

**PLANNING COMMISSION  
MINUTE ORDER MAY 5, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. **AGENDA ITEM 7.2: CHANGE OF ZONE NO. 7179 / TENTATIVE PARCEL MAP NO. 33262** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Trans-Pacific Consultants, Inc. - Engineer/Representative: Trans-Pacific Consultants, Inc. - Third Supervisorial District - Cahuilla Zoning Area - Riverside Extended Mountain Area Plan - Rural: Rural Residential (RR) (5 Acre Minimum) - Location: Northerly of Kess Road, Southerly of Saddleback Road, Easterly of Tripp Flats Road, and Westerly of High Hill Road - 10.03 Gross Acres - Zoning: Rural Residential - 20 Acre Minimum (R-R-20) - **APN: 572-060-067** - (Quasi-judicial)
- II. **PROJECT DESCRIPTION**  
The Change of Zone proposes to change the current zoning classification from Rural Residential - 20 Acre Minimum (R-R-20) to Residential Agricultural - 5 Acre Minimum (R-A-5). The Tentative Parcel Map a Schedule H subdivision of 10.03 gross acres into two (2) residential parcels with a five (5) gross acre minimum lot size.
- III. **MEETING SUMMARY**  
The following staff presented the subject proposal:  
Project Planner: Jeff Horn, Ph: (951) 955-4641 or E-mail [jhorn@rctlma.org](mailto:jhorn@rctlma.org)
- The following spoke in favor of the subject proposal:  
Joan Kessman, Applicant, 52300 Kess Road, Anza, CA 92539  
Sam Yoo, Applicant's Representative, 27431 Enterprise Circle, Temecula, CA 92590
- No one spoke in a neutral position or in opposition of the subject proposal.
- IV. **CONTROVERSIAL ISSUES**  
NONE.
- V. **PLANNING COMMISSION ACTION**  
The Planning Commission, by a vote of 4-0 (Commissioner Zuppardo absent); recommended, with modifications, to the Board of Supervisors;
- ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40242** 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 a **CHANGE OF ZONE NO. 7179** based attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,
- APPROVAL** of **TENTATIVE PARCEL MAP NO. 33262** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- VI. **CD**  
**The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).**

**Agenda Item No.: 7.2**  
**Area Plan: REMAP**  
**Zoning District: Rancho California**  
**Supervisorial District: Third**  
**Project Planner: Jeff Horn**  
**Planning Commission: May 5, 2010**

**CHANGE OF ZONE NO. 7179**  
**TENTATIVE PARCEL MAP NO. 33262**  
**ENVIRONMENTAL ASSESSMENT NO. 40242**  
**Applicant: Trans-Pacific Consultants, Inc.**  
**Engineer/Rep.: Trans-Pacific Consultants, Inc.**

## **COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT**

### **PROJECT DESCRIPTION AND LOCATION:**

**CHANGE OF ZONE NO. 7179** proposes to change the current zoning classification from Rural Residential – 20 Acre Minimum (R-R-20) to Residential Agricultural – 5 Acre Minimum (R-A-5).

**TENTATIVE PARCEL MAP NO. 33262** proposes a Schedule “H” subdivision of 10.03 gross acres into two (2) residential parcels with a five (5) gross acre minimum lot size.

The project site is located within the Riverside Extended Mountain Area Plan (REMAP), more specifically, northerly of Kess Road, southerly of Saddleback Road, easterly of Tripp Flats Road, and westerly of High Hill Road.

### **ISSUES OF POTENTIAL CONCERN:**

The project site currently contains one (1) stick built home and three (3) prefabricated mobile homes. Currently, only the stick built home has been permitted. Additionally, a mobile home is proposed to be relocated to comply with the maximum allowance of two (2) homes per property.

The existence of four (4) homes on a two (2) lot subdivision will require the permitting of two (2) units as primary residences, and two (2) units as second units. The following Conditions of Approval, 50.PLANNING.24 and 90.PLANNING.07, will ensure that proper permitting occur prior to recordation of the Final Map.

“PRIOR TO MAP RECORDATION one of the following conditions must be met:

- 1) The three (3) mobile homes shown on APPROVED EXHIBIT A must have building permits applied for and brought to a permit status of "ISSUED". Two (2) of the mobile homes shown on parcel 2 APPROVED EXHIBIT A must have a Second Unit Permit applied for and brought to a status of "TENTATIVELY APPROVED"; or
- 2) One (1) of the mobile homes shown on parcel 2 of APPROVED EXHIBIT A must have building permits "ISSUED." The remaining mobile home on parcel 2 must either be removed or have a Second Unit Permit "TENTATIVELY APPROVED" and a building permit brought to a status of "ISSUED." The remaining mobile home on parcel 1 must have a Second Unit Permit brought to a status of "TENTATIVELY APPROVED" and a building permit brought to a status of "ISSUED" or it must be removed; or
- 3) All non-permitted mobile homes must be removed from the property.”

And, “PRIOR TO FINAL BUILDING PERMIT no mobile homes shown on EXHIBIT A shall be finaled until one of the following conditions occurs:

- 1) The map is recorded and a single mobile home may be finaled on the newly created parcel 2.

- 2) One (1) second unit permit is APPROVED, in that case one mobile home is allowed to be finaled.
- 3) The Final Map is recorded and a single mobile home may be finaled on the newly created parcel and one (1) second unit permit is approved, in that case a second mobile home is allowed to be finaled.
- 4) The map is recorded and a single mobile home may be finaled on the newly created parcel and one (1) second unit permit is approved on one parcel and a 2nd second unit permit is approved on another parcel, in that case the second and third mobile homes are allowed to be finaled.”

