLICANT SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL AGENCIES.
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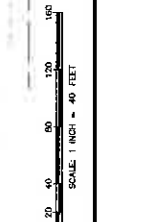
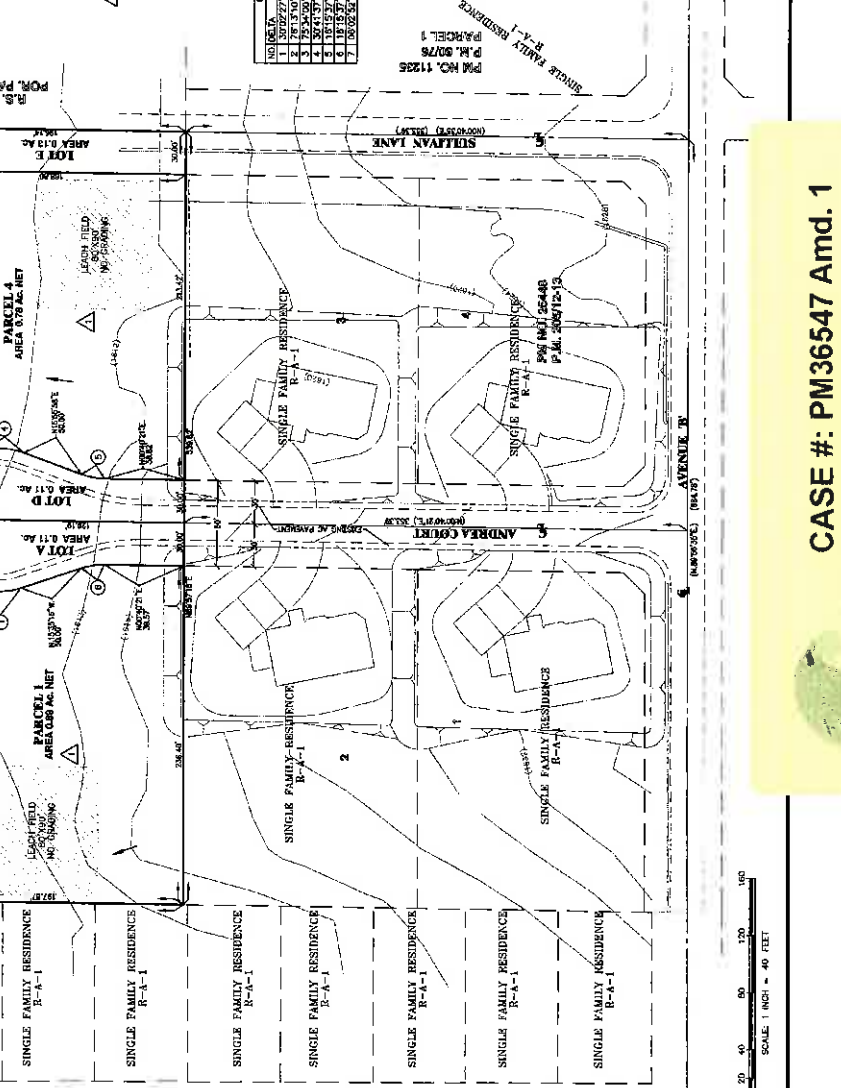


- LEGAL DESCRIPTION:**
THE NORTH PART OF THE FOLLOWING DESCRIBED PROPERTY:
SECTION 6, T4S, RAW SB38M, UNINCORPORATED AREA OF RIVERSIDE COUNTY, CALIFORNIA, AND
PART OF THE PARCEL MAP NO. 36547, AS SHOWN ON THE PARCEL MAP, IS HEREBY
DIVIDED INTO THE FOLLOWING DESCRIBED PARCELS:
1. PARCEL 1, AREA 0.11 AC. (R-1-1)
2. PARCEL 2, AREA 0.11 AC. (R-1-1)
3. PARCEL 3, AREA 0.11 AC. (R-1-1)
4. PARCEL 4, AREA 0.11 AC. (R-1-1)
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17. PARCEL 17, AREA 0.11 AC. (R-1-1)
18. PARCEL 18, AREA 0.11 AC. (R-1-1)
19. PARCEL 19, AREA 0.11 AC. (R-1-1)
20. PARCEL 20, AREA 0.11 AC. (R-1-1)
21. PARCEL 21, AREA 0.11 AC. (R-1-1)
22. PARCEL 22, AREA 0.11 AC. (R-1-1)

NO.	AREA	ACRES	FRONT	DEPTH	WIDTH	MARKET
1	0.11	0.11	25.22	124.2	124.2	124.2
2	0.11	0.11	25.22	124.2	124.2	124.2
3	0.11	0.11	25.22	124.2	124.2	124.2
4	0.11	0.11	25.22	124.2	124.2	124.2
5	0.11	0.11	25.22	124.2	124.2	124.2
6	0.11	0.11	25.22	124.2	124.2	124.2
7	0.11	0.11	25.22	124.2	124.2	124.2
8	0.11	0.11	25.22	124.2	124.2	124.2
9	0.11	0.11	25.22	124.2	124.2	124.2
10	0.11	0.11	25.22	124.2	124.2	124.2
11	0.11	0.11	25.22	124.2	124.2	124.2
12	0.11	0.11	25.22	124.2	124.2	124.2
13	0.11	0.11	25.22	124.2	124.2	124.2
14	0.11	0.11	25.22	124.2	124.2	124.2
15	0.11	0.11	25.22	124.2	124.2	124.2
16	0.11	0.11	25.22	124.2	124.2	124.2
17	0.11	0.11	25.22	124.2	124.2	124.2
18	0.11	0.11	25.22	124.2	124.2	124.2
19	0.11	0.11	25.22	124.2	124.2	124.2
20	0.11	0.11	25.22	124.2	124.2	124.2
21	0.11	0.11	25.22	124.2	124.2	124.2
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NOTICE:
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W. J. MCKEEVER, INC.
CIVIL ENGINEERING
1775 W. WASHINGTON BLVD. SUITE 200
RIVERSIDE, CALIFORNIA 92506
TEL: (951) 509-1234
FAX: (951) 509-1235

CASE #: PM36547 Amd. 1
DATED: 10/07/13
PLANNER: L. EDWARDS

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42574
Project Case Type (s) and Number(s): Tentative Parcel Map No. 36547
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Lisa Edwards, Project Manager
Telephone Number: 951-955-1888
Applicant's Name: Crawford Investments
Applicant's Address: 1770 N Arrowhead, San Bernardino, CA 92405

I. PROJECT INFORMATION

A. Project Description:

Tentative Parcel Map No. 36547 is a Schedule "H" subdivision of 4.06 gross acres into four (4) residential parcels, with each parcel being one acre.

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

C. Total Project Area: 4.06 gross acres

Residential Acres: 4.06	Lots: 4	Units: N/A	Projected No. of Residents: 12
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other:			

D. Assessor's Parcel No(s): 321-030-021

E. Street References: Northerly of Andrea Court, Westerly of Sullivan Lane, Easterly of Cedar Street, and Southerly of Markham Street

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 22, Township 6 South, Range 8 East

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the Lake Matthews/Woodcrest Area Plan of the Riverside County General Plan. The surrounding properties include single family residences to the north, east, south, and west. The site currently is vacant and the topography of the project site is generally level.

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 dwelling unit per acre) General Plan Land Use Designation. The proposed project meets all other applicable land use policies.

2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not within an area that is susceptible to liquefaction. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone etc). The proposed project has allowed for sufficient provision of emergency response to the current and future users of this project through project design and payment of development impacts fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation measures against any foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The Tentative Parcel Map is a Schedule 'H' subdivision of 4.06 gross acres into four (4) residential parcels with a one acre minimum lot size within the Residential Agricultural 1 acre minimum (R-A-1) proposed zoning. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes) or indirectly (e.g. through the extension of roads or other infrastructure). There is a less than significant impact to housing as a direct result of this subdivision. The proposed project meets all other applicable Housing Element policies with the approval of Change of Zone No. 7495.
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): Lake Matthews/Woodcrest Area Plan

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Very Low Density Residential (VLDR) (1 dwelling unit per acre)

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Lake Matthews/Woodcrest Area Area Plan

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

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

To the North, South, East, and West: Very Low Density Residential (VLDR) (1 dwelling unit per acre)

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

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

H. Adopted Specific Plan Information

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

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

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

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:**

To the North, South, East, and West: Residential Agricultural 1 Acre Minimum (R-A-1)

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 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 type="checkbox"/> Cultural Resources | <input 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.

David Mares, for

Signature

6/9/14

Date

Lisa Edwards, Project Manager

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
AESTHETICS Would the project				
1. Scenic Resources				
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 Riverside County General Plan indicates that the project site is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands have been developed with uses compatible with the proposed project.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the proposed project will not result in the creation of an aesthetically offensive site open to public view.

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The proposed project is located within Zone B of the Mount Palomar Nighttime Lighting Policy Area. The project site is located 43.75 miles from the Mount Palomar Observatory. It has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655 of Riverside County. 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. The project has been conditioned, prior to map recordation to create an Environmental Constraint Sheet that states lighting restrictions as required by County Ordinance No. 655 (COA 50.PLANNING. 23). All proposed outdoor lighting systems shall be in conformance with county Ordinance No. 655 which will mitigate the potential for interference with the nighttime use of Palomar Observatory to less than significant impact. These requirements are standard for properties within the boundaries of Zones A or B of Ordinance No. 655 and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will not create a new source of light as there is already existing dwellings surrounding the subject site. No new light sources are anticipated. Therefore, the impact is considered less than significant.

b) Surrounding land uses include single-family residential homes on large lots. The project proposes the creation of four residential lots. The amount of light that is created is consistent with existing levels and not considered substantial; therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, and Project Application Materials.

Findings of Fact:

- a) The proposed project is not located within a Farmland Designation; therefore, the project shall not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. Therefore, no impact will occur.
- b) The project site is surrounded by large-lot single-family residential homes. The site is not located within an Agricultural Preserve. Therefore, no impact will occur.
- c) The proposed project is not located within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Therefore, no impact will occur.
- d) The project site 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. Therefore, no impact will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<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 con-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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version of forest land to non-forest use?

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

Findings of Fact:

a) The County does not have zoning that is specific to the preservation of forest land or timberland. Therefore the proposed project will not conflict with any forest land zoning.

b & c) The site is level and there are no forest areas or non-man made groves. Therefore, the project will not result in the loss of any forest land.

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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 Table 6-2

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan Land Use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE. 8). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. However, due to the fact that there are existing dwelling units on both proposed parcels; it is highly unlikely that any site preparation necessitating the use of grading equipment will occur. Therefore, no impact would occur.

c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.

e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.

f) The project proposes a two parcel subdivision and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan,

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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, CVMSHCP, On-site Inspection, EPD review

Findings of Fact:

a) The proposed project is not located within the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP) Criteria Cell. A review was done by the Environmental Programs Division of the Planning Department to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant after mitigation.

b) The County of Riverside 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 by EPD, there will be 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. The project site has had single-family buildings surrounding the Site for some time. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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by the California Department of Fish and Game or U. S. Wildlife Service. Therefore, the impacts will be less than significant.

d-f) The site contains no significant suitable habitat, as the entire site is actively used as single-family residential activities. Therefore the impacts will be less than significant.

g) Based on a review by EPD, the project is consistent with all biological policies of the General Plan, the WRMSHCP, and all other policies that impact the site. The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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: Riverside County General Plan Figure OS-7, County Archaeologist Review, Project Application Materials, County Archaeological Report (PDA) No. 4846 prepared by Archaeological Associates dated February 10, 2014

Findings of Fact:

a) A Cultural Resource review by the County Archaeologist found no record of a historic site within the boundaries of the project site. The project will not alter or destroy a historic site. The project will have a less than significant impact.

b) No historical resources as defined in California Code of Regulations, Section 15064.5 exist on the project site. The proposed subdivision will not include any grading activities that could potentially expose historic resources and therefore monitoring is not recommended or required. A Cultural Resource review by the County Archaeologist has determined that the project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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outside of formal cemeteries?

d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, County Archaeologist Review, County Archaeological Report (PDA) No. 4846 prepared by Archaeological Associates dated February 10, 2014

Findings of Fact:

a-c) Based on the Cultural Resources review by the County Archaeologist, there is no possibility of archeological artifacts to be found on the project site. The proposed subdivision will not include any grading activities that could potentially expose archeological resources or disturb any human remains (as there are no cemeteries in the vicinity), and therefore monitoring is not recommended or required.

d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?				

