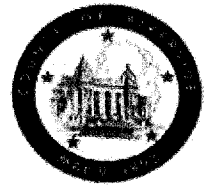


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

607B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 5, 2011

SUBJECT: TENTATIVE PARCEL MAP NO. 30298 – Intent to Adopt a Negative Declaration – Applicant: Randy and Cindy Horton – Engineer/Representative: Southland Engineering - Third Supervisorial District – Rancho California Zoning Area - Southwest Area Plan: Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) – Location: Southerly of Glen Oaks Road, westerly of Calle Bellagio, and easterly of Corte Venture – 12.19 Gross Acres - Zoning: Rural Residential (R-R) - **REQUEST:** The tentative parcel map is a Schedule H subdivision of 12.19 acres into four (4) residential parcels with a minimum parcel size of two (2) acres.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Director on April 11, 2011.

The Planning Department recommended Approval; and,

THE PLANNING DIRECTOR:

ADOPTED a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40617**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED TENTATIVE PARCEL MAP NO. 30298, subject to the attached Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Synis Luna
Planning Director

Initials:
CSL:vc

REVIEWED BY EXECUTIVE OFFICE

DATE

S. Grande

Tina Grande

Departmental Concurrence

Policy

Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

1.2

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Kinika Hesterly
Directors Hearing: April 11; 2011
Continued From: March 28, 2011

TENTATIVE PARCEL MAP NO. 30298
E.A. Number: 40617
Applicant: Randy Horton
Engineer/Rep.: Southland Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT ADDENDUM STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Environmental Assessment was changed to reflect the appropriate designation for Agriculture & Forest Resources. The project is not located in an area designated Prime Farmland or Unique Farmland. Instead, it is designated Farmland of Local Importance and Other Lands.

Condition of Approval 10.Every.4 was added to reflect revisions to the language in the "Hold Harmless" condition.

Exhibit E, delineated the area surrounding the watercourse was added to the project per the Hearing Officer at Director's Hearing.

The following conditions were added to the project by the Hearing Officer at Director's Hearing and the biological section of the environmental assessment was revised:

The project site supports an approximately 0.91 acre drainage that qualifies as a Riparian/Riverine feature as defined by Section 6.1.2 of the MSHCP and thus must be avoided. No disturbance, surface alterations, or grading may occur in the feature or within the associated vegetation. To help insure protection of the feature the drainage must clearly be shown on an Environmental Constraint Sheet (ECS) and labeled Riparian/Riverine Area Not to be Disturbed (COA 10.EPD.1).

Exhibit E- PM 30298 Prior to GRADE PERMIT The approximately 0.91 acre drainage and associated vegetation as show on Exhibit E (ECS-PM30298), dated 4/18/11, is a Riparian/Riverine feature as defined by Section 6.1.2 of the MSHCP and thus must be avoided. The 0.91 acre drainage must be clearly mapped on the ECS (Environmental Constraints Sheet) and must be labeled as "Riparian/Riverine Drainage Not to be Disturbed." No grading, surface alterations or disturbance shall occur in the mapped area. No modifications to the drainage shall take place without further consultation and approval from the Environmental Programs Division of the Planning Department. The ESC shall be reviewed and approved by EPD (COA 50.EPD.1 and 60.EPD.1).

Agenda Item No.: **2.6**
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third
Project Planner: Kinika Hesterly
Directors Hearing: April 11, 2011
Continued From: March 28, 2011

TENTATIVE PARCEL MAP NO. 30298
E.A. Number: 40617
Applicant: Randy Horton
Engineer/Rep.: Southland Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The tentative parcel map is a Schedule H subdivision of 12.19 acres into four (4) residential parcels with parcels ranging from 3.0 to 3.2 gross acres. An existing single family residence is located on Parcel No. 4.

The project site is located in the community of Rancho California of the Southwest Area Plan in Western Riverside County; more specifically, southerly of Glen Oaks Road, westerly of Calle Bellagio, and easterly of Corte Venture.

FURTHER PLANNING CONSIDERATIONS:

The project was continued at Director's Hearing on March 28th to allow staff and the applicant to review comments submitted by Johnson & Sedlack, Attorneys at Law. As of this writing, staff has not completed this review but intends to provide a response from the review at Director's Hearing.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. General Plan Land Use: | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) |
| Surrounding General Plan Land Use: | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) |
| 2. Existing Zoning: | Rural Residential (R-R) |
| 4. Surrounding Zoning: | Rural Residential (R-R) to the south and east and Residential Agricultural – 2-½ Acre Minimum (R-A-2-½) to the north and west. |
| 5. Existing Land Use: | Single Family Residence |
| 6. Surrounding Land Use: | Scattered Single family residences on two acres or more to the north, south, east, and west. |
| 7. Project Data: | Total Acreage: 12.19 Gross Acres
Total Proposed Lots: 4
Proposed Min. Lot Size: 2 Acres
Schedule: H |
| 8. Environmental Concerns: | See attached Environmental Assessment |

D.M.

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40617**, 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. 30298**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

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

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

1. The project site is designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) on the Southwest Area Plan.
2. The proposed map, four (4) residential parcels with a minimum of parcel size of two (2) acres, is permitted in the Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum).
4. The zoning for the subject site is Rural Residential (R-R).
5. The proposed map, four (4) residential parcels with a minimum of parcel size of two (2) acres, is consistent with the development standards set forth in the Rural Residential (R-R) zone.

6. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south, and east and Residential Agricultural – 2-½ Acre Minimum (R-A-2-½) to the north and west.
7. Single family residences and vacant land are within the project vicinity.
8. Environmental Assessment No. 40617 did not identify any significant effects that the project would have on the environment.
9. This project is not located within a Criteria Area of the Western Riverside Multi-Species Habitat Conservation Plan.

INFORMATIONAL ITEMS:

1. As of this writing, comments from Johnson & Sedlack, Attorneys at Law, were submitted on March 25, 2011.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain, or dam inundation area;
 - c. A MSHCP Core Reserve Area; or,
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Unified School District;
 - b. The Valley-Wide Recreation and Parks District;
 - c. County Service Area No. 149;
 - d. Santa Margarita Watershed;
 - e. Unique Farmland;
 - f. Murrieta Creek / Santa Gertrudis Valley Area Drainage Plan; and
 - g. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Number 941-080-027.
5. This project was filed with the Planning Department on January 10, 2006.
6. This project was reviewed by the Land Development Committee two (2) times on the following dates: 5/04/06 and 4/10/08.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$16,103.11.

Johnson & Sedlack

ATTORNEYS at LAW

Raymond W. Johnson, Esq. AICP
Abigail A. Broedling, Esq.
Kimberly Foy, Esq.
Carl T. Sedlack, Esq. Retired

26785 Camino Seco, Temecula, CA 92590

E-mail EsqAICP@WildBlue.net
Abby.JSLaw@gmail.com
Kim.JSLaw@gmail.com
Telephone: 951-506-9925
Facsimile: 951-506-9725

March 25, 2011

VIA EMAIL AND U.S. MAIL

Riverside County Planning Department
Attn: Kinika Hesterly
Project Planner
P.O. Box 1409
Riverside, CA 92502-1409

RE: Intent to Adopt a Negative Declaration for Environmental Assessment No.40617 and Approve Tentative Parcel Map No. 30298.

Greetings:

We submit these comments on behalf of concerned citizens residing in the area regarding the intent to adopt a Negative Declaration (ND) for Environmental Assessment No. 40617 and approve Tentative Parcel Map (TPM) No. 30298 (collectively, the "project"). The project involves a subdivision of 12.19 acres into four residential parcels in the community of Rancho California of the Southwest Area Plan in Western Riverside County.