**SUMMARY OF FINDINGS:**

1. Existing General Plan Land Use (Ex. #5): Rural: Rural Residential (R:RR) (5 Acre Minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, east, south and west.
3. Existing Zoning (Ex. #2): Rural Residential – 20 Acre Minimum (R-R-20).
4. Proposed Zoning (Ex. #2): Residential Agricultural – 5 Acre Minimum (R-A-5).
5. Surrounding Zoning (Ex. #2): Rural Residential – 20 Acre Minimum (R-R-20) to the north, east, and west, and Rural Residential – 5 Acre Minimum (R-R-5) to the south.
6. Existing Land Use (Ex. #1): One (1) custom single-family residence and three (3) prefabricated homes.
7. Surrounding Land Use (Ex. #1): Scattered single-family residences to the north, east and south, and vacant land to the west.
8. Project Data:  
Total Acreage: 10.03  
Total Proposed Lots: 2  
Proposed Min. Lot Size: 5 gross acres  
Schedule: H
9. Environmental Concerns: See attached Environmental Assessment

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40242** 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 a **CHANGE OF ZONE NO. 7179** based attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 33262** 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 the Rural: Rural Residential (RR) (5 Acre Minimum) Land Use Designation and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Residential Agricultural – 5 Acre Minimum (R-A-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule H Map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

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

1. The project site is designated Rural: Rural Residential (RR) (5 Acre Minimum) on the Riverside Extended Mountain Area Plan (REMAP).
2. The proposed use, two (2) residential parcels with a five (5) gross acre minimum lot size, is a permitted use in the Rural: Rural Residential (RR) (5 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR) (5 Acre Minimum) to the north, east, south and west.
4. The proposed zoning for the subject site is Residential Agricultural – 5 Acre Minimum (R-A-5).
5. The proposed use, two (2) residential parcels with a five (5) gross acre minimum lot size, is a permitted use in the Residential Agricultural – 5 Acre Minimum (R-A-5) zoning classification.
6. The proposed use, two (2) residential parcels with a five (5) gross acre minimum lot size, is consistent with the development standards set forth in the is Residential Agricultural – 5 Acre Minimum (R-A-5) zoning classification.
7. The project site is surrounded by properties which are zoned Rural Residential - 20 Acre Minimum (R-R-20) to the north, east, and west, and Rural Residential - 5 Acre Minimum (R-R-5) to the south.
8. Scattered residential uses have been constructed and are operating in the project vicinity.

9. The project is located within a Western Riverside Multispecies Habitat Conservation Cell Group 'O' Criteria Cell number: 5810. No conservation was determined to be necessary. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS01484) and a Joint Project Review (JPR) was completed. Upon JPR completion, the property was determined "not conserved" therefore, the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

10. Environmental Assessment No. 40242 identifies the following potentially significant impacts:

a. Hazards/Hazardous Material

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence;
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or
  - d. An Alquist-Priolo fault zone.
3. The project site is located within:
  - a. The boundaries of the Riverside Extended Mountainous Area Plan.
  - b. The boundaries of the Hemet Unified School District;
  - c. Mt. Palomar Lighting Area, Zone B approximately 17.08 Miles;
  - d. MSHCP Cell Group 'O' Criteria Cell Number 5810;
  - e. Valley-Wide Recreation and Park District; and
  - f. A High Fire Area.
4. The subject site is currently designated as Assessor's Parcel Number 572-060-067.
5. This project was filed with the Planning Department on July 19, 2005.
6. This project was reviewed by the Land Development Committee three (3) times on the following dates January 25, 2007, November 29, 2007, and February 21, 2008.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$32,217.84.



**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07179 PM33262**  
**VICINITY/POLICY AREAS**

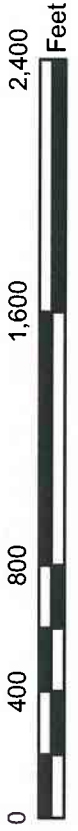
Supervisor Stone  
District 3

Date Drawn: 1/25/2010  
Vicinity Map



Zoning Area: Cahuilla  
Township/Range: T7SR2E  
Section: 2

Assessors Bk. Pg. 572-06  
Thomas Bros. Pg. 903 J7 & 933 J1  
Edition 2009



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07179 PM33262

PROPOSED ZONING

Supervisor Stone  
District 3

Date Drawn: 1/25/2010  
Exhibit 3



Zoning Area: Cahuilla  
Township/Range: T7SR2E  
Section: 2



Assessors Bk. Pg. 572-06  
Thomas Bros. Pg. 903 J7 & 933 J1  
Edition 2009

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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07179 PM33262