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

Findings of Fact:

a) According to RCLIS (GIS database) and reviewed by the County Geologist, the project site is located in an area that is designated as low potential for paleontological sensitivity. A condition of approval was added to assist in the event that Paleontological resources are found on site (Condition of Approval Planning 60.PLANNING.9). The proposed subdivision will not include any grading activities that could potentially expose paleontological resources. Prior to any grading activities, monitoring would be required. However, since no grading activities are considered as part of this project, the impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, Geologist Comments

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based on the review of the aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the site is not located within one-half miles from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

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?

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

Findings of Fact:

a) According to RCLIS, there is no potential for this site to be affected by seismically induced liquefaction. The project has been conditioned to be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County (Conditions of Approval 60.BS GRADE4.) This condition is not considered unique mitigation measures pursuant to CEQA. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2010) which takes into

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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?

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

Findings of Fact:

a) The project site is generally flat and according to Figure S-5, the proposed project is not located within with slopes greater than 25%; and therefore no potential for landslides. The project site and surrounding area does not consist of rocky terrain and therefore the project is not subject to rock fall hazards. No impacts will occur as a result.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring 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?

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

Findings of Fact:

a) The project site is located in an area susceptible to subsidence, but not located near any documented areas of 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.

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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16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) Based on a review by the County Geologist, the proposed project is not located within areas that are subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is 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?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Riverside County General Plan figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review, Project Application Materials

Findings of Fact:

a) The proposed subdivision will not include any grading activities, and therefore the project will have no impact to the existing topography.

b) The project will not cut or fill slopes greater than 2:1. The proposed subdivision will not include any grading activities, and therefore the project will have no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

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

b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2010), creating substantial risks to life or property?

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

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

Findings of Fact:

a) The development of the project site may have the potential to result in soil erosion during grading and construction. Standard Conditions of Approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes (Condition of Approval. 10.BS GRADE. 4). However, the proposed subdivision will not include any grading activities, and therefore the project will have no impact on soil erosion or loss of topsoil.

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

c) The area does not feature a sewer system. The residential structures ultimately resulting from this proposed land subdivision will require the use of individual septic tanks. This project will require the installation of a septic tank and leach lines. However, due to the large amount of acreage for the overall site; the installation of septic tanks will not cause significant environmental effects.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Flood Control District review, Building and Safety – Grading Review, Project Materials

Findings of Fact:

a-b) The project site is currently vacant. The proposed subdivision will not include any grading activities that would change the deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake, or result in the any increase in water erosion either on or off site, and therefore the project will no impact.

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.

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"/>
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 Project site lies within a moderate area of wind erosion. The Project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (COA 10.BS GRADE.8) which will mitigate the potential impact from wind erosion to less than significant. This is a standard condition and therefore is not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The proposed project is consistent with the General Plan. Currently the existing small-scale residential development 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 Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 types of residential development associated with the current development does not exceed 2 primary units 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.

b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material beyond the use of typical household cleaners. Therefore, less than significant impacts are expected.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project is not anticipated to 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. Therefore, there is no impact.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.

d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials (refer to Finding of Fact 20a). Therefore, there is no impact.

e) The proposed 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, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.

b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore, there is no impact.

c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

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

Findings of Fact:

a) According to GIS, the project site is not located within a high fire area. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood	<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
Insurance Rate Map or other flood hazard delineation map?				
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<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 project receives minimal offsite runoff. Except for nuisance nature local runoff that may transverse portions of the property, the project is considered free from ordinary storm flood hazard. The proposed project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

b) The Project will not violate any water quality standards or waste discharge requirements and will have a less than significant impact in that it will be required to mitigate potential impacts through the implementation of a Storm Water Pollution Prevention Plan (SWPPP) to control construction activities and a Water Quality Management Plan (WQMP) to address the post construction and the long term water quality treatment process.

c) The four proposed lots will receive potable water service from the Western Municipal Water District (EMWD). The proposed project will not deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, the impact is considered less than significant.

d) The residential development that will be constructed on site as a result of the proposed development is not anticipated to significantly impact the creation or contribution of runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

e) The project site is not located within a 100-year flood zone and no new housing is proposed with this project. Therefore, the project shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map No. 06065C1405G or other flood hazard delineation map.

f) The project site is not located within a 100-year flood zone within Zone X. Therefore, the project will not place structures within a 100-year flood hazard area which would impede or redirect flood flows.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge. 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 U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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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 project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

b) Since the project proposes no impervious surfaces, the existing absorption rates and the amount of surface runoff will not be affected. Therefore, no impact will occur.

c) The project site is located in an area susceptible to the impacts of the failure of levee or dam, Zone X protected by levee area. The project is adjacent to a Coachella Valley Water District Flood Control Channel on its western property line. The project site has historically and currently been utilized as a single family residence with a Polanco Park. The existing habitable buildings are located approximately 600 feet away from the edge of the channel closer to Desert Cactus Drive. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project, a subdivision of 10.1 gross acres into two parcels, does not expose people of structures to risk of injury involving flood. Therefore, the impacts are considered to be less than significant.

d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

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

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

Findings of Fact:

a-b) The Tentative Parcel Map proposes a subdivision of 4.06 gross acres into two residential parcels with a minimum size of one gross acres. The subdivision is consistent with the Rural Community Very Low Density Residential (RC: VLDR) (1 dwelling units per acre) land use designation and surrounding area. The project is consistent with the requirements of this policy and is therefore consistent with this policy and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

According to RCLIS (GIS Database), the proposed project is located within the Riverside city sphere of influence. The Project is implemented by the Very Low Density Residential and Rural Agricultural, one-acre (R-A-1) designations in the Lake Mathews/Woodcrest Community Plan, which permits a minimum lot size of 20,000 square feet. The Project proposes lots sizes ranging from 0.78 to 0.97 net acres and are at least 1 gross acre, which is consistent with the zoning for the Site.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

Findings of Fact:

a) The proposed project is consistent with the standards for the Residential Agricultural 1 Acre Minimum (R-A-1) zoning. No impacts related to zoning will occur.

b) The site is surrounded by land which is zoned Residential Agricultural and Watercourse, Watershed and Conservation Areas. Therefore, the proposed project is compatible with the existing surrounding zoning.

c) The proposed project is surrounded by single family homes. The project is proposing five acre residential parcels which will be compatible with existing and future land uses in the area within the County.

d) The Tentative Parcel Map proposes a subdivision of 10.1 gross acres into two residential parcels with a minimum size of five gross acres. This subdivision is consistent with the Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling unit per acre). This project is consistent with the policies of the General Plan.

e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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 checked="" type="checkbox"/>	<input 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a) The proposed project is located within an area designates as MRZ-3a: "Areas where the available geologic information indicates that mineral deposits are likely to exist". However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would 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. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, 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. Therefore, there is no impact.

c) Surrounding the project site are residential homes on large lots and vacant land. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.

d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

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-b) The Site is not located within an airport land use plan or within two miles of a public airport or public use airport that will expose people residing on the Project site to excessive noise levels; or within the vicinity of a private airstrip, that will expose people residing on the Project site to excessive noise levels.

Mitigation: No mitigation required.

Monitoring: No monitoring 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 proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

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 proposed project is not located in the vicinity of a major highway. Therefore, there is no 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, County Ordinance No. 847 (Regulating Noise in Riverside County)

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed project is surrounded by existing single-family residences which is consistent with the surrounding existing neighborhood. No construction or grading will occur as part of this project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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

Findings of Fact:

a) The proposed project will not raise the current ambient noise levels in the area as the project site has already been developed and occupied by surrounding single family residences which that meet the permitted density. The project proposes the creation of minimum 1-acre residential lots which are similar in intensity to properties in the vicinity. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.

b) The proposed project will not create any substantial temporary ambient noise levels during construction as there is no construction proposed as part of this project. With no construction being proposed, there will be no temporary or periodic increase in ambient noise. Therefore, this impact is considered less than significant.

c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) The proposed project will not exposure people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

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.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed project site currently is currently vacant and surrounded by existing single family residences. Thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- c) See 35a.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project proposes the subdivision of 4.06 acres into four (4) residential parcels, which could equate to an increase of a total of twelve persons¹. This population increase will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

Mitigation: No mitigation required.

¹ According to 2010 United States Census Bureau data generation factor of 3.7

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

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

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. With compliance to Ordinance No 659.10, the proposed project will have a less than significant impact on the demand for Fire services.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not cause construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

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:

a) The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to the limited number of potential residents as result of this subdivision, the proposed project will not create a significant impact on sheriff services.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

38. Schools	<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: GIS database

Findings of Fact:

a) The Val Verde Union High School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (Conditions of Approval 80.PLANNING. 7). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

Findings of Fact:

The project will not create a significant additional need for additional health services. However, these types of services are normally user-fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 scope of the proposed project does not involve the construction or expansion of recreational facilities. Therefore, the impact is considered less than significant.

b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of approximately twelve persons to the area, it is not anticipated that the project will could generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.

c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Lake Matthews/Woodcrest Area Plan. The project site is located within Community Service Area (CSA) No. 152 and is subject to Quimby Fees. Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed project has not incorporated any trails into its design; therefore, the project will have no impact on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC Would the project				
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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, Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

a) The proposed project will not increase vehicular traffic from existing levels as all surrounding parcels already have existing single family residences. The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is 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 project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact. Nor will the project conflict with an applicable congestion management plan.

c & d) The proposed project is not located within an Airport Influence Area. The project will not change air or rail traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). The design of the streets for the project includes no such features. Therefore, there is no impact.

f) The project will not cause a significant increase in the population of the area as there are existing single-family residences in the surrounding area. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.

g) The project is located in a rural area with minimal residents. The project is located on a two-way local road. There is no construction proposed as part of this subdivision. Therefore no impact will occur.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

The project is not located adjacent to or nearby and designated bike trails. Therefore, there is no impact.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project is served by the Western Municipal Water District and 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. Therefore, there is no impact.

b) The proposed project will be served by the Western Municipal Water District. Therefore, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The Site is located within the Western Municipal Water District (WMWD) sewer services area. The Project will not physically alter existing facilities or result in the construction of new or-physically altered facilities. This Project will be conditioned to comply with County Ordinance No. 659 which will mitigate the potential impacts to sewer services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

b) The proposed project features onsite septic. Therefore, the impact is 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.

47. Solid Waste

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

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

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

Findings of Fact:

a-b) The project is relatively small and will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. Therefore, the Project will be consistent with the 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-c) The project proposes no construction. Therefore, no impact will occur.

d) Storm water drainage will perpetuate the natural drainage patterns of the area, off the project site. There will be no impacts to the surrounding areas.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) Cumulative traffic impacts from the project will not result in the need for additional street lights. Should the Community Services District elect to require any street lights at the building permit stage, electricity is available at the project site. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

f) Based on data available at this time, no offsite utility improvements will be required to support this project.

g) The Tentative Map as proposed, will not require additional government services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source:

Findings of Fact:

a) The County has not adopted any energy conservation plans, nor do any State or Federal energy conservation plans apply to the project site. There is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

50. Other:

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

County Archaeological Report (PDA) No. 4846 prepared by Archaeological Associates dated February 10, 2014

CAPCOA, CEQA and Climate Change, January 2008.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GIS: Riverside County Geographic Information System database.

WRCMSHCP: Western Riverside County Specie’s Habitat Conservation Program, Adopted June 17, 2003.

Riverside County General Plan, Adopted October 7, 2003.