The ND fails to provide an adequate project description by failing to discuss road paving and expansion. The project will pave Calle Bellagio and Corte Venture with 24 feet of aggregate on a 32 foot graded section within a 60-ft full width dedicated right-of-way. Glen Oaks Road will be improved at the intersection of Corte Venture and Calle Bellagio with 7 feet of pavement for acceleration/deceleration lanes and 6 feet for left turn lanes. This road paving was improperly not provided in the project description or analyzed as part of the project in the ND.

The ND prepared for this project fails as an informational document. The ND generally fails to consider impacts from construction. This is improper as CEQA requires that the project as a whole be considered in determining environmental impacts. There is also no attempt to quantify many of the project's potentially significant impacts and essential studies have not been undertaken. The findings of fact are therefore almost constantly conclusory and not supported by substantial evidence in the record.

The utilization of a ND for this project is improper as there is substantial evidence in the record to support a fair argument that significant environmental impacts will result from this project. An EIR is required for any proposed project that may have a significant effect on the environment.

(Public Resources Code §21100 (a)). If a lead agency is presented with a fair argument based on substantial evidence in the record that a project may have a significant effect on the environment, an EIR must be prepared. (Cal. Code of Regs, Tit.14 (“Guidelines”) §15064(f)(1), *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68.) Substantial evidence consists of fact, reasonable assumption predicated on fact, or expert opinion supported by fact. (Public Resources Code §21080 (e)(1).) Here, as detailed below, there is a fair argument that impacts to agriculture, biological resources, cultural resources, hydrology, geology, and noise, among others, will be potentially significant. An Environmental Impact Report (EIR) must be prepared for the project.

CEQA also requires that all feasible mitigation be implemented to reduce or avoid the significant impacts of a project. Despite there being substantial evidence in the record of potentially significant impacts from this project, as discussed below, no mitigation measures have been required to reduce these impacts. This is a violation of CEQA. The ND was also not circulated to the State Clearinghouse as required.

The project is likely to have significant impacts to/from the following:

Biological Resources:

A large watercourse traverses the northern portion of the site. The watercourse has a tributary watershed of approximately 140 acres and is a natural watercourse (*See, 10 Flood RI 1.*) Yet, the ND found that this watercourse did not provide/ constitute riparian habitat. ***This finding is not supported by any facts or evidence in the record.*** Furthermore, the ND does not state whether the watercourse contains any migratory fish, whether the watercourse is a federally protected wetland, etc. Neither DFG nor US Fish and Wildlife Service were contacted to evaluate potential impacts. Any finding of a less than significant impact is conclusory and not supported in the record.

The ND also fails to consider impacts from construction noise and vibrations on biological resources. The ND also fails to consider the impacts from road expansion and paving on biological impacts. These impacts should be considered potentially significant.

Hydrology/Water Quality:

The ND again gives short shrift to the “large watercourse” onsite. Will the project alter this watercourse? Will it cause additional runoff to this watercourse or erosion which will impact downstream sites? The ND does not evaluate these potential impacts but instead concludes based on no evidence that the project will have a less than significant impact. Moreover, it is not shown that COA 10 Flood RI 1 will reduce potential impacts to downstream sites below a level of significance. For instance, additional instream flows, flow rates, and similar issues are not mitigated with this COA. Accordingly, this impact should be considered potentially significant.

Agricultural Resources:

The project will convert an area that is designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, namely to residential uses. This should be deemed a potentially significant and unmitigated impact.

The General Plan EIR's finding of no available mitigation measures at a county-wide level does not preclude the availability of mitigation measures at a project-specific level nor support a determination that such agricultural impacts are less than significant. The General Plan EIR found that impacts to agricultural resources were significant with the land use designation but immitigable at a large-scale level. This supports a determination that project-specific agricultural impacts are potentially significant.

Such impacts are not mitigated with the project, despite the fact that feasible mitigation is available at a project specific level. Tiering does not excuse an agency from adequately analyzing the potential significant impacts of a project or requiring that all feasible mitigation be adopted. (State CEQA Guidelines § 15152) Requiring a permanent agricultural conservation easement on land or a Williamson Act contract by one of the following methods would mitigate significantly for impacts and is not shown to be infeasible at this project size:

1. The outright purchase of easements, or
2. Donation of mitigation fees to a local, regional, or statewide organization that provides for acquisition and stewardship of agricultural conservation easements.

See the attached Agricultural Mitigation Policies, pg. 2-5. See also, California Farmland Conservation Program website for Agricultural Conservation Easements for potential conservation options. <<http://www.conservation.ca.gov/dlrp/cfcf/overview/Pages/index.aspx>>

Likewise, the potential of the project to result in the conversion of other agricultural land in the area should be considered potentially significant and unmitigated. Increasing development pressures and the effects of urbanization on farmlands close to cities has led to a substantial reduction in farmland. The General Plan Land Use Element recognizes this issue, stating, "Many existing agricultural areas have been or are in danger of being encroached upon by uses that are negatively impacted by some agricultural operations, such as residences and schools. As agricultural lands become less productive or are encroached upon, there is a danger of these uses becoming less economically viable, becoming subdivided, or converting to other uses." This project involves the conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance near to other agricultural users, and will likely increase development pressures on nearby agricultural properties. This impact is potentially significant and unmitigated.

Cultural Resources:

An essential study was not undertaken to determine whether impacts to cultural resources will be significant. The ND states that the Eastern Information Center of the State Office of Historic Preservation recommends a Phase 1 cultural resources study onsite based on the potential for the

presence of cultural resources in the area. Instead of undertaking this study, the ND finds that impacts to archaeological resources will be less than significant based on the presumption that no ground disturbing activity will occur. However, *there is no prohibition on ground disturbing activities* and in fact, given the potentially expansive soils onsite, ground disturbing activities are likely to occur. The COAs seem to recognize the potential for grading and site disturbance, as numerous COAs apply to site grading/disturbance. Moreover, as no study has determined the extent and significance of archaeological resources onsite, there is no basis to determine that COA 10 Planning 2 will reduce potential impacts to a level below significance. This is a potentially significant impact which must be evaluated through the preparation of an EIR.

COA 10 Planning 2 is also uncertain to mitigate impacts. There is no requirement that an archaeological monitor onsite during grading activities in order to determine whether cultural resources are uncovered. There is also no requirement that *mitigation be concluded* prior to resuming further ground disturbance.

Alternatively, a COA should be required of the project prohibiting all ground disturbance activities on the project site.

Geology/Soils:

The project may be located on expansive soils, yet no soils/geological study was undertaken for the project to determine whether this will constitute a significant impact. This improperly defers an essential study in violation of CEQA. Moreover, the ND does not describe how CBC requirements will mitigate these impacts. Common methods of mitigation for expansive soils include over-excavation, importing non-expansive fill soils, the requirement of deepened building footings, underpinning, etc. (*See, Damage to Foundations from Expansive Soils*, J. David Rogers, Robert Olshansky, and Robert B. Rogers, available at http://web.mst.edu/~rogersda/expansive_soils/DAMAGE%20TO%20FOUNDATIONS%20FROM%20EXPANSIVE%20SOILS.pdf.) These measures may, in turn, result in significant impacts to cultural resources by requiring additional ground disturbing. These measures may also result in significant air quality impacts from importing fill soil to the site and additional erosion. These impacts are not evaluated or disclosed in the ND and are potentially significant. The ND thus fails as an informational document.

Likewise, impacts to/from erosion are not evaluated in the ND and only conclusory statements are made in the narrative of less than significant impact. Given that there is a "large watercourse" onsite, it is illogical and contradictory to state that the project will not alter deposition, siltation, or erosion because there are no rivers, streams, or lakes within the vicinity of the project site. This conclusory finding is not supported by any evidence.