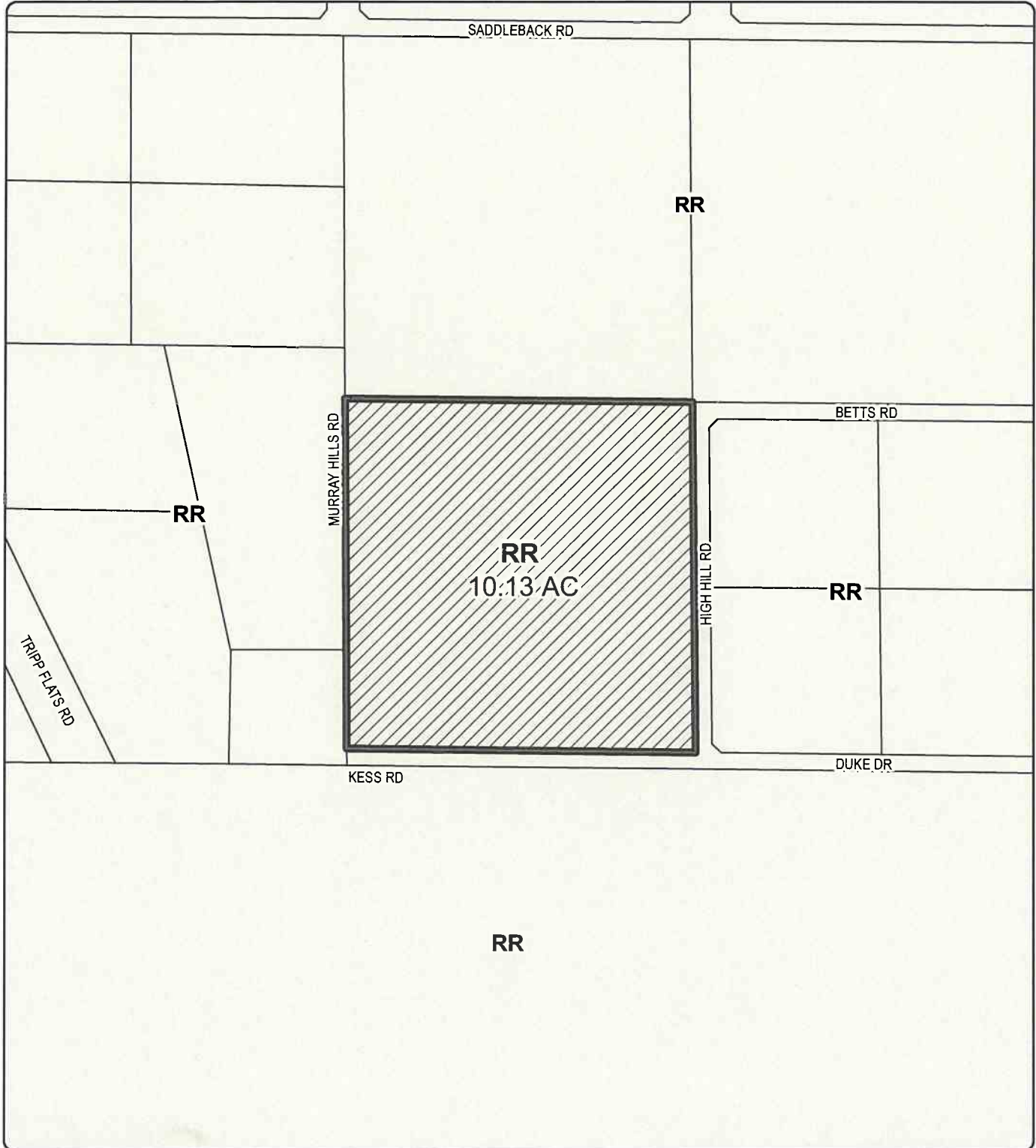
EXISTING GENERAL PLAN

Supervisor Stone

District: 3

Date Drawn: 1/25/2010

Exhibit 5



Zoning Area: Cahuilla  
Township/Range: T7SR2E  
Section: 2

Assessors Bk. Pg. 572-06  
Thomas Bros. Pg. 903 J7 & 933 J1  
Edition 2009



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# TENTATIVE PARCEL MAP NO. 33262 AMENDED NO. 3

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
 PARCEL 3 OF PARCEL MAP 5886 OF THE SOUTHEAST QUARTER OF THE SOUTHWEST  
 QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 2 EAST OF THE  
 SAN BERNARDINO BASE AND MERIDIAN AS SHOWN ON UNITED STATES GOVERNMENT SURVEY

### LEGAL DESCRIPTION

THE REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS PARCEL 3 OF PARCEL MAP 5886, AS SHOWN BY RECORD MAP FILE IN BOOK 14, PAGE 36 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**GENERAL NOTES:**

1. THIS PARCEL MAP IS FOR INFORMATION ONLY.
2. THIS AREA IS NOT SUBJECT TO SPECIAL HAZARD.
3. THIS AREA IS NOT WITHIN A SPECIAL STUDIES ZONE.
4. THIS AREA IS NOT SUBJECT TO OVERFLOW, INUNDATION, OR FLOOD HAZARD.
5. THIS AREA IS NOT SUBJECT TO PROPOSED PROJECTS ON THE PROPERTY.
6. NO PROPOSED GRADE IN THE PROPERTY.
7. THIS MAP IS FOR INFORMATION ONLY AND CANNOT BE USED FOR ANY OTHER PURPOSES.
8. NO EXISTING OR PROPOSED DRAINAGE FACILITIES ON THE PROPERTY.

**SOURCE OF TOPOGRAPHY**  
 DIGITAL MAPPING ASSOCIATES, INC.  
 SAN BERNARDINO, CA 92407  
 PHONE: (909) 257-7285  
 FAX: (909) 257-7285

**ASSESSOR PARCEL NUMBER**  
 572-000-087

**UTILITIES:**

SEWER: SEWER  
 GAS: GAS  
 WATER: WATER  
 TELEPHONE: TELEPHONE

**APPLICANT/OWNER**  
 JACK KESSMAN  
 52300 KESS ROAD  
 ANAHEIM, CA 92814  
 PHONE: (714) 763-4028

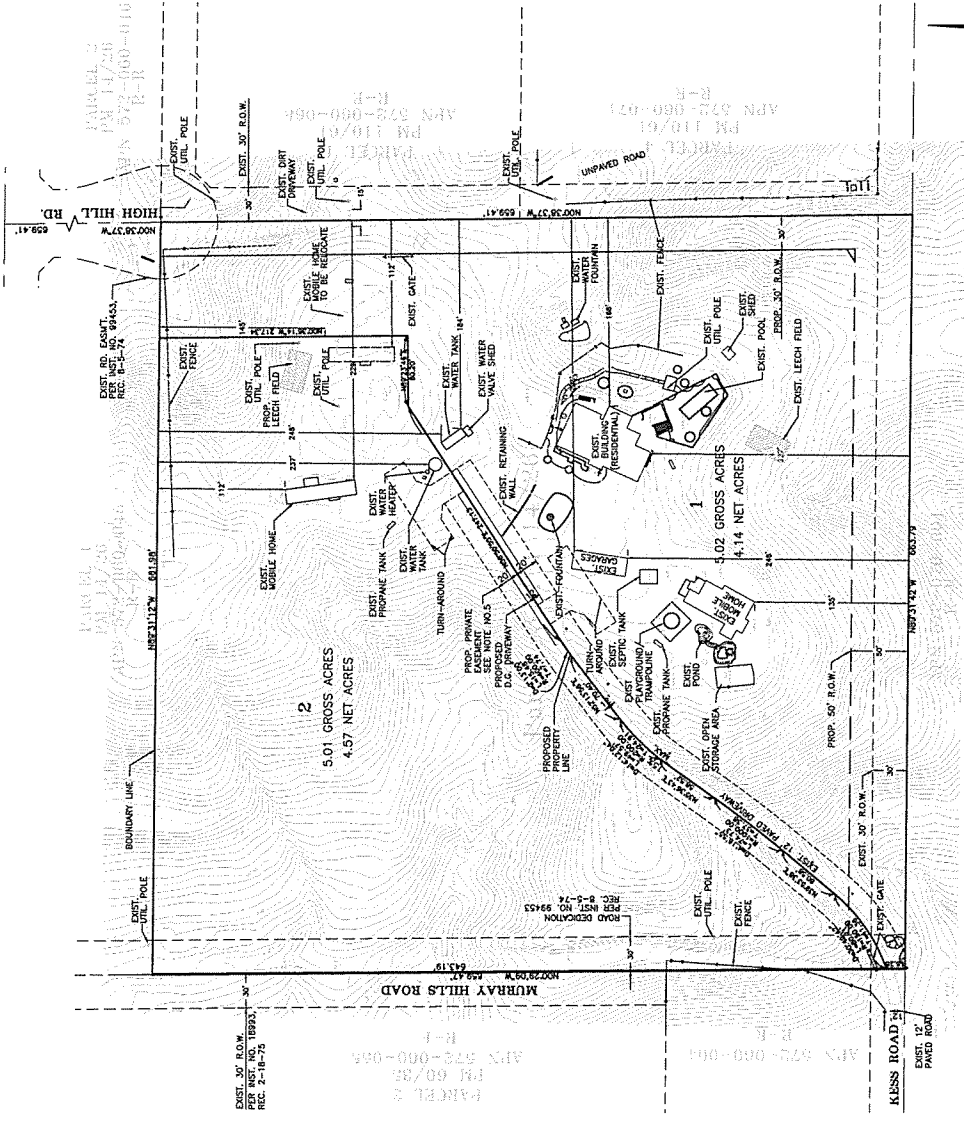
**PREPARED BY:**  
 TRANS-PACIFIC CONSULTANTS  
 11000 W. CENTRAL AVENUE, SUITE 100  
 TULSA, OKLA. 74114  
 PHONE: (918) 976-7000