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

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

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 #: PM36547

Parcel: 321-030-021

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for a Schedule "H" subdivision of 4.06 acres into four (4) residential lots each with an acreage of one (1) gross acre minimum.

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.

PARCEL MAP Parcel Map #: PM36547

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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. 36547 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel No. 36547, Amended No. 1, dated October, 7 2013.

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.

PARCEL MAP Parcel Map #: PM36547

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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

PARCEL MAP Parcel Map #: PM36547

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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. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

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. 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

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10. GENERAL CONDITIONS

10.BS GRADE. 21 MAP - MANUFACTURED SLOPES (cont.) RECOMMND

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 WMWD POTABLE WATER SERVICE RECOMMND

Parcel Map 36547 is proposing to receive potable water service from Western Municipal Water District (WMWD). It is the responsibility of the property owner to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies.

10.E HEALTH. 2 NO OWTS/ATUs IN EASEMENTS RECOMMND

All components of the Onsite Wastewater Treatment System (OWTS) and/or Advanced Treatment Unit (ATU) shall remain outside of any dedicated easement.

10.E HEALTH. 3 OWTS/ATUs - MAINTAIN SETBACKS RECOMMND

All Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATUs) shall maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and state and local laws.

In addition, no part of the proposed OWTS and/or ATU shall be located within Environmental Constraint Areas including specified "Do Not Disturb" areas without written consent from the appropriate regulatory agency.

10.E HEALTH. 4 INDUSTRIAL HYGIENE RECOMMND

Based on the distance of the parcels to the roadways, no noise report will be required. However, the project shall comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property containing a "sensitive receiver,

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10. GENERAL CONDITIONS

10.E HEALTH. 4 INDUSTRIAL HYGIENE (cont.) RECOMMND

habitable dwelling, hospital, school, library or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

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.

For further information, please contact the Office of Industrial Hygiene at (951) 955-8980.

10.E HEALTH. 5 ENV CLEANUP PROGRAMS RECOMMND

Non-hazardous debris observed throughout the Site shall be removed and properly disposed of in accordance with appropriate regulations.

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.

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

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10. GENERAL CONDITIONS

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

location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

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

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 250 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 36547 is a proposal to subdivide 4.09 acres into 4 lots. The project site is located northerly of Avenue B, southerly of Markham Street, easterly of Cedar Street and westerly of Wood Road.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. A well define watercourse with a drainage area of 55 acres traverses along eastern boundary. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. New construction should comply with all applicable ordinances.

This project is located within the Mockingbird Canyon watershed. The District is concerned about development occurring in this watershed. The cumulative effect of development will cause increased storm runoff and without adequate drainage facilities in the area will have a significant adverse impact on downstream properties. A practical and equitable mitigation measure for such an impact is the adoption and implementation of an Area Drainage Plan for Mockingbird Canyon.

The Developer has entered into an agreement dated October 29, 2013 to pay \$500.00 per lot to mitigate the effect of the impact caused by this development. Drainage fees shall be paid to the District at the time of the issuance of

PARCEL MAP Parcel Map #: PM36547

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (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. 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.

10.FLOOD RI. 2 MAP MOCKINGBIRD FEE RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County to this effect has been executed. Payment of this amount can be made at the time of recordation or may be deferred to the time of issuance of grading or building permits on the individual lots. The developer may elect to defer payment to the grading and building permit stage.

PLANNING DEPARTMENT

10.PLANNING. 2 MAP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

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10. GENERAL CONDITIONS

10.PLANNING. 2 MAP - LOW PALEO (cont.)

RECOMMND

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per 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.

8.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.

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10. GENERAL CONDITIONS

10.PLANNING. 3 MAP - PDA04846 ACCEPTED

RECOMMND

County Archaeological Report (PDA) No. 4846 submitted for this project (PM36547) was prepared by Robert S. and Laura S. White with Archaeological Associates and is entitled: "A Phase I Cultural Resources Assessment of a 4.07-acre Parcel as Shown on TPM 36547, located at the Terminus of Andrea Court, Near Glen Valley, Riverside County", dated February 10, 2014.

PDA04846 concluded that no cultural resources were located within the project boundaries.

PDA04846 recommended no additional cultural resources work including monitoring.

This report, PDA04846 has been accepted and the document is herein incorporated as a part of the record for project.

10.PLANNING. 4 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 consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 5 MAP - UNANTICIPATED RESOURCES

RECOMMND

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

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10. GENERAL CONDITIONS

10.PLANNING. 5

MAP - UNANTICIPATED RESOURCES (cont.)

RECOMMND

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 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.

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10. GENERAL CONDITIONS

10.PLANNING. 6 MAP - MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 7 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. 12 MAP- ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-1-A zone.

10.PLANNING. 13 MAP - NO OFFSITE SIGNAGE RECOMMND

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

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE RECOMMND

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

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

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable.

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10. GENERAL CONDITIONS

10.PLANNING. 15 MAP - ORD 810 OPN SPACE FEE (cont.) RECOMMND

However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 16 MAP - 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. 17 OFF-HIGHWAY VEHICLE USE RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 18 MAP - SUBMIT BUILDING PLANS RECOMMND

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

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10. GENERAL CONDITIONS

TRANS DEPARTMENT

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

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

10.TRANS. 2 MAP - 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 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.

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10. GENERAL CONDITIONS

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 ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Andrea Court due to existing improvements.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP*- EXPIRATION DATE RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2

MAP-#59-ECS-HYDR REQUIR

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant(s) (6"x4"x2 1/2") exist, within 250 feet of any portion of the lot frontage as measured along approved vehicular travelways; or that financial arrangements have been made to provide hydrant(s)

FLOOD RI DEPARTMENT

50.FLOOD RI. 1

MAP MOCKINGBIRD FEE

RECOMMND

A copy of the executed agreement between the Developer and the County and a separate instrument, that gives notice that the Developer has elected to defer payment of the drainage fee to the time of issuance of a grading or building permit, shall both be recorded at the time of filing for record of the final map or parcel map or the certificate of compliance evidencing the waiver of the parcel map. The separate instrument shall give specific notice that the fee is required to be paid by the owners of each created parcel to the Flood Control District prior to issuance of a grading or building permit for each parcel. Upon payment of any deferred land division drainage fees, the Flood Control District shall record a Notice in the Office of the County Recorder of Riverside County, that the land division drainage fees have been paid, stating the amount and date of payment.

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.

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50. PRIOR TO MAP RECORDATION

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 acre.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-1-A 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.

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

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

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

50.PLANNING. 18 MAP - COMPLY WITH ORD 457 RECOMMND

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

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 - MT PALOMAR LIGHTING RECOMMND

This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 23 MAP - MT PALOMAR LIGHTING (cont.) RECOMMND

reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655.

TRANS DEPARTMENT

50.TRANS. 1 MAP - EASEMENT/SUR RECOMMND

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

50.TRANS. 2 MAP - DEDICATIONS RECOMMND

Sufficient public street right-of-way along Andrea Court shall be conveyed for public use to provide for a 60 foot full-width right-of-way per County Standard No. 106, Section B, Ordinance 461.

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

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

50.TRANS. 4 MAP - SUFFICIENT R-O-W RECOMMND

Sufficient public street right-of-way along Sullivan Lane shall be conveyed for public use to provide for a 30 foot half-width right-of-way per County Standard No. 106, Section "A", Ordinance 461.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

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

with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at 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.

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60. PRIOR TO GRADING PRMT ISSUANCE

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 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. 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.

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP - SWPPP REVIEW (cont.) RECOMMND

Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 MAP - DRAINAGE EASEMENT RECOMMND

Tentative Parcel Map No. 36547 proposes a drainage easement on Parcel 3 to accommodate the drainage flows from Andrea Court. Prior to the issuance of a grading permit, the proposed drainage easement on parcel 3 shall comply with the following:

1. The drainage easement shall be designed to minimize maintenance requirements for the lot owner.
2. The drainage easement shall be designed to accommodate the Q100 year storm flows.
3. The drainage shall comply with the requirements of Section J109.4 of the California Building Code for drainage across property lines.
4. The grading plan shall be coordinated with the Riverside County Transportation Department.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR RECOMMND

Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR (cont.) RECOMMND

revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required.

60.EPD. 2 EPD - NESTING BIRD SURVEY RECOMMND

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP MOCKINGBIRD FEE RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County has been executed.

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.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 9 MAP - PALEONTOLOGIST REQUIRED RECOMMND

The land divider/permit holder shall retain a qualified paleontologist for onsultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. hould the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of paleontological resources.

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW RECOMMND

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

60.PLANNING. 17 MAP - FEE BALANCE RECOMMND

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

60.PLANNING. 18 MAP - GRADING PLAN REVIEW RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the ounty T.L.M.A - Land Use Division for review by the County

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60. PRIOR TO GRADING PRMT ISSUANCE

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

Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

60.PLANNING. 19 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.06 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.

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

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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 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 - E.HEALTH CLEARANCE REQ. RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) based on AM/PAC Soils Percolation Report Project#89-3868 dated 10/28/91 and updated report c/o Soils Exploration Co., Inc. Project No. 12107-01 dated 11/29/12 and revised Soils Exploration Co., Inc. Project No. 12107-01 dated 1/8/13. If the parameters set forth in this report cannot be met, additional requirements shall apply at the discretion of DEH.

If grading is proposed, the applicant must show all pertinent information on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS area may require further soils percolation testing and/or engineering.

Floor plan of the proposed structure showing all proposed

PARCEL MAP Parcel Map #: PM36547

Parcel: 321-030-021

80. PRIOR TO BLDG PRMT ISSUANCE

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. (cont.) RECOMMND

plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

DEH Site Evaluation shall be required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe) is installed for DEH staff to evaluate.

On add

In addition, the applicant must ensure that the job property is clearly identified with a durable placard indicating the site address or Assessor's Parcel Number (APN) as well as ensure that all property corners are clearly staked or marked. **Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.**

FIRE DEPARTMENT

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

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

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

FLOOD RI DEPARTMENT

80.FLOOD RI. 1 MAP MOCKINGBIRD FEE RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County has been executed.

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.

PARCEL MAP Parcel Map #: PM36547

Parcel: 321-030-021

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND

All utility extensions within a lot shall be placed underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 9 MAP - FEE BALANCE RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

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.

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

PARCEL MAP Parcel Map #: PM36547

Parcel: 321-030-021

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVL (cont.) RECOMMND

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.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 2 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

FIRE DEPARTMENT

90.FIRE. 1 MAP -FIRE SPRINKLER SYSTEM RECOMMND

A FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ALL RESIDENCES PER NFPA 13D,2010 EDITION.PLANS SHALL BE SUBMITTED TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

PLANNING DEPARTMENT

90.PLANNING. 5 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

PARCEL MAP Parcel Map #: PM36547

Parcel: 321-030-021

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 MAP - SKR FEE CONDITION (cont.)

RECOMMND

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 4.06 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.

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

DATE: March 14, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check
Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section

P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
1st District Supervisor
1st District Planning Commissioner
Riverside Transit Agency
Val Verde Unified School District
Rancho California Water District

Southern California Edison Co.
Southern California Gas Co.
Verizon
Time Warner Cable
Caltrans District #8
Reg. Water Quality Board- Santa Ana
Air Quality Mgmt. District- South Coast
U.S. Postal Service –San Bernardino Office

TENTATIVE PARCEL MAP NO. 36547 – EA42574 – Applicant: Christopher Crawford – Eng/Rep: Bill McKeever – First/First Supervisorial District – Cajalco Zoning District – Lake Matthews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Avenue B, southerly of Markham Street, easterly of Cedar Street, and westerly of Wood Road – Zoning: Residential Agriculture 1 acre min (R-A-1) - 4.09 acres - **REQUEST: Proposing a schedule H to divide parcel into 4 residential parcels - APN: 321-030-021**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on April 11, 2013**. All LDC/DRT 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 **HP Kang**, Project Planner, at **(951) 955-1888** or email at **hp kang@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

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/
DEVELOPMENT REVIEW TEAM
2ND CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409

DATE: October 18, 2013

TO:

Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Building & Safety – Grading

Riv. Co. Environmental Programs Division
P.D. Archaeology Section
1ST District Supervisor

1st District Planning Commissioner

TENTATIVE PARCEL MAP NO. 36547 – EA42574 – Applicant: Christopher Crawford – Eng/Rep: Bill McKeever – First/First Supervisorial District – Cajalco Zoning District – Lake Matthews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Avenue B, southerly of Markham Street, easterly of Cedar Street, and westerly of Wood Road – Zoning: Residential Agriculture 1 acre min (R-A-1) - 4.09 acres - **REQUEST:** Proposing a schedule H to divide parcel into 4 residential parcels - APN: 321-030-021

Please review the attached map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **LDC Comment Agenda deadline on November 7, 2013**, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **H.P. Kang, (951) 955-1855**, Project Planner, or e-mail at **hpkang@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.