Noise:

Impacts from construction noise are likely to be significant and are not mitigated below a level of significance through merely restricting construction to "daylight hours." The

construction of the project would still result in a substantial temporary increase in ambient noise levels above those currently existing, which is the threshold question. This is a potentially significant impact for which no mitigation has been required. An EIR is required to evaluate this impact.

The ND also does not analyze whether construction noise will result in the exceedence of noise standards and makes no attempt to quantify project construction noise levels. Documents attached to this letter detail average construction noise and its impacts. (*See, for instance, Construction Noise Handbook Chapter 9, Table 9.1.*) This project is likely to exceed the standards established in the County General Plan during construction. This is a potentially significant impact and an EIR is required.

Air Quality:


The ND fails to consider impacts from potential import of soils to the site which will result in PM emissions. The ND also fails to consider air quality impacts from construction of the road paving/ road improvements, which will result in at least PM, VOC and ROG emissions. (*See, EMEP/EEA Emission Inventory Guidebook 2009, <<http://www.eea.europa.eu/publications/emep-eea-emission-inventory-guidebook-2009/part-b-sectoral-guidance-chapters/2-industrial-processes/2-a-mineral-industry/2-a-6-road-paving-with-asphalt.pdf>> and attached documents.*) The ND therefore fails to consider the whole of the project in determining that impacts will be less than significant in violation of the requirements of CEQA. There has also been no attempt to quantify these construction impacts. The findings of the ND are thus conclusory and not based on substantial evidence.

Summary:

Overall, the ND fails to consider the whole of the project, fails to undertake essential studies, and fails to quantify impacts such that significance may be determined based on evidence. The narratives in the ND are, of necessity, constantly conclusory as there is no evidence on which to base determinations. An EIR must be prepared for this project to adequately evaluate and mitigate for the potentially significant impacts identified above.

Thank you for your consideration of the above comments.

Sincerely,



Raymond W. Johnson
JOHNSON & SEDLACK

To: Riverside County Planning Department
Attn: Kinika Hesterly
Project Planner
P>O> Box 1409
Riverside, CA 92592-1409

RE: Intent to Adopt a Negative Declaration for Environmental Assessment No. 40617 and Approve Tentative Parcel Map No. 30298

Greetings:

I, Randy W. Horton submit these responses to the Riverside County Planning Department with regards to the information received from Raymond W. Johnson, Johnson & Sedlack, Attorneys, on the above mentioned tentative parcel map 30298. I will respond to each item in order presented on the summation page.

1. The comments listed concerning road paving issues as presented by the attorneys are inaccurate.
 - A. Calle Bellagio is and has been a paved non county, maintained road, paid for by local residents, the current project only requests eight feet of aggregate base on the eastern edge of the road for the project. No paving is required, as assumed by the attorneys.
 - B. Corte Venture is not currently a road, the adjacent Parcel Map #25903 has a bond in place for the establishment of Corte Venture. It is not a requirement to have Corte Venture paved but rather to have proper grading completed and road base compacted for access and egress, for four parcels, which was a requirement listed on Parcel Map 25903. This will not be a publicly maintained road. This road is not part of the parcel map 30298 since the bond is currently in place for the completion of the grading and aggregate base for Parcel Map 25903.
 - C. Glen Oaks Road will not be impacted by this project, as no improvements are required, and no turn out lane will be required as well. On Glen Oaks Road there is only one turn out lane and that is at the "T" intersection of Glen Oaks and Mesa which serves a main roadway which accesses hundreds of homes and properties.
2. The Comments listed below concern the construction noise potential.
 - A. Currently all four pads are graded and have been over excavated for potential building pads in the future, the soils tests have been completed, percolation tests completed, the pads are certified for future building for when that occurs. One lot is fully built out with a primary residence, three-car garage, and a barn with guest quarters. All completed projects were fully permitted and finalized.
 - B. House construction noise and impact will be minimal at best, for the remaining three lots will be built upon in the future and most likely not be constructed at the same time. **However, the parcel map approval is not requesting any building but rather to have the**

parcels split for future usage. The potential noise issue mentioned by the law firm is not part of this process as we are in the midst of a lot split, and not construction. This spring, the new fire department will be constructed across the street and the impacts of a commercial building are far greater than any residential construction. The remaining three lots, could possibly end up with mobile homes placed on a permanent foundation for residences, which would further reduce potential noise and impact.

- C. The photographs presented by the attorney's appears to be a gross over statement of the potential noise issues, the photographs of a athletic stadium, a harbor with large cranes, a main street of a down town area have no real comparison to the application for a parcel map approval process.
3. The comments listed below concern the effects on the environment section.
- A. There has not been any evidence submitted concerning significant environmental impacts for the building of three residences on existing pads and/ the placement of mobile homes on permanent foundations.
 - B. The parcel map # 25903 on the easterly edge of the proposed project was not required to complete an EIR.
 - C. There will not be any impact to agriculture since the project in question has already been graded and no current agriculture, biological resources, cultural resources, hydrology, geology issues will be discovered, as all current grading is completed.
 - D. CEQA issues will not be impacted since grading is completed.
4. The comments listed below concern the watercourse issue.
- A. A large watercourse does not exist on the northerly edge of the property adjacent to Glen Oaks Road. There is however a seasonal puddle that occasionally surfaces during very wet winter conditions. This location was not disturbed when the grading was accomplished and will be left undisturbed for the future, as stated on the parcel map. West of the project on Glen Oaks the County did improvements for the potential watercourse issues and it has never been a negative issue. There is no migratory fish in the seasonal water puddle. Since we have been on the property since 2004 we have noticed the seasonal puddling on only two occasions.
 - B. There is continual verbiage listed in the attorney's submittal as it relates to "A Large Watercourse." This supposed large watercourse does not exist, and the impact of the seasonal underground small puddle has not been affected and will not be affected as noted on the parcel map. By the attorney's usage of the verbiage, "large watercourse," it is easy to assume that an onsite inspection has not been performed by them.
5. The comments listed below concern the Agricultural Resources comments.
- A. This project does not convert an area designated as Prime Farmland, since the grading and pads now currently existing and this location has

- not been used for agricultural as it is located in a primarily rural residential area.
- B. The term used by the attorney's, "A large Scale Level" with reference to agricultural impact is a serious stretch of terms at best, and demonstrates that the firm has not performed an onsite inspection.
6. The comments listed below concern the cultural resources:
 - A. The parcel map in question will not disturb any cultural resources due to the fact that the grading for the parcel was completed over four years ago.
 - B. Any future grading questions will need to be addressed if there are any issues with the future landowners of the lots and are not issues related to this parcel map process.
 7. The comments listed below concern the Geology/Soils:
 - A. As stated and restated previously, the grading for the parcel map is completed and the over-excavation is completed which was completed over five years ago.
 - B. The discussion as it relates to soil disturbance is not part of this process, as we are not asking to build, but to simply complete the parcel map process. The soil disturbance is a question for the future landowners.
 8. The comments listed below concern the noise issues.
 - A. Since construction noise is not part of this parcel map process, due to the fact that all grading is completed, the comments listed by the attorney's is not part of this parcel map
 - B. Any construction noise issues will if necessary need to be addressed with future land-owners.
 - C. This project does not exceed the County General Plan noise issues.
 - D. The new fire station across the street will generate a great deal more noise issues related to construction, and is approved and ready to begin construction soon. This comment is not intended to be a negative approach to the fire station, but rather a comment on potential noise only.
 9. The comments listed below concern Air Quality.
 - A. The mention of importing soils to the site is another stretch, as the grading and pads are finished.
 - B. Road improvements are a regular part of the county maintained road system, as Mesa Road is currently undergoing renovation.