**SITE ADDRESS:**  
 52300 KESS ROAD  
 ANAHEIM, CA, 92814

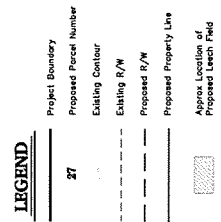
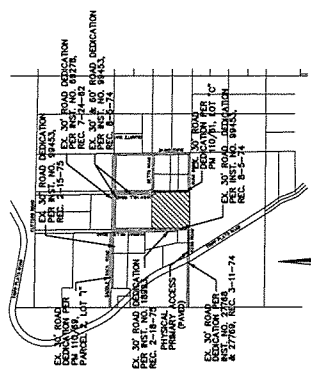
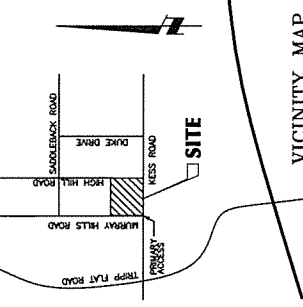
**PROJECT INFORMATION:**  
 THOMAS BRIGGS COORD'S: PAGE 809, 1-2 OF THE INVERSIDE COUNTY ZONING ORDINANCE  
 PROPOSED USE: RESIDENTIAL  
 EXISTING ZONING: R-R-20

**LAND USE DESIGNATION:** RESIDENTIAL AGRICULTURAL (3 ACRE MINIMUM)  
**PROPOSED ADJACENT LAND USE:** RESIDENTIAL  
 TOTAL SINGLE FAMILY LOTS: 2  
 TOTAL OPEN SPACE LOTS: 0  
 TOTAL ACRES: 9.10 GROSS  
 DENSITY: 0.22 DU / AC  
 ASSessor's PARCEL MAP NO. 5886  
 GENERAL PLAN DESIGNATION: SPECIFIC PLAN (NONE)  
 FEMA ZONE: ZONE 7 (WATERSHED SCHOOL DISTRICT)  
 THIS MAP INCLUDES THE ENTIRE CONTIGUOUS CONTOURSHIP OF THE LAND DIVER

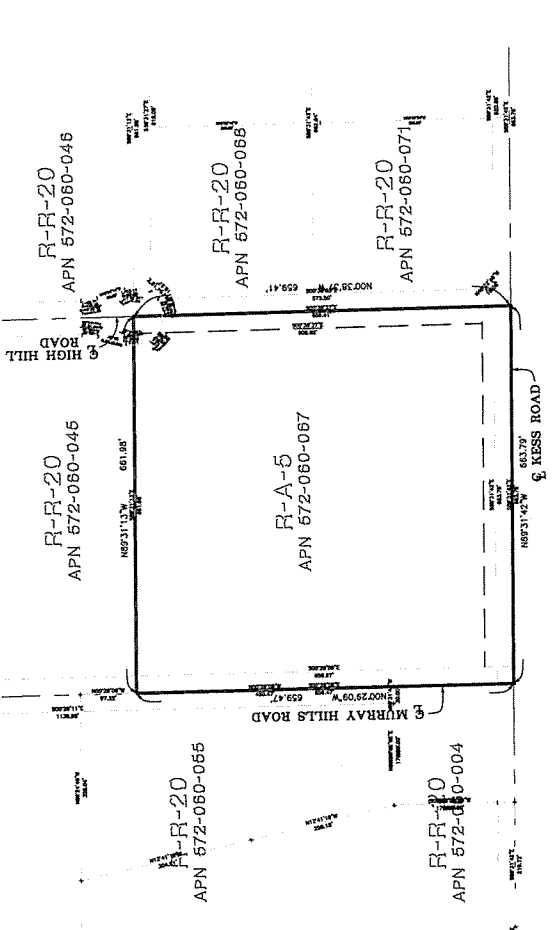
DATE	NO.	REVISION
02/20/03	1	PREPARED FOR THE APPLICANT
02/20/03	2	REVISED TO SHOW THE PROPOSED PROJECT
02/20/03	3	REVISED TO SHOW THE PROPOSED PROJECT
02/20/03	4	REVISED TO SHOW THE PROPOSED PROJECT
02/20/03	5	REVISED TO SHOW THE PROPOSED PROJECT



- NOTE:**
1. ALL EXISTING STRUCTURES, BUILDINGS AND UTILITIES WILL REMAIN IN PLACE.
  2. EXISTING NON-PERMITTED GRADING.
  3. CORNER CUTBACKS FOR DESIGN STD. 37/60 ACCESS ROAD.
  4. ANY FUTURE PARCEL SPLIT OR STRUCTURE REQUIRE A SECONDARY ACCESS ROAD.
  5. ANY FUTURE PARCEL SPLIT OR STRUCTURE REQUIRE A SECONDARY ACCESS ROAD.
- WE HEREBY RETAIN THE EASEMENT INDICATED AS INGRESS & EGRESS, AS SHOWN HEREON, FOR PRIVATE USE, FOR THE SOLE BENEFIT OF THE APPLICANT, AND THE APPLICANT'S SUCCESSORS AND PARCEL OWNERS WITHIN THIS PARCEL MAP NO. 33262.