WARREN D. WILLIAMS
General Manager-Chief Engineer



1995 MARKET STREET
RIVERSIDE, CA 92501
951.955.1200
FAX 951.788.9965
www.rcflood.org
157031

RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT

November 6, 2013

Ms. Carolyn Syms Luna
Planning Director
Riverside County Planning Department
County Administrative Center
Riverside, California

Dear Ms. Syms Luna:

Re: Mockingbird Canyon Area
Special Drainage Facilities Agreement
Tentative Parcel Map 36547

Please find attached the Special Drainage Facilities Agreement originals for Tentative Parcel Map 36547 executed by the Developers along with their respective request to the County to execute this Agreement. Please include the Agreement with the Board package for the Tentative Parcel Map so it can be executed by the Board of Supervisors.

To assist you in placing the items on the Board Agenda we have enclosed a sample Form 11 for inclusion in your staff report.

Should you have any questions, please contact me at 951.955.1212.

Very truly yours,

A handwritten signature in blue ink that reads "Mark H. Willis".

MARK H. WILLS
Chief of Planning Division

Attachments

c: Planning Department
Attn: H.P. Kang

SKM:blj

Honorable Board of Supervisors
County of Riverside
Administrative Center
4080 Lemon Street, 14th Floor
Riverside, California 92501

Ladies and Gentlemen:

Re: Parcel Map No 36547


The undersigned hereby requests that the County of Riverside executes the enclosed Special Drainage Facilities Agreement and add the following condition of approval to Tentative 36547:

In accordance with the written request of the Developer, Highland Service Corp, to the County of Riverside, dated 10/29/2013. The final map shall not be recorded or any permit issued regarding 36547 or any unit thereof, until the Developer, his successors or assigns, provides evidence of compliance with the terms of the Agreement between the Developer and the County regarding Special Drainage Facilities.

This request is in recognition of the need to mitigate the effect of the impact upon public facilities caused by the development of the property.

DEVELOPER:

By Highland Service Corp

By 
Christopher A. Crawford, President

pcdoc.master.63404

AGREEMENT

1
2
3 COUNTY OF RIVERSIDE, herein called "COUNTY", and Highland Service Corp.
4 herein called DEVELOPER, enter into the following agreement.

5 WHEREAS, DEVELOPER is seeking approval from COUNTY for Tentative 36547,
6 in the Mockingbird Canyon area, in order to construct residential dwelling units; and

7 WHEREAS, the Mockingbird Canyon area is undergoing rapid residential growth,
8 which is impacting the capacity of existing downstream drainage facilities; and

9 WHEREAS, DEVELOPER recognizes the impact of Tentative 36547,
10 upon said facilities and desires to enter into an agreement with COUNTY to pay a sum of
11 money to RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION
12 DISTRICT, herein called "District", to be used for mitigation of said impact;

13
14 NOW, THEREFORE, the parties to this Agreement do mutually agree as follows:

15 1. DEVELOPER shall pay to DISTRICT the sum of \$500.00 for each residential lot
16 within the Mockingbird Canyon Drainage Area at the time of issuance of a grading or building
17 permit on that individual lot.

18
19 The recorded final map or parcel map or certificate of compliance evidencing the waiver
20 of the filing of a parcel map shall specifically state that a drainage fee is required to be paid by
21 the owner of parcels created by the land division prior to issuance of the first grading permit or
22 building permit for each created parcel, pursuant to this agreement.

23 2. DEVELOPER shall notify any successors or assigns that this Agreement has been
24 executed and is in effect.

25
26 3. DISTRICT shall deposit the money into a separate account and disbursements
27 therefrom shall be used for the development of drainage facilities in the Mockingbird Canyon
28

1 Drainage Area, including but not limited to, acquisition of land, engineering, construction and
2 related expenses, as determined by DISTRICT. If an Area Drainage Plan is established by
3 COUNTY, which includes the land shown on Developer's tentative map, DISTRICT shall have
4 the right to transfer all or any part of the money receive pursuant to this Agreement into the
5 Local Drainage Facilities Fund maintained for the drainage area, and, thereafter, use the money
6 for drainage purposes authorized by the plan.

7 4. DISTRICT shall make available an annual record of monies received and
8 disbursements made under the terms of this Agreement, or, if the money has been transferred to
9 a Local Drainage Facilities Fund, shall make available an annual accounting of funds received
10 and expended out of said fund.

12 5. Good, valuable, and adequate consideration exist in the mutual benefit which
13 DEVELOPER and County hereby agree results form entering into and fulfilling this Agreement
14 to mitigate the drainage problems cause by construction associated with DEVELOPER'S map.

16 6. Legal title to all land acquired and facilities constructed or erected as a result of
17 this Agreement shall be in the DISTRICT, it successors or assigns.

18 7. All terms, conditions and provisions hereof shall inure to and shall bind the parties
19 hereto, their successors-in-interest, and assigns.

20 8. Any notices required or desired to be served by either party upon the other shall be
21 addressed to the respective parties as set forth below:

22 DEVELOPER	COUNTY
23 <u>Highland Service Corp</u>	_____
24 <u>Christopher A. Crawford, President</u>	_____

26 Or to such other addresses as from time to time shall be designated by the respective parties.

27 9. Execution of this Agreement is necessary as a condition of approval of Tentative
28

1 36547, to mitigate the drainage problem cause by said map. In the event
2 the map is not approved by COUNTY for any reason, all obligations of DEVELOPER and
3 COUNTY hereunder shall cease. Any litigation relating to this Agreement shall be governed by
4 the laws of the State of California and the statute of limitations contained in Government Code
5 Section 66499.37.

6
7 Dated: 10/29/2013.

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11/06/13
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Riverside County LMS
CONDITIONS OF APPROVAL

PARCEL MAP Parcel Map #: PM36547

Parcel: 321-030-021

10. GENERAL CONDITIONS

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 36547 is a proposal to subdivide 4.09 acres into 4 lots. The project site is located northerly of Avenue B, southerly of Markham Street, easterly of Cedar Street and westerly of Wood Road.

The topography of the area consists of well-defined ridges and natural watercourses that traverse the property. A well define watercourse with a drainage area of 55 acres traverses along eastern boundary. There is adequate area outside of the natural watercourses for building sites. The natural watercourses should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. New construction should comply with all applicable ordinances.

This project is located within the Mockingbird Canyon watershed. The District is concerned about development occurring in this watershed. The cumulative effect of development will cause increased storm runoff and without adequate drainage facilities in the area will have a significant adverse impact on downstream properties. A practical and equitable mitigation measure for such an impact is the adoption and implementation of an Area Drainage Plan for Mockingbird Canyon.

The Developer has entered into an agreement dated October 29, 2013 to pay \$500.00 per lot to mitigate the effect of the impact caused by this development. Drainage fees shall be paid 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. 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.

10.FLOOD RI. 2

MAP MOCKINGBIRD FEE

RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County to this effect has been executed. Payment of this amount can be made at the

AMENDED NO.1 APPROVED IN LMS



11/4/2013

PARCEL MAP Parcel Map #: PM36547

Parcel: 321-030-021

10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP MOCKINGBIRD FEE (cont.) RECOMMND

time of recordation or may be deferred to the time of issuance of grading or building permits on the individual lots. The developer may elect to defer payment to the grading and building permit stage.

50. PRIOR TO MAP RECORDATION

FLOOD RI DEPARTMENT

50.FLOOD RI. 1 MAP MOCKINGBIRD FEE RECOMMND

A copy of the executed agreement between the Developer and the County and a separate instrument, that gives notice that the Developer has elected to defer payment of the drainage fee to the time of issuance of a grading or building permit, shall both be recorded at the time of filing for record of the final map or parcel map or the certificate of compliance evidencing the waiver of the parcel map. The separate instrument shall give specific notice that the fee is required to be paid by the owners of each created parcel to the Flood Control District prior to issuance of a grading or building permit for each parcel. Upon payment of any deferred land division drainage fees, the Flood Control District shall record a Notice in the Office of the County Recorder of Riverside County, that the land division drainage fees have been paid, stating the amount and date of payment.

60. PRIOR TO GRADING PRMT ISSUANCE

FLOOD RI DEPARTMENT

60.FLOOD RI. 1 MAP MOCKINGBIRD FEE RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County has been executed.

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.

11/06/13
14:21

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

PARCEL MAP Parcel Map #: PM36547

Parcel: 321-030-021

80. PRIOR TO BLDG PRMT ISSUANCE

FLOOD RI DEPARTMENT

80.FLOOD RI. 1

MAP MOCKINGBIRD FEE

RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage facilities caused by this development. An agreement between the Developer and the County has been executed.

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.

DEVELOPER:

COUNTY:

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Highland Service Corp
[Signature]
Christopher A Crawford, President

COUNTY OF RIVERSIDE

By _____
Chairman, Board of Supervisors

Attest: Clerk

By _____
Deputy

(Seal)

STATE OF CALIFORNIA)

) ss:

COUNTY OF RIVERSIDE)

On 10/19/2013, before me, ^{ZANA PENNINGTON-SHAIN} the undersigned, a Notary Public in and for said State, personally appeared CHRISTOPHER A. CRAWFORD, proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) are subscribed to the within instrument and acknowledged to me that they executed the same.

WITNESS my hand and official seal:

Signature [Signature]

(This area for official notarial seal)

SM:bjj





RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

CASE NUMBER: ~~PM36547~~ PM36547

DATE SUBMITTED: 2/14/13

APPLICATION INFORMATION

Applicant's Name: Crawford Investments E-Mail: kemperron@aol.com

Mailing Address: 1770 N. Arrowhead Avenue
San Bernardino CA 92405
City State ZIP

Daytime Phone No: (909) 882-3393 Fax No: ()

Engineer/Representative's Name: W.J. McKeever Inc. E-Mail: office@wjckeeperinc.com

Mailing Address: 900 E. Washington St., Ste. 208
Colton CA 92324
City State ZIP

Daytime Phone No: (909) 825-8048 Fax No: (909) 825-8639

Property Owner's Name: Highland Service Corp E-Mail: kemperron@aol.com

Mailing Address: 1770 N. Arrowhead Avenue
San Bernardino CA 92405
City State ZIP

Daytime Phone No: (909) 882-3393 Fax No: ()

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

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

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

"Planning Our Future... Preserving Our Past"

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.

CHRISTOPHER A. CRANFORD
PRINTED NAME OF APPLICANT


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.

CHRISTOPHER A. CRANFORD
PRINTED NAME OF PROPERTY OWNER(S)


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): 321-030-21

Section: 6 Township: 4S Range: 4W

Approximate Gross Acreage: 4 Acres

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

General location (cross streets, etc.): North of Avenue B, South of Markham St, East of Cedar St, West of Wood Road

Thomas Brothers map, edition year, page number, and coordinates: 2007, P 746, D7

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

Parcel Map Residential, 4 Parcels, Schedule H

Related cases filed in conjunction with this request:

None

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

If yes, provide Case No(s). PM31653 *D. Manes* (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 39300 *D. Manes* E.I.R. No. (if applicable): N/A *D. Manes*

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) Septic

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: N/A Lot Sales

APPLICATION FOR SUBDIVISION AND DEVELOPMENT

Estimated amount of fill = cubic yards N/A Lot Sales

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

Import _____ Export _____ Neither _____

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

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

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) N/A sq. ft.