Conclusion: Overall, the issues presented by the above listed law firm, fails to consider what has been completed and approved through the permit process by the county in previous years, they continually make statements on the negative impact of items that have been completed for over five years. The continual use of the term, "Large Watercourse," is a complete fabrication as even a simple observation of Glen Oaks and the parcel map in question will reaffirm that the watercourse issue is a does not exist. The use of grossly exaggerated photographs as evidence for this process is an extreme stretch, why a photograph of a harbor with large cranes and the construction of an athletic stadium is presented as evidence for construction noise is beyond belief, since no construction is a part of this parcel map process. Any and all potential noise issues brought up by the attorneys would need to be

addressed in the future with the owners of the new lots, and our conclusion is that an EIR is not required, as it was not required for the lot split adjacent to this potential lot split

Thank you for your consideration.

Sincerely;

Randy W.Horton

Agenda Item No.: **2.6**
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third
Project Planner: Kinika Hesterly
Directors Hearing: March 28, 2011

TENTATIVE PARCEL MAP NO. 30298
E.A. Number: 40617
Applicant: Randy Horton
Engineer/Rep.: Southland Engineering

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The tentative parcel map is a Schedule H subdivision of 12.19 acres into four (4) residential parcels with parcels ranging from 3.0 to 3.2 gross acres. An existing single family residence is located on Parcel No. 4.

The project site is located in the community of Rancho California of the Southwest Area Plan in Western Riverside County; more specifically, southerly of Glen Oaks Road, westerly of Calle Bellagio, and easterly of Corte Venture.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------|--|
| 1. General Plan Land Use: | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) |
| Surrounding General Plan Land Use: | Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) |
| 2. Existing Zoning: | Rural Residential (R-R) |
| 4. Surrounding Zoning: | Rural Residential (R-R) to the south and east and Residential Agricultural – 2-½ Acre Minimum (R-A-2-½) to the north and west. |
| 5. Existing Land Use: | Single Family Residence |
| 6. Surrounding Land Use: | Scattered Single family residences on two acres or more to the north, south, east, and west. |
| 7. Project Data: | Total Acreage: 12.19 Gross Acres
Total Proposed Lots: 4
Proposed Min. Lot Size: 2 Acres
Schedule: H |
| 8. Environmental Concerns: | See attached Environmental Assessment |

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40617**, 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. 30298**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

(6)

CONCLUSIONS:

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

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

1. The project site is designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) on the Southwest Area Plan.
2. The proposed map, four (4) residential parcels with a minimum of parcel size of two (2) acres, is permitted in the Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum).
4. The zoning for the subject site is Rural Residential (R-R).
5. The proposed map, four (4) residential parcels with a minimum of parcel size of two (2) acres, is consistent with the development standards set forth in the Rural Residential (R-R) zone.
6. The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south, and east and Residential Agricultural – 2-½ Acre Minimum (R-A-2-½) to the north and west.
7. Single family residences and vacant land are within the project vicinity.
8. Environmental Assessment No. 40617 did not identify any significant effects that the project would have on the environment.

9. This project is not located within a Criteria Area of the Western Riverside Multi-Species Habitat Conservation Plan.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A city sphere of influence;
 - b. A 100-year flood plain, or dam inundation area;
 - c. A MSHCP Core Reserve Area; or,
3. The project site is located within:
 - a. The boundaries of the Temecula Valley Unified School District;
 - b. The Valley-Wide Recreation and Parks District;
 - c. County Service Area No. 149;
 - d. Santa Margarita Watershed;
 - e. Unique Farmland;
 - f. Murrieta Creek / Santa Gertrudis Valley Area Drainage Plan; and
 - g. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Number 941-080-027.
5. This project was filed with the Planning Department on January 10, 2006.
6. This project was reviewed by the Land Development Committee two (2) times on the following dates: 5/04/06 and 4/10/08.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$16,103.11.

Aerial



Selected parcel(s):
941-080-027

IMPORTANT

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

REPORT PRINTED ON...Wed Feb 23 16:43:45 2011

Version 101221

PM30298

Zoning



Selected parcel(s):
941-080-027

IMPORTANT

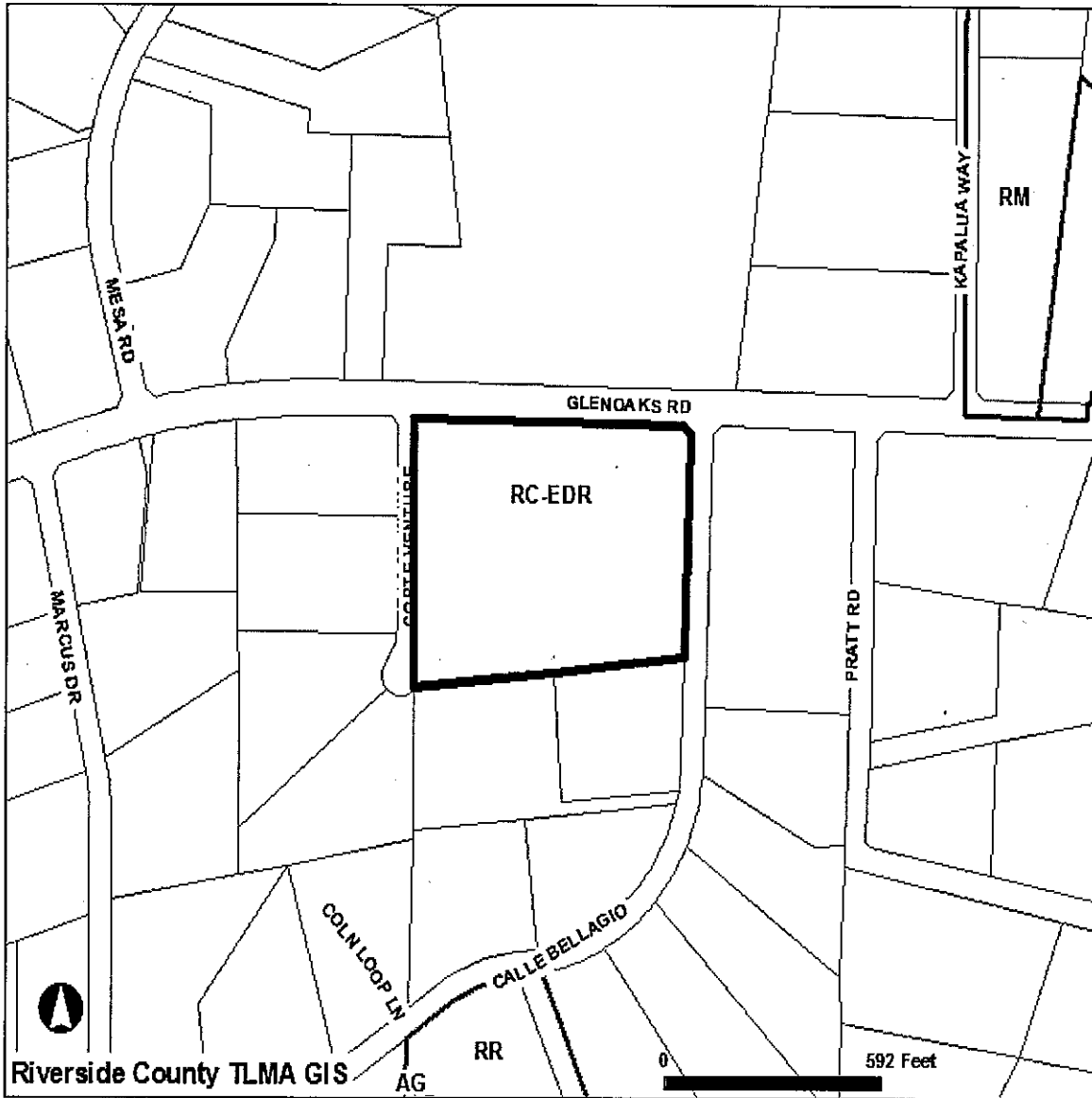
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Version 101221