**CHANGE OF ZONE NO. 7179  
AMENDMENT NO. 1 / MAP NO. PM 33262**



**LEGEND**  
R-A-5 RESIDENTIAL AGRICULTURAL - 5 ACRE MINIMUM

**APPLICANT/OWNER**  
JOAN L. KESMAN  
1400 KESS ROAD  
AZUSA, CALIF. 91702  
PHONE NO.: (951) 783-4628

**ENGINEER AT WORK**  
TRANS PACIFIC CONSULTANTS  
1400 KESS ROAD  
AZUSA, CALIF. 91702  
PHONE: (951) 675-7000

**DATE PREPARED:**  
MAY 24, 2006

**UTILITY PURVEYORS**  
WATER: METRO WATER DISTRICT  
SEWER: METRO WATER DISTRICT  
GAS: SOUTHWEST GAS COMPANY  
TELEPHONE: VERIZON

**SITE ADDRESS**  
5200 KESS ROAD  
AZUSA, CALIF. 91702



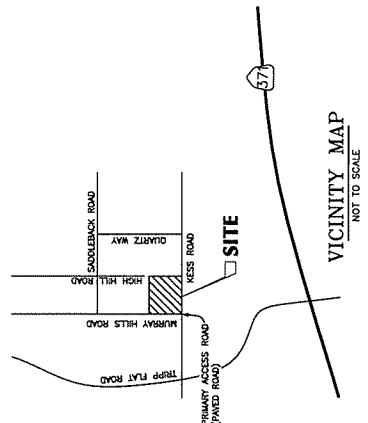
**GENERAL NOTES**  
1. THOMAS BROS. COORDS: PAGE 184.7 OF THE RIVERSIDE COUNTY 2005 EDITION  
2. PROPOSED USE: RESIDENTIAL  
3. EXISTING ZONING: R-R-20  
4. PROPOSED ZONING: RES. R-A-5  
5. 8 LOT NET  
6. TOTAL ACRES: 18.00 ACRES  
7. PROPOSED MAP: SCHEDULE "M"  
8. ASSESSMENT COMMITTEE FACILITIES DISTRICT (WA)  
9. SCHOOL DISTRICT: HAZEL HILLS SCHOOL DISTRICT  
10. FIRM ZONE: ZONE 7  
11. ADJACENT CONTIGUOUS OWNERSHIP OF THE LAND DIVISION

**LEGAL DESCRIPTION**

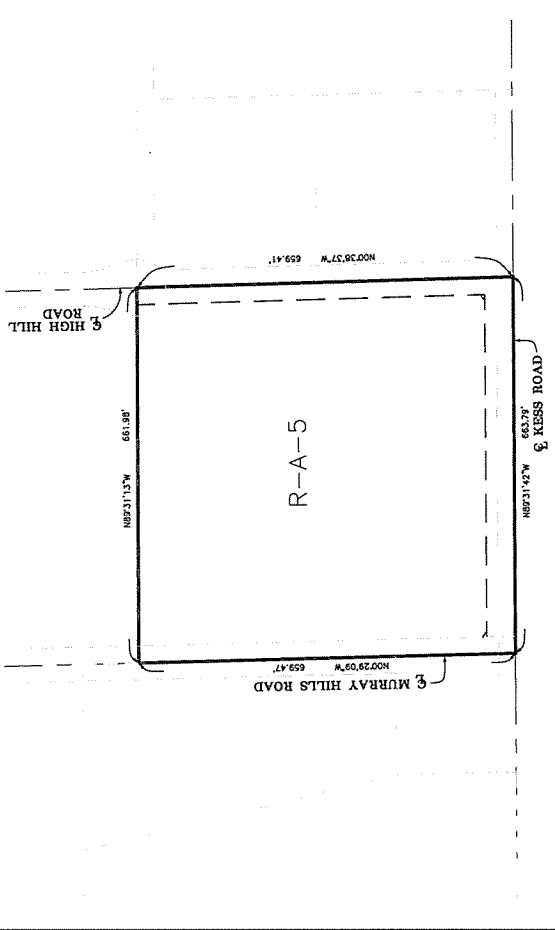
THE REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS PARCEL 107 MAP NO. 33262 AS SHOWN BY MAP ON FILE IN BOOK 14, PAGE 28 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

**SPECIAL NOTES**

1. UTILITY OR OTHER EASEMENT IN THE PROPERTY.
2. PROJECT IS NOT WITHIN A SPECIFIC PLAN.



**CAHUILLA AREA  
S 1/2 SEC. 2, T.7 S. R.2 E.**



**LEGEND**  
R-A-5 RESIDENTIAL AGRICULTURAL - 5 ACRE MINIMUM

**MAP NO. \_\_\_\_\_  
CHANGE OF OFFICIAL ZONING PLAN**

**AMENDING**  
MAP NO. 2 ORDINANCE NO. 348  
CHANGE OF ZONE CASE NO. 07179  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 40242  
**Project Case Type (s) and Number(s):** CZ07179 and PM33262  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Jeff Horn  
**Telephone Number:** (951) 955-6925  
**Applicant's Name:** Trans-Pacific Consultants, Inc.  
**Applicant's Address:** 27431 Enterprise Circle, Temecula CA 92590  
**Engineer/Representative:** Trans-Pacific Consultants, Inc.  
**Engineer/Representative's Address:** 27431 Enterprise Circle, Temecula CA 92590

### I. PROJECT INFORMATION

#### A. Project Description:

**CHANGE OF ZONE NO. 7179** proposes to change the current zoning classification from Rural Residential – 20 Acre Minimum (R-R-20) to Residential Agricultural – 5 Acre Minimum (R-A-5).

**TENTATIVE PARCEL MAP NO. 33262** is a Schedule "H" subdivision of 10.03 gross acres into two (2) residential parcels with a five (5) gross acre minimum lot size.