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

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

Dedicate land Pay Quimby fees Combination of both

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

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

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

Is the development project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

Santa Ana River Santa Margarita River San Jacinto River Whitewater River

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A 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. 36547 – Intent to Adopt a Negative Declaration – Applicant: Christopher Crawford – First/First Supervisorial District – Cajalco Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) – Location: Northerly of Avenue B, southerly of Markham Street, easterly of Cedar Street, and westerly of Wood Road – Zoning: Residential Agriculture 1 acre min (R-A-1) - 4.06 acres - **REQUEST:** Schedule "H" subdivision of 4.06 acres into 4 residential parcels with a minimum size of 1 gross acres. (Quasi-Judicial)

TIME OF HEARING: 1:30 p.m. or as soon as possible thereafter.
DATE OF HEARING: OCTOBER 6, 2014
PLACE OF HEARING: COUNTY ADMINISTRATIVE CENTER
1ST FLOOR CONFERENCE ROOM 2A
RIVERSIDE, CA 92501

For further information regarding this project, please contact project planner, Bahelila Boothe at (951) 955-8703 or e-mail bboothe@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at www.planning.rctlma.org.

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 negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 4:30 p.m., (with the exception of Noon-1:00 p.m. and holidays) at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

Please send all written correspondence to:

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I Lisa Edwards, certify that on May 8, 2014
the attached property owners list was prepared by ARC GIS
APN(s) or case numbers PM 36547
for Company or Individual's Name PLANNING DEPARTMENT
Distance Buffered 600 Acft.

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.

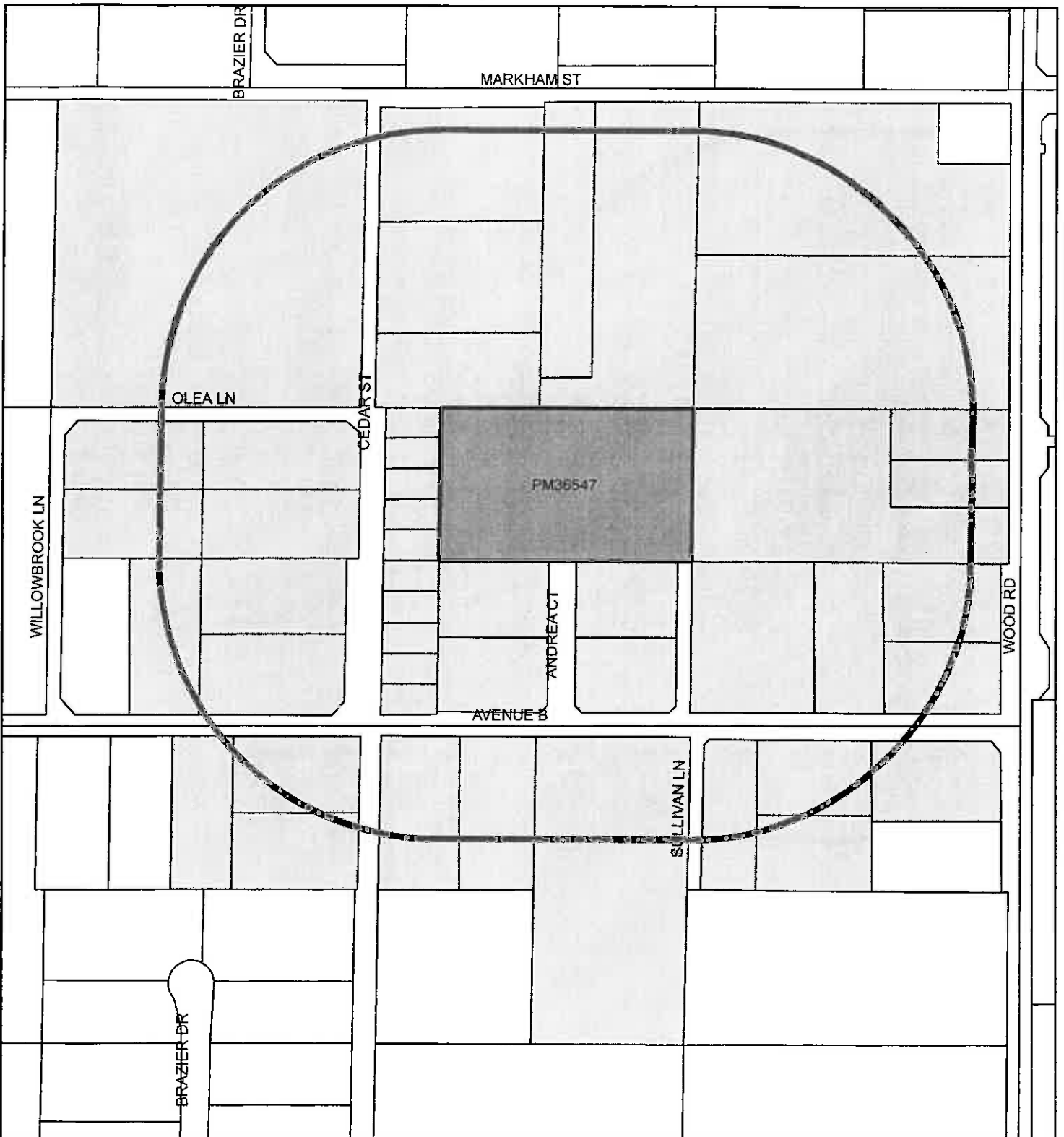
NAME: Lisa Edwards *lncg*

TITLE: Project Planner

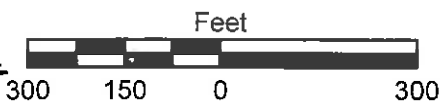
ADDRESS: 4080 Lemon Street, 12th Floor, Riverside CA 92501

TELEPHONE: 951-955-1888

PM36547 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by ledwards on 5/8/2014

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

JAMES C AMER
18765 MARKHAM ST
RIVERSIDE, CA. 92508

JAMES O ARCHER
18101 WOOD RD
PERRIS, CA. 92570

CHRIS A AZNAR
18125 CEDAR ST
PERRIS, CA. 92570

MATILDE BENITEZ
18823 AVENUE B
PERRIS, CA. 92570

JERRY CONANT
P O BOX 7908
RIVERSIDE, CA. 92513

JUAN CRUZ
18080 CEDAR ST
PERRIS, CA. 92570

CUATRO GATOS
730 EL CAMINO WAY NO 200
TUSTIN, CA. 92780

GILBERT DELEON
18199 ANDREA CT
PERRIS, CA. 92570

PATRICIA DIANE DORSETT
C/O PATRICIA STERN
P O BOX 870
RUNNING SPRINGS, CA. 92382

JOSE PILAR FLORES
18170 CEDAR ST
PERRIS, CA. 92570

RICHARD L GARBETT
18289 CEDAR ST
PERRIS, CA. 92570

LUZ MARGARITA GARCIA
18260 CEDAR ST
PERRIS, CA. 92570

RANDALL A GRAY
18591 AVENUE B
PERRIS, CA. 92570

MILFORD W GUDVANGEN
18194 ANDREA CT
PERRIS, CA. 92570

OSCAR LORETO GUTIERREZ
23475 MARSHALL ST
PERRIS, CA. 92570

RANDY J HARRIS
18805 MARKHAM ST
RIVERSIDE, CA. 92508

ROBERT R HARVEY
18171 WOOD RD
PERRIS, CA. 92570

JONATHON HAZLETT
18222 ANDREA CT
PERRIS, CA. 92570

CYNTHIA L HENSON
18130 CEDAR ST
PERRIS, CA. 92570

HIGHLAND SERVICE CORP
P O BOX 2727
SAN BERNARDINO, CA. 92405

RITO JASSO
18227 ANDREA CT
PERRIS, CA. 92570

EARL C LOCKHART
4971 MAYMONT DR
LOS ANGELES, CA. 90043

MICHAEL M MEEKS
RURAL ROUTE 2 BOX 415
SAN LUIS OBISPO, CA. 93405

HERIBERTO ARELLANO MORENO
18759 MARKHAM ST
PERRIS, CA. 92570

MORRIS FAMILY TRUST
C/O KAREN MORRIS
22351 MELODI LN
SAUGUS, CA. 91350

JOYCE L NUNEZ
18205 WOOD RD
PERRIS, CA. 92570

DAVID GOMEZ ORNELAS
18251 CEDAR ST
PERRIS, CA. 92570

LAURENCE PAGE
18204 WILLOWBROOK LN
PERRIS, CA. 92570

PAGE BASIL ELAM ESTATE OF
C/O THERON PAGE
18781 AVENUE B
PERRIS, CA. 92570

CURTIS L PARKER
18225 CEDAR ST
PERRIS, CA. 92570

JANICE EILEEN PATTON
18245 CEDAR ST
PERRIS, CA. 92570

BRUCE C RAUCH
18175 CEDAR ST
PERRIS, CA. 92570

SIMON ROBLES
18525 OLEA LN
PERRIS, CA. 92570

PAUL VINCENT RODRIGUEZ
18120 CEDAR ST
PERRIS, CA. 92570

CLAUDIO SALDANA
18550 AVENUE B
PERRIS, CA. 92570

SEBASTIAN SANCHEZ
18248 CEDAR ST
PERRIS, CA. 92570

VERNA COLEMAN SHARPLEY
19510 VAN BUREN BLV STE F3
RIVERSIDE, CA. 92508

JORDON SMITH
18240 CEDAR ST
PERRIS, CA. 92570

VERNA SOUZA
18725 AVENUE B
PERRIS, CA. 92570

DENNIS OWEN STOUT
18160 CEDAR ST
PERRIS, CA. 92570

JAMES R TERRIERE
18880 AVENUE B
PERRIS, CA. 92570

BENJAMIN VILLALTA
18180 CEDAR ST
PERRIS, CA. 92570

RICHARD WATTS
18200 CEDAR ST
PERRIS, CA. 92570

DEAN WILLIAMS
18060 CEDAR ST
PERRIS, CA. 92570

WMWD
C/O JEFFREY SIMS
P O BOX 5286
RIVERSIDE, CA. 92517

LUIS FERNANDO ZAPIEN
18155 WOOD RD
PERRIS, CA. 92570

ATTN: Waren D. Williams
Flood Control District,
Riverside County
Mail Stop 2990

ATTN: Dan Kopulsky
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 725
San Bernardino, CA 92401-1400

Charter Communications
7337 Central Ave.
Riverside, CA 92504-1440

ATTN: Planning Director
Planning Department, City of Riverside
3900 Main St., 3rd floor
Riverside, CA 92522

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

ATTN: Jan Zuppardo
c/o Mary Stark, Planning Commission
Secretary
Planning Commission, Riverside
County
Mail Stop 1070

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

ATTN: Stanley Sniff, Sheriff
Sheriff's Department, Riverside County
Mail Stop 1450

Riverside City Hall
3900 Main St.
Riverside, CA 92522

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

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

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

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

Verizon Engineering
9 South 4th St.,
Redlands, CA 92373

USPS - P & DC
P.O. Box 9998
Riverside, CA 92507-9998

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Waste Resources Management,
Riverside County
Mail Stop 5950

Ron Kemper, Applicant
Crawford Investments
1770 N Arrow Avenue
San Bernardino, CA 92405

William McKeever, Engineer
W.J. McKeever, Inc.
900 E. Washington Street
Colton, CA 92324

Ron Kemper, Applicant
Crawford Investments
1770 N Arrow Avenue
San Bernardino, CA 92405

William McKeever, Engineer
W.J. McKeever, Inc.
900 E. Washington Street
Colton, CA 92324

ATTN: Planning Director
Planning Department, City of Riverside
3900 Main St., 3rd floor
Riverside, CA 92522