PM30298

Land Use Designation



Selected parcel(s):
941-080-027

IMPORTANT

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Version 101221

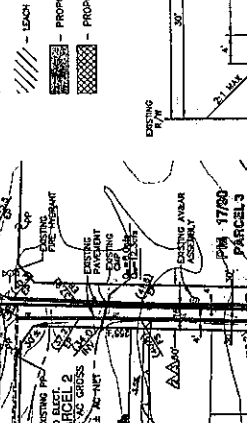
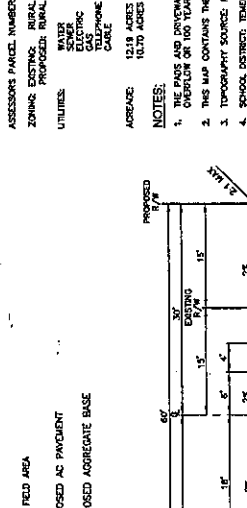
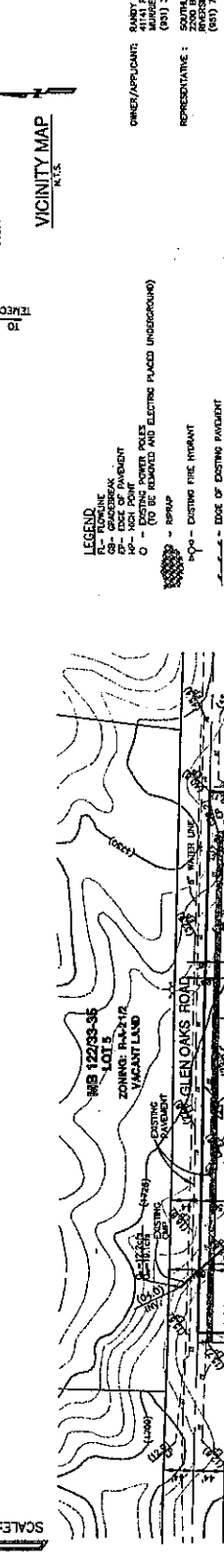
PM30298

TENTATIVE PARCEL MAP 30298

NO.	REVISION	DATE
1	LAND SURVEY INTERSECTION	02/26/08
2	ADD C&G	02/26/08
3	ADD PARCELS, DIMENSIONS & UTILITIES	02/26/08
4	CHANGE MAP SCHEDULE	02/26/08
5	REVISE TYPICAL SECTIONS	02/26/08



TENTATIVE PARCEL MAP 30298 AMENDED NO. 1
 PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
 RECORDS OF REVENUE COUNTY, CALIFORNIA, ALSO BEING IN RANCHO CALIFORNIA, LOCATED IN SECTION 20, T.7S., R.1W.
 FEBRUARY 2008
 SOUTHLAND ENGINEERING



OWNER/APPLICANT: BARRY & CANDY WORTH AND MARCELO & CRISTINE WORTON
 4141 BARTREE COURT
 RIVERSIDE, CA 92504
 (951) 314-5433

REPRESENTATIVE: SOUTHLAND ENGINEERING
 2200 BUSINESS WAY, SUITE 100
 RIVERSIDE, CA 92504
 (951) 789-8949

ASSESSOR'S PARCEL NUMBER: 941-080-027
 ZONING: EXISTING: RURAL RESIDENTIAL (RR 2.5)
 PROPOSED: RURAL RESIDENTIAL (RR 2.5)

UTILITIES:
 WATER - RANCHO CALIFORNIA WATER DISTRICT
 SEWER - SOUTHERN CALIFORNIA Edison
 TELEPHONE - KODIAK
 CABLE - NONE AVAILABLE

ADVEASE: 12.19 ACRES GROSS &
 10.70 ACRES NET ±

NOTES:
 1. THE PADS AND DRIVEWAYS ON THIS PARCEL MAP ARE NOT SUBJECT TO REMEDIATION OR OPERATE OR 100 YEAR FLOODING.
 2. THIS MAP CONTAINS THE LAND DIVISORS ENTIRE CONTIGUOUS OWNERSHIP.
 3. TOPOGRAPHY SOURCE: RANCHO CALIFORNIA WATER DISTRICT.
 4. SCHOOL DISTRICTS: TENCALA VALLEY UNIFIED SCHOOL DISTRICT.
 5. ALL DRIVEWAYS TO BE A MINIMUM OF 20 FEET IN WIDTH WITH A VOLUMINA 15 PERCENT GRADE.
 6. ALL PRANAGE FACILITIES AND STRUCTURES WILL BE DESIGNED TO ACCOMMODATE THE 100 YEAR STORM FLOWS DURING FINAL DESIGN.
 7. THE PARCEL MAP IS NOT SUBJECT TO UNDEVELOPMENT OR OTHER GEOLOGIC HAZARDS OR WITHIN A SPECIAL STUDY ZONE.
 8. THOMAS BRIDG 2008 EDITION PAGE 100 06
 9. PROPERTY IS LOCATED WITHIN A C&G, WIRE COUNTRY #149.
 10. ALL SLOPES AT 2:1 RATIO UNLESS NOTED.
 11. PROPERTY IS LOCATED WITHIN FLOOD ZONE C.
 12. PARCEL 1 THROUGH 4 INCLUDES GRADING UNDER PERMIT NO. 9003084 ISSUED ON AUGUST 13, 2003 AND PHASED JUNE 3, 2005 (NO ADDITIONAL GRADING PROPOSED).
 13. PROPERTY IS NOT WITHIN A SPECIAL PLAN.
 14. PROPERTY HAS NO KNOWN EXISTING WELLS ON THE PROPERTY OR WITHIN 200 FEET THEREOF.
 15. PROPERTY HAS NO COMMON AREAS, OPEN SPACE, RECREATIONAL AREAS OR TRAIL EXCERMENTS.
 16. THIS IS A SCHEDULE "Y" PARCEL MAP.

LEGEND:
 PL - FLOOD LINE
 CS - GRADEBREAK
 SP - HIGH POINT
 C - EXISTING POWER POLES
 W - EXISTING WATER MAINS
 S - EXISTING SEWER MAINS
 T - EXISTING TELEPHONE
 E - EXISTING ELECTRIC
 W - EXISTING WATER MAINS
 S - EXISTING SEWER MAINS
 T - EXISTING TELEPHONE
 E - EXISTING ELECTRIC

hatched - EXISTING FIRE HYDRANT
 --- - EDGE OF EXISTING PAVEMENT
 --- - EACH FIELD AREA
 --- - PROPOSED AC PAVEMENT
 --- - EXISTING AC PAVING
 --- - PROPOSED AGGREGATE BASE
 --- - EXISTING AGGREGATE BASE