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

**C. Total Project Area:** 10.03 Gross Acres

<b>Residential Acres:</b> 10.13	<b>Lots:</b> 2	<b>Units:</b>	<b>Projected No. of Residents:</b> 10
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b> N/A			

**D. Assessor's Parcel No(s):** 572-060-067

**E. Street References:** The project site is located within the Riverside Extended Mountainous Area Plan (REMAP), northerly of Kess Road, Southerly of Saddleback Road, Easterly of Tripp Flats Road, and Westerly of High Hill Road.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 2, Township 7 South, Range 2 East.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The 10.03 gross acre property consists of a gentle downward slope originating from southeast corner of the project site is located on a ridgeline and slopes downward southwesterly for the northeast corner. The eastern portion of the project site is relatively flat and had been highly developed; containing one (1) custom homes and the (3) manufactured homes. The westerly portion remains as undisturbed natural vegetation.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

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

1. **Land Use:** The proposed project meets the requirements of the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation. The proposed project meets all other requirements of the General Plan and all applicable land use policies.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The project does not propose any multipurpose open space areas however it has been conditioned to pay the appropriate park mitigation fees pursuant to the Quimby Act and the standard open space and Multi-Species Habitat Conservation Plan (MSHCP) fees. The proposed project meets all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located within any special hazard zone (including 100-year flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The project is located within a High Fire Area, however the project has been conditioned accordingly to ensure public safety through site design and construction. The proposed project allows for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. Sufficient mitigation against any foreseeable hazardous sources in the area has been provided. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** The proposed two (2) residential lot subdivision is considered a minor subdivision therefore impacts to noise shall be less than significant. The proposed project meets with all other applicable Noise Element policies.
6. **Housing:** The proposed project meets with all applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

**B. General Plan Area Plan(s):** Riverside Extend Mountainous Area Plan (REMAP)

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

**D. Land Use Designation(s):** Rural Residential - 5 Acre Minimum (R-R)

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

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

**G. Adjacent and Surrounding**

1. **Area Plan(s):** Riverside Extended Mountainous Area Plan (REMAP)

2. **Foundation Component(s):**  
North/South/West/East: Rural

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



North/South/West/East: Rural Residential (RR)

4. **Overlay(s) and Policy Area(s), if any:** Not Applicable

**H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. **Existing Zoning:** Rural Residential (R-R)

J. **Proposed Zoning, if any:** Residential Agricultural– 5 Acre Minimum (R-A-5)

**Adjacent and Surrounding Zoning:** Rural Residential – 20 Acre Minimum (R-R-20) to the north, east, and west, and Rural Residential – 5 Acre Minimum (R-R-5) to the south.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Aesthetics            | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality                  | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality           | <input type="checkbox"/> Land Use/Planning                        | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Biological Resources  | <input type="checkbox"/> Mineral Resources                        | <input type="checkbox"/> Utilities/Service Systems          |
| <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 |

**IV. DETERMINATION**

On the basis of this initial evaluation:

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED</b>
<input type="checkbox"/> I find that the proposed project <b>COULD NOT</b> have a significant effect on the environment, and a <b>NEGATIVE DECLARATION</b> will be prepared.
<input checked="" type="checkbox"/> 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. <b>A MITIGATED NEGATIVE DECLARATION</b> will be prepared.
<input type="checkbox"/> I find that the proposed project <b>MAY</b> have a significant effect on the environment, and an <b>ENVIRONMENTAL IMPACT REPORT</b> is required.

<b>A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED</b>
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, <b>NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED</b> because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the

environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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

*David Manns For*  
*Jeff Horn*  
\_\_\_\_\_  
Signature

3-20-10  
\_\_\_\_\_  
Date

Jeff Horn, Project Planner  
\_\_\_\_\_  
Printed Name

For Ron Goldman, Planning Director  
\_\_\_\_\_

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<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 checked="" type="checkbox"/>	<input 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-7 "Scenic Highways"

Findings of Fact: This project is not located near a scenic highway corridor. The project will not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measure required.

<b>2. Mt. Palomar Observatory</b>	<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), Riverside County Integrated Plan (RCIP)

Findings of Fact:

a) According to the RCIP, the project site is located 17.08 miles away from the Mt. Palomar Observatory; which is within the designated ZONE B 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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.23) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**3. Other Lighting Issues**

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

Riverside County Ordinance No. 655 is applicable to the project site. Therefore, the project must comply with Ordinance No. 655, including, but not limited to Low-Pressure Sodium Voltage (LPSV) street lights. Pursuant to Ordinance No. 655, the project's onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Furthermore, the amount of lighting will be similar to other residential areas surrounding the site.

The proposed project is not expected to create unacceptable light levels because of conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant. No mitigation measures are required.

- a) The proposed project will introduce new sources of nighttime light and glare into the area from rural residential uses. Spill of light onto surrounding properties, and "night glow" can be reduced by using hoods and other design features on light fixtures used within the proposed project. Inclusion of these design features in the project is addressed through standard County conditions of approval, plan checks, permitting procedures, and code enforcement. Potential impacts associated with glare will be reduced to below the level of significance through these standard County practices and procedures and implementation of the below-listed mitigation measure.
- b) The proposed project would result in a new source of light and glare. Vehicular lighting would increase from cars traveling to and from the project site. However, this impact would be minimal based on the small number of trips this project would generate.

Mitigation: No mitigation measures required.



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

**AGRICULTURE RESOURCES** Would the project

<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) This project site is not designated as Farmland of local importance. The land use designations for the project site, as well as the surrounding properties to the north, south, and west are Rural: Rural Residential (R: RR). The project site is therefore more suitable for rural residential uses than agricultural uses and impacts are less than significant.
- b) There are no existing agriculture uses on the project site therefore the project will not Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps).
- c) The project is not located near and therefore will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. The project site has no existing agricultural uses.
- d) The project does not proposes any changes to the existing environment, therefore the project will no impact.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**AIR QUALITY** Would the project

<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute	<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
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD; Riverside County General Plan, Figure AQ-2 "South Coast Air Quality Management District and California Air Resources Board Air Monitoring Network in Riverside County"

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

a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

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

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed project will have a less than significant impact on the exposure of sensitive receptors to substantial pollutant concentrations. The proposed project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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may expose sensitive receptors to pollutant concentrations during project grading and construction. The nearest sensitive receptors to the project site include scattered single-family homes to the north, south, east, and west of the project site.

Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, site preparation and construction activities. Long-term operational emissions generated by the proposed project will primarily be from motor vehicles. Other emissions will be generated from the combustion of firewood in fireplaces and the combustion of natural gas for space heating and the generation of electricity. In addition, emissions will be generated by the use of natural gas for the generation of electricity off-site. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE.5). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- f) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. As such, no point-source emitters are located within a close proximity to future occupants of the site. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.
- g) The proposed project will not result in or create objectionable odors. No activities are anticipated to occur on the site that would create odors. No impact is anticipated.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in	<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
local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCLIS, On-site Inspection, HANS01484, PDB04643

Findings of Fact:

- a) The project is located within a Western Riverside Multispecies Habitat Conservation Cell Group 'O' Criteria Cell number: 5810. No conservation was determined to be necessary. A Habitat Evaluation and Acquisition Negotiation Strategy (HANS) application was filed (HANS1484) and a Joint Project Review (JPR) was completed. Upon JPR completion, the property was determined "not conserved" therefore, the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
- b) All driveways and structures currently exist on the project site, and the project does not propose any additional grading or building. Therefore, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species.
- c) All driveways and structures currently exist on the project site, and the project does not propose any additional grading or building. The project could not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies or regulations by the California Department of Fish and Game or U. S. Fish and Wildlife Service.
- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) Riparian habitat and alluvial vegetation does not exist on the project site, therefore, the proposed project has no potential to impact 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.
- f) The site does not support waters, drainage features, riparian vegetation, or riparian, riverine, or vernal pool habitats. The project will not have substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation measures 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
<b>7. Historic Resources</b>	<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: On-site Inspection, Project Application Materials

Findings of Fact: The project does not propose any additional grading, therefore:

- a) Development of this project site will not alter or destroy a historic site; and
- b) Development of this project will not cause a substantial adverse change in the significance of a historical resource.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>8. Archaeological Resources</b>	<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

Findings of Fact:

- a) There is no historic site on record within the project site, therefore there impacts in altering or destroying a historic site is less than significant.
- b) In the event of inadvertent archaeological find, all ground disturbance activities within 100 feet of the discovery shall be halted until a meeting is convened between the developer, the archaeologist, the appropriate Native American tribal representative, and the Planning Director. Further ground disturbance activities shall not resume until an agreement has been

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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reached by all parties as to the appropriate mitigation in the case cultural resources or human remains are to be found.

- c) If human remains are encountered, no further disturbance shall occur until the County Coroner has determined whether it is of prehistoric human remains.
- d) There are no existing religious or sacred uses on record within the potential impact area, therefore impacts are less than significant.

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: The project site is located within a low potential for paleontological sensitivity area within the Riverside County. Therefore, impacts to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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?

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, Geologist Comments, GEO. No. 2005

Findings of Fact:

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

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.

**11. Liquefaction Potential Zone**

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

Source: RCIP Figure S-3 "Generalized Liquefaction," REMAP Area Plan "Seismic Hazards Figure 12, RCLIS and Geologist Review

Findings of Fact:

a) This project is located in an area as indicated by the General Plan where there is no potential for liquefaction. The County Geologist has reviewed the proposed project site and concluded that no liquefaction study shall be required therefore there is a determination that no impacts for the determination that impacts relating to seismic-related ground failure, including liquefaction.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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), Geology Department Review

Findings of Fact: This site is located within a seismically active area of Southern California and should be expected to experience strong seismic shaking during the life time of the proposed project. All structures should be designed in accordance with the provisions of the latest edition of the California Building Code (CBC 2007).

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

Findings of Fact:



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project has been reviewed by the County Geologist and was found that the project will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock fall hazards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>14. Ground Subsidence</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: General Plan Fig. S-7 "Documented Subsidence Areas", Geology Department Review, RCLIS

Findings of Fact: The project is not located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project is less than significant. The project has been reviewed by the County Geology Department; no issues of concern have been raised in regards to unstable soil resulting in potential for ground subsidence.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>15. Other Geologic Hazards</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				

Source: On-site Inspection, Project Application Materials, Geology Department Review

Findings of Fact:

a) The project site is not located in an area subject to seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>16. Slopes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Change topography or ground surface relief features?				
b. Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riv. Co. 800 Scale Slope Maps, Project Application Materials

Findings of Fact:

a-c) Development of the proposed subdivision will not substantially change the existing topography; The project does propose to create slopes at a ratio greater than two to one (2:1) and higher than ten (10) feet, but these conditions are consistent with the existing topography of the project site. The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>17. Soils</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Flood Hazards Report and Geology Department Review

Findings of Fact:

The project will require grading for house pads on each parcel. However, impacts to substantial soil erosion or the loss of topsoil are less than significant:

- a. The project site will not result in substantial soil erosion or the loss of topsoil.
- b. Based on review by the County Geologist, parcel maps in the project area do not require full geotechnical reports. Currently the project does not propose to construct any additional homes, however if expansive soils are identified during building, there is sufficient area out side areas of constraint on the proposed two (2) lots for alternative building sites.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>18. Erosion</b>	<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: U.S.D.A. Soil Conservation Service Soil Surveys, County Flood Department Review

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

- a) The project will not change deposition, siltation, or erosion that may modify the channel of a river or stream, or the bead of a lake.
- b) 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.BSGRADE.2)

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

<b>19. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

**Findings of Fact:**

- a) The project site lies within a high area of wind erosion. (The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete and asphalt. A condition has been placed on the project to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA 10.BS GRADE.5).

**Mitigation:** No mitigation required.

**Monitoring:** No monitoring required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

<b>20. Hazards and Hazardous Materials</b>	<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?				
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 checked="" type="checkbox"/>	<input 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	<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
within one-quarter mile of an existing or proposed school?				
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a. The development of two (2) lots will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b. This project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c. The project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.
- d. The project site is not located within a quarter mile of an existing or proposed school.
- e. The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>21. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The project site is not located within an Airport Influence Area therefore the project will not:

- a. Result in an inconsistency with an Airport Master Plan.
- b. Require review by the Airport Land Use Commission.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c. Be located within an airport land use plan or within 2 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. Be 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**22. Hazardous Fire Area**

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

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

Findings of Fact: The project site is located within a High Fire Area. Prior to map recordation an Environmental Constraint Sheet (ECS) must be prepared to show that the land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors (50.FIRE.1).

Mitigation: Prior to map recordation an Environmental Constraint Sheet (ECS) must be prepared to show that the land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors (50.FIRE.1).