ATTN: Steve Smith
South Coast Air Quality Mngmt. Dist.,
Los Angeles County
21865 E. Copley Dr.
Diamond Bar, CA 91765-4178

ATTN: Leslie Grosjean
SunLine Transit Agency
32-505 Harry Oliver Trl.
Thousand Palms, CA 92276

Western Municipal Water District
14205 Meridian Parkway
Riverside, CA 92518

Ron Kemper, Applicant
Crawford Investments
1770 N Arrow Avenue
San Bernardino, CA 92405

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

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

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

Ron Kemper, Applicant
Crawford Investments
1770 N Arrow Avenue
San Bernardino, CA 92405

William McKeever, Engineer
W.J. McKeever, Inc.
900 E. Washington Street
Colton, CA 92324

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

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

Waste Resources Management,
Riverside County
Mail Stop 5950

William McKeever, Engineer
W.J. McKeever, Inc.
900 E. Washington Street
Colton, CA 92324



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

TENTATIVE PARCEL MAP NO. 36547 AND ENVIRONMENTAL ASSESSMENT NO. 42574

Project Title/Case Numbers

LISA EDWARDS
County Contact Person

951-955-1888
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

CRAWFORD INVESTMENTS
Project Applicant

1770 N ARROWHEAD AVENUE
Address

Community of Woodcrest of the Lake Mathews / Woodcrest Area Plan in Western Riverside County; more specifically, southerly of Markham Street, westerly of Wood Road, and northerly of Avenue B.
Project Location

Schedule H subdivision of 4.06 acres into 4 parcels with a minimum parcel size of one gross acre
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on October 20, 2014, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,181.25 + \$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Title

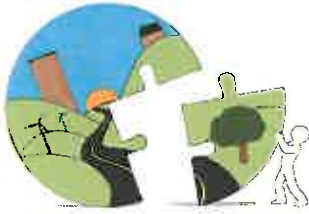
Date

Date Received for Filing and Posting at OPR: _____

Y:\Planning Case Files-Riverside office\PM36547\DH-PC-BOS Hearings\DH-PC\NOD Form - PM36547.docx

Please charge deposit fee case#: ZEA42574 ZCFG05950

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

NEGATIVE DECLARATION

Project/Case Number: TENTATIVE PARCEL MAP NO. 36547 AND ENVIRONMENTAL ASSESSMENT
NO. 42574

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment)

COMPLETED/REVIEWED BY:

By: LISA EDWARDS Title: Project Planner Date: June 5, 2014

Applicant/Project Sponsor: CRAWFORD INVESTMENTS Date Submitted: February 19, 2013

ADOPTED BY: Planning Director

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Baheliila Boothe at 951-955-8703.

Revised: 6/5/14
Y:\Planning Case Files-Riverside office\PM36547\DH-PC-BOS Hearings\DH-PC\Mitigated Negative Declaration - PM36547.docx

Please charge deposit fee case#: ZEA42574 ZCFG05950

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1301465

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: CRAWFORD INVESTMENTS \$50.00
paid by: CK 8536
EA42574 FPR PM36547
paid towards: CFG05950 CALIF FISH & GAME: DOC FEE
at parcel: 18181 ANDREA CT PERR
appl type: CFG3

By _____ Feb 19, 2013 12:18
MGARDNER posting date Feb 19, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

S* REPRINTED * R1400922

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: CRAWFORD INVESTMENTS \$2,181.25
paid by: CK 9341
EA42574 FPR PM36547
paid towards: CFG05950 CALIF FISH & GAME: DOC FEE
at parcel: 18181 ANDREA CT PERR
appl type: CFG3

By _____ Jan 30, 2014 13:50
MGARDNER posting date Jan 30, 2014

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,181.25

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

2.2

Agenda Item No.:
Supervisory District: Fifth/Fifth
Cherry Valley Zoning District
The Pass Area Plan
Project Planner: Bahelila Boothe
Director's Hearing: October 6, 2014

PLOT PLAN NO: 25545
Applicant: Jesse Ayala
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to permit an existing unpermitted 337 square foot storage building, a freestanding fireplace and a 1,748 square foot detached metal patio cover on .87 acre.

ISSUES OF RELEVANCE:

The property is has a code violation (CV1400814) for building construction without permits, which shall be addressed by this review. Applicant has submitted an application and received an approval for Setback Adjustment No. 5999 for 1.5' rear and side yard encroachment for existing unpermitted structures.

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

1. The project has a primary dwelling on the parcel where the detached accessory buildings are proposed.
2. The project site is designated Community Development: Very Low Density Residential (1/2 Acre Minimum) on The Pass Area Plan.
3. The detached accessory uses are a permitted use in the general plan designation.
4. The detached accessory buildings are a permitted use, subject to approval of a plot plan in the Residential Agricultural (R-A-1) zone.
5. The detached accessory building uses are consistent with the development standards set forth in the R-A-1 zone.
6. The existing unpermitted 337 square foot storage building and a 1,748 square foot detached metal patio cover are considered detached accessory buildings under Section 18.18 of Ordinance No. 348.
7. The detached accessory 337 square foot storage building, a freestanding fireplace and the 1,748 square foot detached metal patio cover are all located more 100 feet from the main building and are compatible with the character of surrounding community.

CB

8. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is 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 detached accessory building has been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

RECOMMENDATIONS:

APPROVAL of **PLOT PLAN NO. 25545**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PLOT PLAN:ADMINISTRATIVE Case #: PP25545

Parcel: 400-240-001

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to permit an existing 337 square foot detached storage building, a detached freestanding fireplace and a 1,748 square foot detached metal patio cover on .87 acres.

10. EVERY. 2 PPA - 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 PLOT PLAN; 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 PLOT PLAN, 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.

PLOT PLAN:ADMINISTRATIVE Case #: PP25545

Parcel: 400-240-001

10. GENERAL CONDITIONS

10. EVERY. 3

PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plan No. 25545 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25545, Exhibit A, Amd#1, dated March 25, 2014. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25545, Exhibit B, Amd#1, dated March 25, 2014. (Elevations - Storage Building)

APPROVED EXHIBIT B = Plot Plan No. 25545, Exhibit B, Amd#1, dated March 25, 2014. (Elevations - Metal Patio Cover)

APPROVED EXHIBIT C = Plot Plan No. 25545, Exhibit C, Amd#1, dated March 25, 2014. (Floor Plan - Storage Building)

APPROVED EXHIBIT C = Plot Plan No. 25545, Exhibit C, Amd#1, dated March 25, 2014. (Floor Plan - Metal Patio Cover)

BS PLNCK DEPARTMENT

10.BS PLNCK. 1

USE -BUILDING AND SAFETY

RECOMMND

CWP project requires SBA approval for metal patio cover and plans need to be submitted and reviewed for existing storage bldg with patio. Therefore the following conditons will apply:

CORRECTION LIST:

To provide a more expedited review, please provide a revised exhibit with the clouded corrections. Where existing structures are identified on the site plan, the revised site plan shall include the listed building permit numbers correlating with the applicable structure. You may contact the Building & Safety Records Department @ (951) 955-2017 for assistance with building permit number retrieval. Include a comment list addressing each item on the comment list, or return this list with your included comments, thank you.

CWP:

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without

PLOT PLAN:ADMINISTRATIVE Case #: PP25545

Parcel: 400-240-001

10. GENERAL CONDITIONS

10.BS PLNCK. 1

USE -BUILDING AND SAFETY (cont.)

RECOMMND

permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied. Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review prior to any approval of the current planning case.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non-approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

PERMIT ISSUANCE:

Per section 105.1 (2010 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.

PLOT PLAN:ADMINISTRATIVE Case #: PP25545

Parcel: 400-240-001

10. GENERAL CONDITIONS

PLANNING DEPARTMENT

10.PLANNING. 1

PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25545 is for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory

PLOT PLAN:ADMINISTRATIVE Case #: PP25545

Parcel: 400-240-001

10. GENERAL CONDITIONS

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS (cont.) RECOMMND

structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 3 PPA - SETBACKS IN HIGH FIRE RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

10.PLANNING. 4 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

PLOT PLAN:ADMINISTRATIVE Case #: PP25545

Parcel: 400-240-001

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1

PPA - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 2

PPA - EXISTING STRUCTURE (2)

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

20.PLANNING. 4

PPA - UNPERMITTED STRUCTURE

RECOMMND

WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits related to the unpermitted 337 square foot detached storage building and a 1,748 square foot detached metal patio cover including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety.

PLOT PLAN:ADMINISTRATIVE Case #: PP25545

Parcel: 400-240-001

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

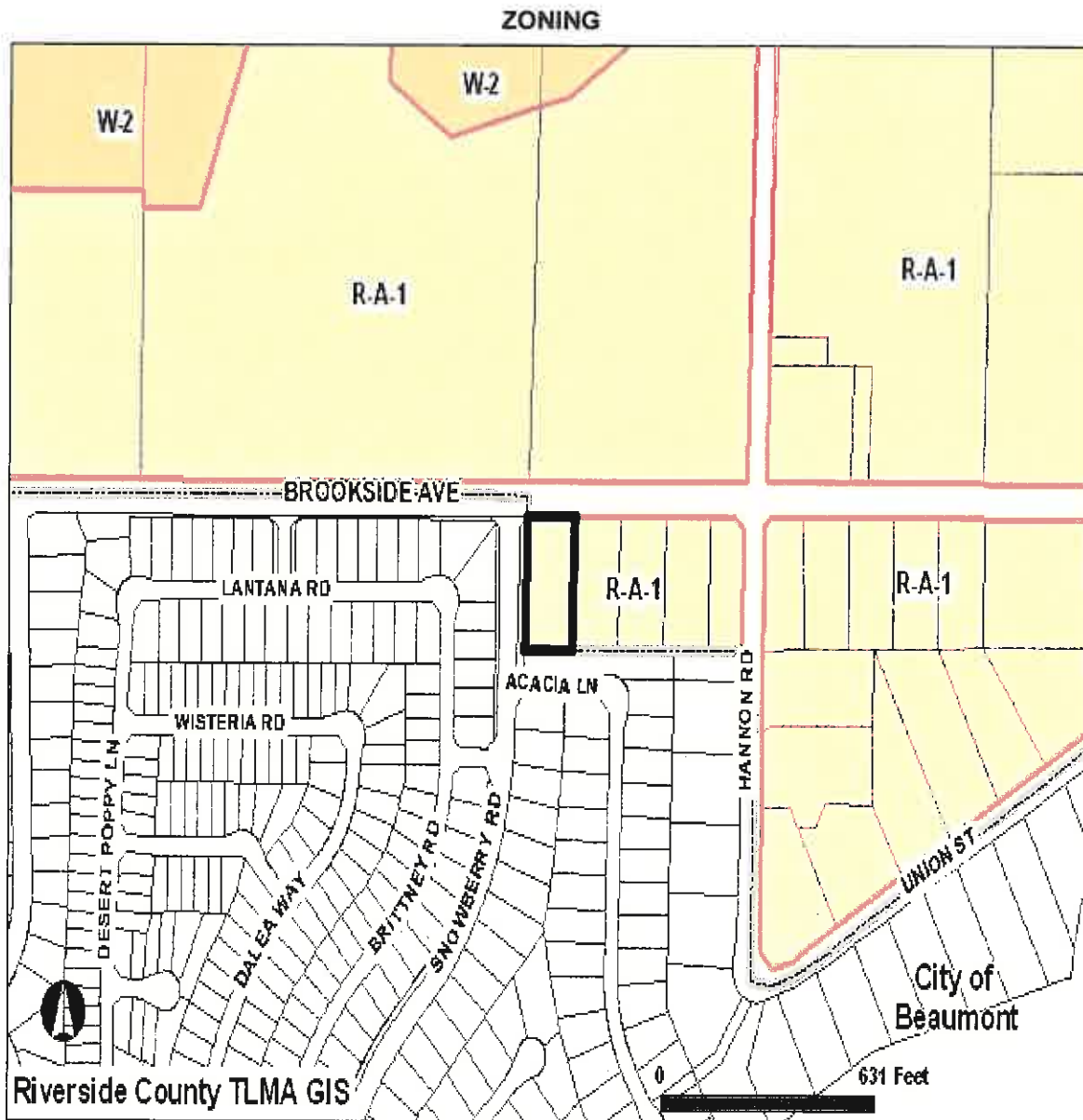
Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, Amd#1, dated March 25, 2014.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, Amd#1, dated march 25, 2014.