EASEMENTS:
 1. AN AGREEMENT BETWEEN WALTER BARRONDS AND RANCHO CALIFORNIA WATER DISTRICT, RECORDED IN RECORDS OF REVENUE COUNTY, CALIFORNIA, UNDER PERMIT NO. 91787 AS INSTRUMENT NO. 3778 OF OFFICIAL RECORDS. (Said Easement is Blanket in Nature)
 2. AN AGREEMENT BETWEEN WALTER BARRONDS AND RANCHO CALIFORNIA WATER DISTRICT, RECORDED IN RECORDS OF REVENUE COUNTY, CALIFORNIA, UNDER PERMIT NO. 91787 AS INSTRUMENT NO. 3778 OF OFFICIAL RECORDS.
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PARCEL 1: 17.00 AC GROSS, 15.00 AC NET
 PARCEL 2: 17.00 AC GROSS, 15.00 AC NET
 PARCEL 3: 17.00 AC GROSS, 15.00 AC NET
 PARCEL 4: 17.00 AC GROSS, 15.00 AC NET
 PARCEL 5: 17.00 AC GROSS, 15.00 AC NET
 PARCEL 6: 17.00 AC GROSS, 15.00 AC NET
 PARCEL 7: 17.00 AC GROSS, 15.00 AC NET
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 PARCEL 34: 17.00 AC GROSS, 15.00 AC NET
 PARCEL 35: 17.00 AC GROSS, 15.00 AC NET
 PARCEL 36: 17.00 AC GROSS, 15.00 AC NET
 PARCEL 37: 17.00 AC GROSS, 15.00 AC NET

CASE # PM30298 AMD.#1
 DATED: 3/13/08
 PLANNER: A. KRIZEK.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40617
Project Case Type (s) and Number(s): Tentative Parcel Map No. 30298
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Kinika Hesterly, Project Planner
Telephone Number: (951) 955-1888
Applicant's Name: Randy Horton
Applicant's Address: 41141 Raintree Court Murrieta, CA 92562
Engineer's Name: Southland Engineering
Engineer's Address: 2200 Business Way, Ste 100, Riverside, CA 92501

I. PROJECT INFORMATION

A. Project Description:

The tentative parcel map is a Schedule H subdivision of 12.19 acres into four (4) residential parcels with parcels ranging from 3.0 to 3.2 gross acres. An existing single family residence is located on Parcel No. 4.

The project site is located in the community of Rancho California of the Southwest Area Plan in Western Riverside County; more specifically, southerly of Glen Oaks Road, westerly of Calle Bellagio, and easterly of Corte Venture.

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

C. Total Project Area: 12.19 Gross Acres

Residential Acres: 12.19	Lots: 4	Units: 4	Projected No. of Residents: 12
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 941-080-027

E. Street References: The project site is located in the community of Rancho California of the Southwest Area Plan in Western Riverside County; more specifically, southerly of Glen Oaks Road, westerly of Calle Bellagio, and easterly of Corte Venture.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 20, Township 7 South, Range 1 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located on a slight ridge with a watercourse that traverses the northern portion of the site; with elevations ranging from 1,631 feet to 1,801 feet above sea level. The project site is predominantly disturbed as a result of grading permit BGR030846 which created a total of three (3) graded pads. The project site is currently vacant except for an existing house that is to remain located on proposed Parcel 4; surrounding land uses include scattered residences to the north, south, east and west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements for the Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) land use designation and all applicable land use policies.
2. **Circulation:** The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project has been conditioned to pay the appropriate park mitigation fees pursuant to the Quimby Act. The proposed project meets with all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including FEMA flood zone, fault zone, high fire hazard area, dam inundation zone, area with high liquefaction potential, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** The proposed project meets all applicable Noise Element policies.
6. **Housing:** The proposed project meets all applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Southwest Area Plan

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Estate Density Residential (EDR) (2 Acre Minimum)

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

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

G. Adjacent and Surrounding: Estate Density Residential (EDR) (2 Acre Minimum)

1. **Area Plan(s):** Southwest Area Plan
2. **Foundation Component(s):** Rural Community
3. **Land Use Designation(s):** Estate Density Residential (EDR) (2 Acre Minimum)
4. **Overlay(s):** 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: Rural Residential (R-R)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Rural Residential (R-R) to the north, south, and east
Residential Agricultural – 2-½ Acre Minimum (R-A- 2-½) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <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

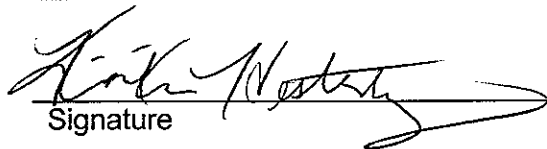
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature

February 23, 2011
Date

Kinika Hesterly, Project Planner
Printed Name

For Carolyn Syms Luna, 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 project site is located southerly of Glen Oaks Road, westerly of Calle Bellagio, and easterly of Corte Venture. The Riverside County General Plan indicates that the project is not located within a designated scenic corridor.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project will be developed pursuant to the Countywide Design Standards and Guidelines and therefore will not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required,

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: According to the Riverside County General Plan, the project site is located 15.72 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 50.PLANNING.24). This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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: Tentative Map dated 3/13/08.

Findings of Fact: a) The project will not create substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare.

b) Surrounding the immediate vicinity of the project site are low-density residential homes and vacant land planned for similar uses. The project proposes similar low-density residential and would therefore not generate any unacceptable light levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 project site does not currently facilitate any agricultural activity. The site is in an area designated as Farmland of Local Importance and Other Lands. The proposed project site is not located within an area that is designated 'Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. As a result, the project will have no impact on Prime Farmland, Farmland of Statewide Importance, or Unique Farmland.

b) The project is not located within an agricultural preserve and will not conflict with any existing agricultural use or a Williamson Act contract.

c) The project is not located within 300 feet of existing agriculturally zoned property.

d) The project will not contribute to the cumulative loss of farmland in the County.

Mitigation: No mitigation measures are necessary.

Monitoring: No mitigation measures are necessary.

AIR QUALITY Would the project

5. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

f) Create objectionable odors affecting a substantial number of people?

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional Air Quality Management Plan (AQMP) to insure compliance with state and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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federal air quality standards. The SCAQMD has adopted the 2003 AQMP. The 2003 AQMP is based on socioeconomic 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.

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. Blowing dust is also of concern where PM10 standards are exceeded by soil disturbance during grading, and vehicular travel over unpaved roads. These short-term construction related impacts will be reduced below a level of significance by dust control measures implemented during grading. (COA 10.BS GRADE.5) This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA.

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

d) 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, childcare centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

6. Wildlife & Vegetation

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, WRCMSHCP, Biologist Comments

Findings of Fact: a) The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The Riverside County Environmental Programs Department conducted a site visit on April 29, 2008.

b) During the site visit conducted on April 29, 2008, no species of animal or plant listed as endangered or threatened was observed or is expected on-site; therefore, no impacts related to sensitive wildlife species are anticipated.

c) The project site does not contain a persistently flowing watercourse; therefore, the project site has been completely graded under a previous legal grading permit (BGR030846); and there are no MSHCP issues associated with the site.

d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

e-f) A large watercourse traverses the northern portion of the project site; however, the project does not propose to disturb within the watercourse.

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

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

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact: a) No cultural resources study has been completed for the project site. According to the Eastern Information Center (EIC) of the State Office of Historic Preservation, a Phase I cultural resources study is recommended based on a potential for the presence of cultural resources in the area.

The project site contains one (1) existing residential structure that is to remain, located on proposed Parcels 4. Since ground disturbance has already occurred, and no significant disturbance is required for the project, the likelihood of the project altering or destroying an archaeological site is less than significant. If, however, during ground disturbing activities unique historical resources are discovered, all ground disturbing activities shall be halted for further review. (COA 10.PLANNING.2) This is a standard condition of approval and not considered mitigation pursuant to CEQA.

b) The proposed project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5 as no historical resources are known to be located on the project site.