80.PLANNING. 3 PPA - EXISTING STRUCTURE RECOMMND

PRIOR TO BUILDING PERMIT ISSUANCE, the permittee or the permittee's successors-in- interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.



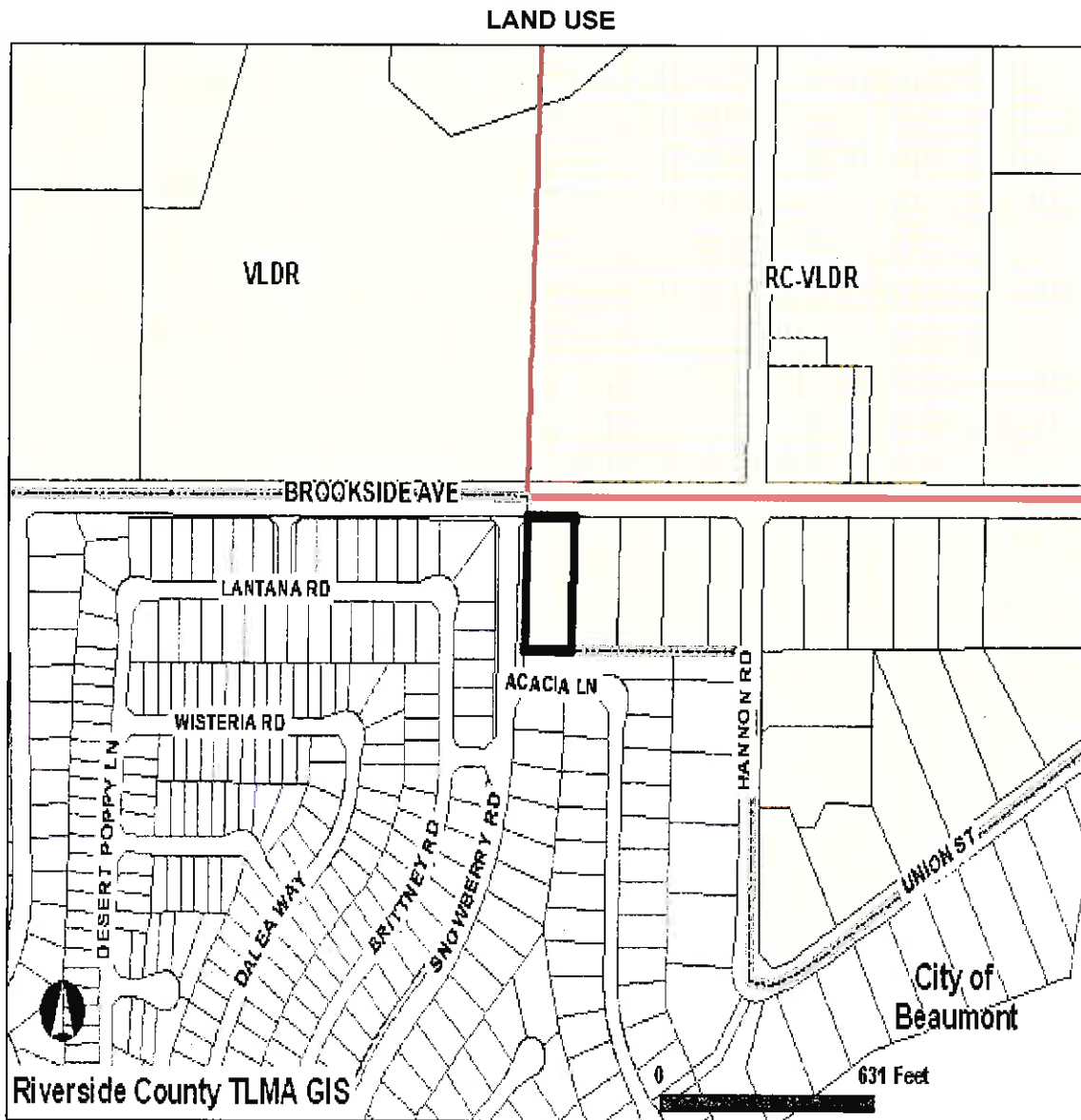
Selected parcel(s):
400-240-001

ZONING

- SELECTED PARCEL
- PARCELS
- INTERSTATES
- ZONING BOUNDARY
- HIGHWAYS
- R-A-1
- CITY
- W-2

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

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 Version 131127



Selected parcel(s):
400-240-001

LAND USE

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- N HIGHWAYS
- CITY
- RC-VLDR - RURAL COMMUNITY
- VERY LOW DENSITY
RESIDENTIAL
- VLDR - VERY LOW DENSITY
RESIDENTIAL

IMPORTANT

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2011 AERIAL



Selected parcel(s):
400-240-001

LEGEND

- SELECTED PARCEL
- N INTERSTATES
- / HIGHWAYS
- PARCELS
- CITY

IMPORTANT

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

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NOTICE OF PUBLIC HEARING

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:

PLOT PLAN NO. 25545 - CEQA Exempt – Applicant/Owner: Jessie Ayala – Fifth/Fifth Supervisorial District – Location: Northerly of Acacia Lane, southerly of Brookside Avenue, easterly of Snowberry Road, and westerly of Hannon Road – R-A-1 Zone - **REQUEST:** The Plot Plan is a proposal to permit an existing unpermitted 337 sq. ft. storage building, a freestanding fireplace and a 1,748 sq. ft. metal patio cover on 0.87 acre. (Quasi-judicial)

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **OCTOBER 6, 2014**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Bahelila Boothe, Project Planner at 951-955-8703 or e-mail bboothe@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-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may 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 this project is challenged in court, the issues may be limited to those 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: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 9/8/2014,

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

APN (s) or case numbers PP 25545 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

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

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

NAME: Vinnie Nguyen

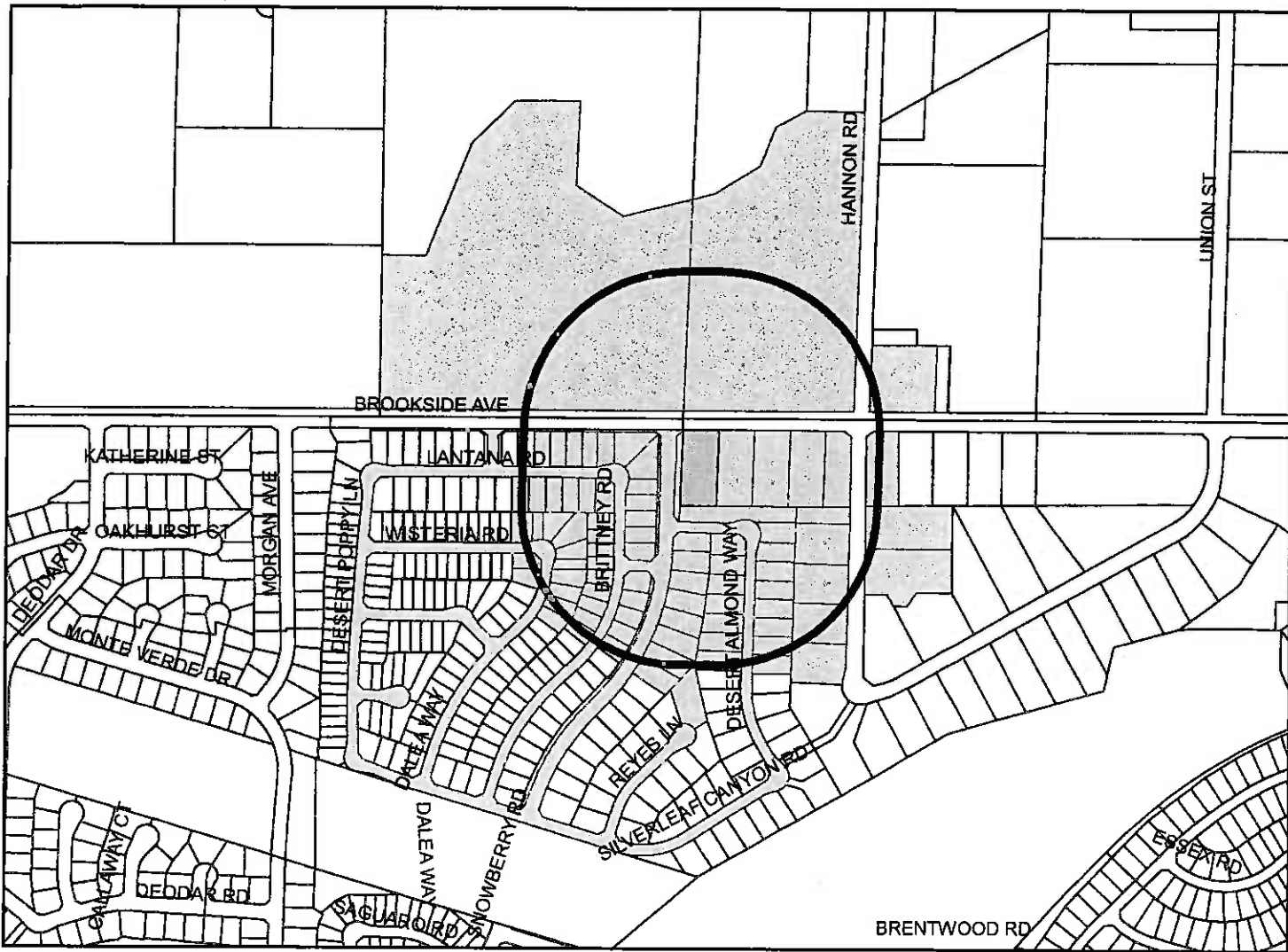
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

PP25545 (600 feet buffer)



Selected Parcels

400-200-032	400-210-032	407-170-023	400-200-029	400-180-032	400-210-030	400-210-034	400-210-041	400-210-008	400-210-005
400-180-072	407-170-010	407-180-003	400-241-005	400-180-020	400-210-042	400-180-027	400-180-031	400-210-043	400-210-003
400-210-038	400-180-066	400-200-002	400-210-004	400-180-061	400-241-001	400-241-006	400-210-031	400-210-002	400-210-012
400-180-036	400-180-021	400-200-004	400-240-001	400-200-033	400-210-033	400-180-065	400-180-018	400-200-035	400-240-007
400-240-005	400-210-039	400-240-004	400-180-060	400-210-037	400-200-030	400-190-080	400-200-037	400-180-033	400-240-008
400-200-036	400-180-035	400-180-024	400-180-026	400-240-003	400-190-079	400-180-030	400-180-028	400-210-040	400-180-062
400-180-038	400-180-063	400-200-034	400-180-019	400-210-036	400-180-022	400-180-023	400-180-059	400-240-009	400-180-029
400-180-037	400-200-031	400-240-026	400-210-029	400-210-001	400-210-035	400-200-001	400-240-006	400-180-067	400-180-070
400-200-065	400-210-057	400-220-002	400-180-064	400-210-007	400-240-002	400-200-003	400-180-039	400-180-025	400-200-038
400-210-006	400-180-034								



525 262.5 0 525 Feet

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ASMT: 400180018, APN: 400180018
KELLY WYATT
13378 SAN JUAN
YUCAIPA CA 92399