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

Source: Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: a) No archaeological study has been completed for the project site. According to the Eastern Information Center (EIC) of the State Office of Historic Preservation, a Phase I archaeological study is recommended based on a potential for the presence of cultural resources in the area. However, the project site has been completely graded under grading permit BGR030846.

The project site contains one (1) existing residential structure that is to remain, located on proposed Parcel No. 4 and three (3) graded pads on the remaining proposed parcels. Since ground disturbance has already occurred, and no significant disturbance is required for the project, the likelihood of the project altering or destroying an archaeological site is less than significant. If, however, during ground disturbing activities unique archaeological resources are discovered, all ground disturbing activities shall be halted for further review. (COA 10.PLANNING.2) This is a standard condition of approval and not considered mitigation pursuant to CEQA.

b) The proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.

c) There may be a possibility that ground disturbing activities will expose human remains. The project is subject to State Health and Safety Code 7050.5 if human remains are discovered during ground disturbing activities. (COA 10.PLANNING.1) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

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.

9. Paleontological Resources

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 the Riverside County General Plan, the project site is located within an area of low Paleontological sensitivity. There are no known unique paleontological resources or unique geologic features that will be impacted by development of the proposed project.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

GEOLOGY AND SOILS Would the project

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

Findings of Fact: a) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes.

b) The project site is not within an Alquist-Priolo Earthquake Fault Zone. The project site is not subject to rupture of a known earthquake fault.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone

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

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

Findings of Fact: a) According to the Riverside County Land Information System (RCLIS), the project is not located within an area subject to liquefaction. Thus, no impacts will occur from the proposed development.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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

Findings of Fact: There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

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

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

Findings of Fact: The project site is located on a slight ridge. According to Figure S-5, the project is not located in an area with slopes greater than 25%; therefore there is no potential for landslides. The project site and surrounding area does not consist of rocky terrain; therefore the project is not subject to rockfall hazards. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. 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", County Geologist Review

Findings of Fact: The project site is not located in an area susceptible to subsidence or located near any documented areas of subsidence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

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

Source: Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

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
16. Slopes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 project site is relatively flat with elevations ranging from 1,631 to 1,801 feet above sea level. The project site has been previously graded under grading permit BGR030846 and contains one (1) residence that will remain; therefore, the project will not change topography or ground surface relief features.

b) The project site has been previously graded under grading permit BGR030841. As the pads have been developed, minimal to no additional grading is required.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems as no sewage disposal systems exist on the project site.

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
17. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<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, 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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Flood Control District review, Project Materials

Findings of Fact: a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake as no rivers, streams or lakes are located within the vicinity of the project site.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact: 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 affect this project. Current levels of wind erosion on adjacent properties that would affect this site are considered less than significant. A condition has been placed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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on the project to control dust created during grading activities. (COA 10.BS GRADE.5) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: 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 emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The proposed project is a subdivision and will not authorize the construction of any buildings; however, construction of single family residences are likely to be constructed in the future. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. The impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.

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

c) The project is not located within an Airport Land Use Plan (ALUP); therefore, it will not result in a safety hazard for people residing or working in the project area.

d) The project is not within the vicinity of a private airstrip, or heliport; therefore, it will not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Hazardous Fire Area

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

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

Findings of Fact 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

24. Water Quality Impacts

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

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

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

d) Create or contribute runoff water that would exceed

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: a) The proposed project site is located on a slight ridge with a large watercourse that traverses the northern and southern portion of the site. Except for nuisance natural local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances, and the natural watercourse should be kept free of buildings and obstructions in order to maintain the natural drainage patterns of the area (COA 10.FLOOD RI.1). This is a standard condition and not considered unique for the purposes of CEQA.

b) The project is not proposing more than eight (8) residential parcels; therefore, a Water Quality Management Plan (WQMP) was not required for the proposed project. The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.

e-f) The project is not located within a 100-year flood hazard area; therefore, the project will not place housing or structures within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

g-h) The project will not degrade water quality in any manner not addressed in the above comments. The project will not include any flood control facilities which would result in significant environmental effects (e.g. increased vectors and odors).

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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25. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: a) The proposed project site is located on a slight ridge with a large watercourse that traverses the northern and southern portion of the site. 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. (COA 10.FLOOD RI.1) This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

26. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact: a) The proposed project is consistent with the current land use designation of Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) in the Southwest Area Plan.

b) The project site is not located within a city sphere of influence.

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
27. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
d) Be consistent with the land use designations and policies of the Comprehensive 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 subdivision is consistent with the existing zoning classification of Rural Residential (R-R).

b) The surrounding zoning includes Rural Residential (R-R) to the south and east and Residential Agricultural – 2-½ Acre Minimum (R-A- 2-½) to the north and west.

c) Surrounding land uses include scattered rural residences to the north, east, south, and west. The proposed project is compatible with the planned and existing land uses.

d) The proposed project is consistent with the current land use designation of Rural Community: Estate Density Residential (RC: EDR) (2 Acre Minimum) in the Southwest Area Plan and all applicable policies of the General Plan.

e) Surrounding land uses include scattered rural residences to the north, east, south, and west. The project site will not disrupt or divide any existing community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

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

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

Findings of Fact: Classification of land within California takes place according to a priority list that was established by the State Mining and Geology Board (SMGB) in 1982, or when the SMGB is petitioned to classify a specific area. The SMGB has also established Mineral Resources Zones (MRZ) to designate lands that contain mineral deposits.

a) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.

b) The Riverside County General Plan identifies policies that encourage protections for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the Project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however the project will not result in the permanent loss of significant mineral resources.

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

d) 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.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

29. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact: a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Railroad Noise

NA A B C D

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

Findings of Fact: The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Highway Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials

Findings of Fact: The project site is not located adjacent to or near any highways. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Other Noise

NA A B C D

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

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. 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"/>
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b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials

Findings of Fact: a) The proposed project in itself will not create additional noise, but future single-family home construction will create unavoidable incremental noise that will be less than significant.

b) Through adherence to county regulations, grading and construction shall be restricted to daylight hours. Construction equipment shall be required to be maintained in good working order and cannot be serviced or repaired at the site. The construction of single-family residences will result in an increase of noise levels, but these increased noise levels will be less than significant.

c) Long-term noise generation from the site will not exceed standards established in the Riverside County General Plan, noise ordinance, or other applicable standards.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Excessive ground-borne vibration or ground-borne noise levels are not a typical impact of single family home construction.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

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

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

Findings of Fact: The project proposes the creation of four (4) residential lots. This land division is consistent with the Riverside County General Plan, which is used to generate local and regional population projections.

- a) The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing.
- b) The project will not create a demand for additional housing.
- c) The project will not displace any people.
- d) The project is not in or near a County Redevelopment Project Area.
- e) The project will not exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area.

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.