ASMT: 400180025, APN: 400180025
WAYNE SHIER
210 WEXFORD HGTS DR
NEW BRIGHTON MN 55112

ASMT: 400180019, APN: 400180019
ROSLYN CASAS, ETAL
1146 WISTERIA WAY
BEAUMONT, CA. 92223

ASMT: 400180026, APN: 400180026
BONNIE PALFY, ETAL
1771 BRITTNEY RD
BEAUMONT, CA. 92223

ASMT: 400180020, APN: 400180020
BETTY GOSTIN, ETAL
1144 WISTERIA WAY
BEAUMONT, CA. 92223

ASMT: 400180027, APN: 400180027
DAWN CARRILLO
1775 BRITTNEY RD
BEAUMONT, CA. 92223

ASMT: 400180021, APN: 400180021
SHEILA MINNITI, ETAL
1142 WISTERIA WAY
BEAUMONT, CA. 92223

ASMT: 400180028, APN: 400180028
MINJU BONG
12530 N GOLDEN MIRROR DR
MARANA AZ 85658

ASMT: 400180022, APN: 400180022
LIN YEH, ETAL
3595 GRAND AVE
CLAREMONT CA 91711

ASMT: 400180029, APN: 400180029
SINA BILLIG, ETAL
1790 BRITTNEY RD
BEAUMONT, CA. 92223

ASMT: 400180023, APN: 400180023
PERRY CARLSON
1778 DALEA WAY
BEAUMONT, CA. 92223

ASMT: 400180030, APN: 400180030
MINH NGUYET NGUYEN, ETAL
1784 BRITTNEY RD
BEAUMONT CA 92223

ASMT: 400180024, APN: 400180024
LORI LABITA, ETAL
1774 DALEA WAY
BEAUMONT, CA. 92223

ASMT: 400180031, APN: 400180031
MARGARET GALLIGAN, ETAL
1780 BRITTNEY RD
BEAUMONT, CA. 92223

ASMT: 400180032, APN: 400180032
SHIRLEY SLICK, ETAL
1776 BRITTNEY RD
BEAUMONT CA 92223

ASMT: 400180039, APN: 400180039
JANIUS STEMPIEN, ETAL
1163 LANTANA RD
BEAUMONT CA 92223

ASMT: 400180033, APN: 400180033
MICKEY VANDENBERG, ETAL
1772 BRITTNEY RD
BEAUMONT, CA. 92223

ASMT: 400180059, APN: 400180059
BRIGIT SCHWARZBACH, ETAL
1160 LANTANA RD
BEAUMONT, CA. 92223

ASMT: 400180034, APN: 400180034
CHAOHUA FANG, ETAL
1141 LANTANA RD
BEAUMONT, CA. 92223

ASMT: 400180060, APN: 400180060
BONNIE STEWART, ETAL
1156 LANTANA RD
BEAUMONT, CA. 92223

ASMT: 400180035, APN: 400180035
CAROL DRANEY, ETAL
1145 LANTANA RD
BEAUMONT, CA. 92223

ASMT: 400180061, APN: 400180061
GEORGE GARMAN, ETAL
1152 LANTANA RD
BEAUMONT, CA. 92223

ASMT: 400180036, APN: 400180036
JESS ARRIOLA
1151 LANTANA RD
BEAUMONT CA 92223

ASMT: 400180062, APN: 400180062
PATRICIA FLEISCHMANN
1148 LANTANA RD
BEAUMONT CA 92223

ASMT: 400180037, APN: 400180037
ROBERT CHAVEZ
1155 LANTANA RD
BEAUMONT, CA. 92223

ASMT: 400180063, APN: 400180063
PATRICIA KASTELIV
1144 LANTANA RD
BEAUMONT, CA. 92223

ASMT: 400180038, APN: 400180038
PATRICIA HEWITT
1159 LANTANA RD
BEAUMONT, CA. 92223

ASMT: 400180064, APN: 400180064
ESTHER LEE, ETAL
1140 LANTANA RD
BEAUMONT, CA. 92223

ASMT: 400180065, APN: 400180065
KAVEH KABOLI
1004 BLACKHAWK
BEAUMONT CA 92223

ASMT: 400200003, APN: 400200003
MARGARET DEJEAN, ETAL
1762 DALEA WAY
BEAUMONT, CA. 92223

ASMT: 400180066, APN: 400180066
JOYCE PETERMAN HALE, ETAL
1794 BRITTNEY RD
BEAUMONT, CA. 92223

ASMT: 400200004, APN: 400200004
JOAN EDGMON
1758 DALEA WAY
BEAUMONT, CA. 92223

ASMT: 400180072, APN: 400180072
CITY OF BEAUMONT
550 E 6TH ST
BEAUMONT CA 92223

ASMT: 400200029, APN: 400200029
SUSAN CHOU, ETAL
5914 MYRTLE BEACH DR
BANNING CA 92220

ASMT: 400190079, APN: 400190079
MARCIA TULLEDGE, ETAL
1767 DALEA WAY
BEAUMONT, CA. 92223

ASMT: 400200030, APN: 400200030
LITA DELACRUZ
1751 BRITTNEY RD
BEAUMONT, CA. 92223

ASMT: 400190080, APN: 400190080
LUCIO DORADO
1773 DALEA WAY
BEAUMONT, CA. 92223

ASMT: 400200031, APN: 400200031
MILA AGUILAR, ETAL
1400 GRISSOM PARK DR
FULLERTON CA 92833

ASMT: 400200001, APN: 400200001
SANDRA BUCKNER
1770 DALEA WAY
BEAUMONT, CA. 92223

ASMT: 400200032, APN: 400200032
SONIA BAZURTO, ETAL
1759 BRITTNEY RD
BEAUMONT, CA. 92223

ASMT: 400200002, APN: 400200002
SUSAN BATTISTA, ETAL
1766 DALEA WAY
BEAUMONT, CA. 92223

ASMT: 400200033, APN: 400200033
SATOMI ZIMMERMAN, ETAL
1763 BRITTNEY RD
BEAUMONT, CA. 92223



ASMT: 400200034, APN: 400200034
PATRICIA MATTHIS
1764 BRITTNEY RD
BEAUMONT, CA. 92223

ASMT: 400210003, APN: 400210003
ADELE STEPP, ETAL
1774 SNOWBERRY RD
BEAUMONT, CA. 92223

ASMT: 400200035, APN: 400200035
LINDA LUGO, ETAL
1760 BRITTNEY RD
BEAUMONT, CA. 92223

ASMT: 400210004, APN: 400210004
NANCY CHEN, ETAL
1768 SNOWBERRY RD
BEAUMONT, CA. 92223

ASMT: 400200036, APN: 400200036
CAMILLA KIM, ETAL
1756 BRITTNEY RD
BEAUMONT, CA. 92223

ASMT: 400210005, APN: 400210005
DIANE PETERSEN, ETAL
1764 SNOWBERRY RD
BEAUMONT, CA. 92223

ASMT: 400200037, APN: 400200037
MARILOU CAMAHORT
1752 BRITTNEY RD
BEAUMONT, CA. 92223

ASMT: 400210006, APN: 400210006
FENGLI ZHAO, ETAL
809 S STONEMAN AVE NO E
ALHAMBRA CA 91801

ASMT: 400200038, APN: 400200038
SANDRA ZWICK, ETAL
1748 BRITTNEY RD
BEAUMONT, CA. 92223

ASMT: 400210007, APN: 400210007
ALICIA BECKS, ETAL
1754 SNOWBERRY RD
BEAUMONT, CA. 92223

ASMT: 400210001, APN: 400210001
GLENN BALLINGER, ETAL
1782 SNOWBERRY RD
BEAUMONT, CA. 92223

ASMT: 400210008, APN: 400210008
ERNESTINA SOUDER, ETAL
1750 SNOWBERRY RD
BEAUMONT, CA. 92223

ASMT: 400210002, APN: 400210002
RANDA LITTELL, ETAL
1778 SNOWBERRY RD
BEAUMONT, CA. 92223

ASMT: 400210012, APN: 400210012
REVA TIDWELL, ETAL
C/O REVA E TIDWELL
10726 OVERMAN AVE
CHATSWORTH CA 91311



ASMT: 400210029, APN: 400210029
YOLANDA VELASCO, ETAL
1741 DESERT ALMOND WAY
BEAUMONT, CA. 92223

ASMT: 400210030, APN: 400210030
BETH MCGUIRE
1745 DESERT ALMOND WAY
BEAUMONT, CA. 92223

ASMT: 400210031, APN: 400210031
MAGGIE AZOULAY, ETAL
4642 LEMONA AVE
SHERMAN OAKS CA 91403

ASMT: 400210032, APN: 400210032
ALICE STIEL
P O BOX 2100
COLTON CA 92324

ASMT: 400210033, APN: 400210033
ERTHA IWAN, ETAL
3228 E MARYWOOD DR
ORANGE CA 92768

ASMT: 400210034, APN: 400210034
SHARON BARNETT, ETAL
1771 DESERT ALMOND WAY
BEAUMONT, CA. 92223

ASMT: 400210035, APN: 400210035
RAMONA GUTIERREZ, ETAL
1773 DESERT ALMOND WAY
BEAUMONT CA 92223

ASMT: 400210036, APN: 400210036
JANE GRIECO, ETAL
1776 DESERT ALMOND WAY
BEAUMONT, CA. 92223

ASMT: 400210037, APN: 400210037
LINDA NOVKOVICH
1772 DESERT ALMOND WAY
BEAUMONT, CA. 92223

ASMT: 400210038, APN: 400210038
BLANCHE MASLAVI, ETAL
NO 107
1520 S BEVERLY GLEN BLV
LOS ANGELES CA 90024

ASMT: 400210039, APN: 400210039
LARRY KITTO
1760 DESERT ALMOND WAY
BEAUMONT, CA. 92223

ASMT: 400210040, APN: 400210040
RITA CHAVEZ, ETAL
1756 DESERT ALMOND WAY
BEAUMONT, CA. 92223

ASMT: 400210041, APN: 400210041
JUNE MAUZY, ETAL
1748 DESERT ALMOND WAY
BEAUMONT, CA. 92223

ASMT: 400210042, APN: 400210042
DAVID SCHOLTE
1744 DESERT ALMOND WAY
BEAUMONT, CA. 92223



ASMT: 400210043, APN: 400210043
AIDA RADA, ETAL
1740 DESERT ALMOND WAY
BEAUMONT, CA. 92223

ASMT: 400240006, APN: 400240006
SHARIE BUENTING
1791 HANNON RD
BEAUMONT, CA. 92223

ASMT: 400220002, APN: 400220002
SOLERA AT OAK VALLEY GREENS ASSN
1615 FAIRWAY DR
BEAUMONT CA 92223

ASMT: 400240007, APN: 400240007
CARLA FERGUSON, ETAL
1787 HANNON RD
BEAUMONT, CA. 92223

ASMT: 400240001, APN: 400240001
ERIKA AYALA, ETAL
37515 BROOKSIDE AVE
CHERRY VALLEY CA 92223

ASMT: 400240008, APN: 400240008
MARLENE LARA
1783 HANNON RD
BEAUMONT, CA. 92223

ASMT: 400240002, APN: 400240002
MIGUEL ALEMAN, ETAL
37535 BROOKSIDE AVE
BEAUMONT, CA. 92223

ASMT: 400240009, APN: 400240009
ERIN CHANADET, ETAL
1779 HANNON RD
BEAUMONT, CA. 92223

ASMT: 400240003, APN: 400240003
BEVERLY POWELL, ETAL
37555 BROOKSIDE AVE
BEAUMONT, CA. 92223

ASMT: 400241001, APN: 400241001
ROCHELLE BAKER, ETAL
11030 HANNON RD
CHERRY VALLEY CA 92223

ASMT: 400240004, APN: 400240004
LAURA GOODLY
37575 BROOKSIDE
CHERRY VALLEY CA 92223

ASMT: 400241005, APN: 400241005
LORETTE OLIVER, ETAL
11080 HANNON RD
BEAUMONT, CA. 92223

ASMT: 400240005, APN: 400240005
KEVIN GOODLY
P O BOX 636
BEAUMONT CA 92223

ASMT: 400241006, APN: 400241006
RUTH DEAREN, ETAL
11100 HANNON RD
BEAUMONT, CA. 92223



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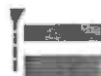
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