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:

35. Fire Services

Source: Riverside County General Plan Safety Element

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Sheriff Services

Source: Riverside County General Plan

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. (COA 10.PLANNING.16) This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Schools

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA 80.PLANNING.8) As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact: The use of the proposed 12.19-acre parcel would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

40. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 C.S.A. 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-b) The proposed project does not create a substantial increase in demand for recreational facilities.

c) The project is located within County Service Area No. 149, which is responsible for the collection of Quimby fees. With incorporation of the recommended mitigation measures, the project will not have a significant impact on parks or recreational facilities. The project has been conditioned for the payment of development impact fees and payment of Quimby fees. (COA 50.PLANNING.7, 90.PLANNING.4) Any project located within a County Service Area or recreation and park district will be conditioned to pay Quimby fees; as no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact: According to figure C-7, no county designated trails are located on or adjacent to the project site; therefore, the proposed project will not impact any regional or local trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project				
42. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion	<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
management agency for designated road or highways?				
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) 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"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The Transportation Department has not required a traffic study for the proposed project. It has been determined that the project is exempt from traffic study requirements.

a) The addition of four (4) residential lots will not cause a substantial increase in traffic in relation to the existing traffic load and capacity of the street system.

b) The proposed project will comply with Section 18.12 Parking Requirements; therefore, the project will not result in inadequate parking capacity.

c) According to the Western Riverside County Transportation Fee Nexus Study, future development within the Western Riverside County and the cities therein will result in traffic volumes exceeding the capacity of the Regional System, resulting in substantial traffic congestion in all parts of Western Riverside County and unacceptable levels of service throughout. In order to meet the demands of development, the Transportation Uniform Mitigation Fee (TUMF), pursuant to Ordinance No. 824, shall be collected prior to building final inspection. (COA 90.TRANS.1) This is a standard Condition of Approval and not considered mitigation pursuant to CEQA.

d) The project will not result in a change in air traffic patterns.

e) The project will not alter waterborne, rail or air traffic.

f) The project will not substantially increase hazards to a design feature.

g) Calle Bellagio and Corte Venture shall be improved with 24 feet of acceptable aggregate base on a 32 foot graded section within a 60-foot full-width dedicated right-of-way. Glen Oaks Road shall be improved at the intersection of Corte Venture and Calle Bellagio with 7 feet pavement for acceleration/deceleration lanes and 6 feet for left turn lanes. Calle Bellagio and Corte Venture are not county maintained roads and will therefore not require new maintenance of roads. The additional pavement along Glen Oaks will not require altered maintenance of the county road.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) Project construction should not impede traffic flow.

i) The project has been conditioned for emergency access in the typical manner required by the Fire Department. These standard requirements are not considered mitigation for CEQA implementation purposes.

j) The project will not conflict with adopted policies supporting alternative transportation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43. Bike Trails

Source: Riverside County General Plan

Findings of Fact: According to figure C-7, no county designated trails are located on or adjacent to the project site; therefore, the proposed project will not impact any regional or local trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

44. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact The project will be served by Rancho California Water District (RCWD) with water facilities pursuant to the arrangement of financial agreements.

a-b) The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities.

45. 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact: a) The Department of Environmental Health will permit Domestic Sewage Disposal from the individual lots of the subdivision as per a percolation report submitted by Lawrence Phelps, RCE dated 12/1/04. For each 100 gallons of septic tank capacity lot 1 will require 45 square feet of leach line bottom area, and lots 2 and 3 will require 20 square feet of leach line bottom area. A residence already exists on Lot 4. With incorporation of the recommended mitigation measures, the project will have a less than significant impact on the environment. Prior to issuance of grading permit, the following information shall be addressed where Subsurface Septic Sewage Disposal is intended: 1) The proposed cuts and/or fills in area of the sewage disposal systems. 2) The primary sewage disposal system and its 100% expansion area. 3) The elevation of the individual building pads in reference to the elevation of the sewage disposal system. 4) The original title line to be installed and all required expansion are shall be located in an original (natural) undisturbed soil at the depth of the percolation tests performed. 5) The appropriateness of the grading plan with regard to the soils percolation engineer's report. 6) These plans are to be submitted to the Department of Environmental Health for approval. The size of the septic tank and effluent disposal area shall be determined based upon the occupancy of each individual lot or the plumbing fixture count. (COA 10.E HEALTH.1, 60.E HEALTH.1) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

b) The Department of Environmental Health will permit the domestic Sewage Disposal from the individual lots proposed by the subdivision. Department of Environmental Health will review and approve project plans for Sewage Disposal.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: a-b) According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: a-g) The project is expected to create incremental impacts on the demand for the above checked facilities. However, utility services are adequate and available to serve this project. Therefore, impacts on utility services are less than significant.

h) The project design does not conflict with adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

48. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

49. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Both short-term and long-term environmental goals are being met through the mitigation placed on the project and the project design.

50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this Initial Study and the EIR prepared for the General Plan.

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

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

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

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

Riverside County General Plan

Y:\Planning Case Files-Riverside office\PM30298\PM30298 EA40617.doc

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PARCEL MAP Parcel Map #: PM30298

Parcel: 941-080-027

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The tentative parcel map is a Schedule H subdivision of 12.19 acres into four (4) residential parcels with parcels ranging from 3.0 to 3.2 gross acres. An existing single family residence is located on Parcel No. 4.

10. EVERY. 2 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 30298 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 30298, Amended No. 1, dated 3/13/08.

EXHIBIT E = Environmental Constraint Sheet (ECS) for Tentative Parcel Map No. 30298, dated 4/18/11.

10. EVERY. 4 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

PARCEL MAP Parcel Map #: PM30298

Parcel: 941-080-027

10. GENERAL CONDITIONS

10. EVERY. 4 MAP - HOLD HARMLESS (cont.) RECOMMND

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.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP-GIN INTRODUCTION RECOMMND

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

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM30298

Parcel: 941-080-027

10. GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PARCEL MAP Parcel Map #: PM30298

Parcel: 941-080-027

10. GENERAL CONDITIONS

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

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

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

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

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

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

E HEALTH DEPARTMENT

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

The Department of Environmental Health will permit Domestic Sewage Disposal from the individual lots of the subdivision as per a percolation report submitted by Lawrence Phelps, RCE, dated 12/1/04. Additional testing may

PARCEL MAP Parcel Map #: PM30298

Parcel: 941-080-027

10. GENERAL CONDITIONS

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

be required prior to grading and or building permit issuance.

Please be aware that in accordance with Assembly Bill 885, the State Water Resources Control Board will be adopting in the near future, regulations or standards for the permitting and operation of all onsite sewage treatment systems, including septic tanks. These regulations or standards may require monitoring for these treatment systems including septic tanks.

10.E HEALTH. 2 RCWD POTABLE WATER SERVICE RECOMMND

Parcel Map#30298 is proposing Rancho California Water District (RCWD) potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

10.E HEALTH. 3 PM#30298 - COMMENTS RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for Parcel Map#30298 based on Lawrence Phelps Soils Percolation Report dated December 1, 2004 provided that all parameters set forth by this report is maintained. Although an OWTS conceptual location has been proposed for each lot on the parcel map, the final OWTS location may change pending a site evaluation conducted by DEH staff at time of building plan submittal.

10.E HEALTH. 4 OWTS/ATU - MAINTAIN SETBACKS RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or proposed Advanced Treatment Units (ATU) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

In addition, no part of the proposed OWTS and/or ATU can be located within "Do Not Disturbed" areas without written consent from the appropriate regulatory agency. Moreover, no part of the proposed OWTS and/or ATU can be located within easements that are not legally dedicated for use by the proposed OWTS and/or ATU.

PARCEL MAP Parcel Map #: PM30298

Parcel: 941-080-027

10. GENERAL CONDITIONS

10.E HEALTH. 5 DEH SITE EVALUATION

RECOMMND

For all proposed new Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATU), a site evaluation is required by the Department of Environmental Health (DEH). The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

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

10.E HEALTH. 6 OWTS/ATU PLANS & FLOOR PLANS

RECOMMND

For all proposed new Onsite Wastewater Treatment Systems (OWTS) and/or Advanced Treatment Units (ATU), the applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

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

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

EPD DEPARTMENT

10.EPD. 1 EPD- RRVP TO AVOID

RECOMMND

The project site supports an approximately 0.91 acre drainage that qualifies as a Riparian/Riverine feature as defined by Section 6.1.2 of the MSHCP and thus must be avoided. No disturbance, surface alterations, or grading