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

**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

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

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors 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 project does not propose additional grading on site, therefore the project will not substantially alter the existing drainage pattern of the site or area.
- b. The project does not propose additional grading on site, therefore the creation of two (2) residential lots will not violate any water quality standards or waste discharge requirements.
- c. The project does not propose the creation of any additional wells onsite, and therefore the proposed two (2) lot subdivision of 10.03 gross acres shall not substantially deplete groundwater supplies. The project does not propose any additional buildings or roads, and therefore without the addition of any additional impervious surfaces, the project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- d. Proposed pads are not located within a 100-year zone therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation maps.
- e. The project will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows.
- f. The project will not otherwise substantially degrade water quality.
- g. The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Floodplains**

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

NA - Not Applicable  U - Generally Unsuitable  R - Restricted

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of | <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
the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				
b. Changes in absorption rates or the rate and amount of surface runoff?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a. No natural watercourses exist onsite. 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.
- b. The proposed two (2) lot subdivision of 10.03 gross acres shall not create changes in absorption rates or the rate and amount of surface runoff.
- c. Proposed pads are not located within a flood plain and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).
- d. The project site will not make 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			
<b>25. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Result in a substantial alteration of the present or planned land use of an area?				
b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

The proposed project is for the subdivision of two (2) single-family residential lots with a 5 acre minimum. The project site is scattered single-family residential to the north is scattered single-family residential and agricultural uses to the east, and vacant land to the south and west.

- a. The proposed project's Land Use Designation is Rural: Rural Residential (R-RR) (5 Acre Minimum). The properties to the north, south, east, and west is Rural: Rural Residential (R-



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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RR) (5 Acre Minimum). This project is consistent with this land use designation and will not result in a substantial alteration of the present or planned land use of the area.

- b. The project is not within a city sphere of influence, therefore will not affect land use within adjacent cities or county boundaries.

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
<b>26. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 project's existing zone is Rural Residential - 20 Acre minimum (R-R-20). The proposed zone is Residential Agricultural - 5 Acre Minimum (R-A-5). The proposed two (2) lot subdivision of 10.03 gross acres with a minimum lot size of five (5) gross acres is consistent with the proposed R-A-5 zoning classification.
- b. The project site is surrounded by properties zoned Rural-Residential - 20 Acre minimum (R-R-20) to the north, east, and west, and Residential Agricultural - 5 Acre Minimum (R-A-5) to the south. The proposed two (2) lot subdivision of 10.03 gross acres is consistent with the surrounding zoning classifications.
- c. The project is surrounded by vacant land, as well as scattered single-family residential to the north and east. The proposed two (2) lot subdivision of 10.03 gross acres is consistent with the existing and planned surrounding land use.
- d. The project site has a proposed Land Use Designation of Rural: Rural Residential (R:RR) (5 Acre Minimum). The proposed two (2) lot subdivision of 10.03 gross acres is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation and with the policies of the Comprehensive General Plan.
- e. The project shall not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>MINERAL RESOURCES</b> Would the project				
<b>27. Mineral Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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:

- a. The project site is located in an area where mineral resources have not been studied; however upon the County Geologist's review, the significance of the loss of availability of a known mineral resource shall be less than significant.
- b. The project is not located within a locally-important mineral resource recovery site designated on a local general plan, specific plan or other land use plan.
- c. The project site is not located adjacent to a State classified or designated area or existing surface mine.
- d. The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>NOISE</b> Would the project result in				
<b>Definitions for Noise Acceptability Ratings</b>				
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			
<b>28. Airport Noise</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
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?	<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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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-b) The project site is not located within an Airport Influence Area or within the vicinity of a private airstrip therefore no impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**29. Railroad Noise**

NA  A  B  C  D

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**30. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not located adjacent to or within the vicinity of a highway. No impacts are expected to occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, RCLIS

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

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

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>32. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going operation of a residential development. However, due to the minimal number of additional trips generated through implementation of this project, impacts are anticipated to be less than significant.
- b) No new construction is proposed by the project, therefore a substantial temporary or periodic increase in ambient noise levels in the project vicinity would not be caused by this proposal. However, should at anytime new homes be proposed in place of the existing structures, short-term, construction-related noise impacts may occur during grading or construction activities. However, the impacts are temporary and considered less than significant.

Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m., during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May." Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

- c) The proposed project also has the potential to result in the exposure of persons to, or generation of, noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has proposed two (2) primary residential pads and two (2) secondary residential pads within the site. Impacts however, will be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

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
<b>33. Housing</b>	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed development is for the subdivision of 10.03 gross acres into two (2) residential parcels. There are four (4) existing residences on the project site that will remain; therefore the project will not increase the housing within the area.
- b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, future development of single-family homes will increase the number of available housing units and the population in the area.
- c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- d) The proposed project is not in a County Redevelopment Area.
- e) The proposed development is for the subdivision of 10.03 gross acres into two (2) residential parcels. There are four (4) existing residences on the project site that will remain; therefore the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project will not cause cumulative impacts on official regional or local population projections within the area.

- f) There are four (4) existing residences on the project site that will remain and no new improvement to roads on or offsite are proposed; therefore the project will not induce substantial population growth in an area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**34. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any 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 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. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.13).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**35. Sheriff Services**

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. 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. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.13).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**36. Schools**

Source: Hemet 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 Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.80.PLANNING.7)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**37. Libraries**

Source: RCIP

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library 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. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.11)

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>38. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed eight (8) lot subdivision of 39.55 gross acres would cause a less than significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. 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**

<b>39. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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) The proposed two (2) lot subdivision of 10.03 gross acres is a minor subdivision and will not be required to provide recreational facilities or the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- b-c) All projects are required to pay parks and recreation fees to the Valley-Wide Parks and Recreation or other appropriate parks district which would mitigate impacts on use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (50.Planning.7), (90.Planning.4). Since this is not unique mitigation, impacts are determined to be less than significant.

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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**40. Recreational Trails**

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

Findings of Fact: There are no trails designated on the General Plan Trails Map for the Riverside Extended Mountainous Area Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**TRANSPORTATION/TRAFFIC** Would the project

**41. Circulation**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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b. Result in inadequate parking capacity?

c. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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e. Alter waterborne, rail or air traffic?

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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g. Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h. Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i. Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: RCIP, Transportation Department Review

- a) The proposed subdivision will create any additional homes and will not cause an increase to the existing traffic load and capacity of the street system through a change in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections. Therefore, the proposed project will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will not result in inadequate parking capacity nor will it exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.
- c-f) Given that the scope of work for the proposed project is relatively small, the scale of the project will not be substantial enough to exceed a level of service standard established by the county congestion management agency, 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, alter waterborne, rail or air traffic, or substantially increase hazards to a design feature.
- g) The project will not have an effect upon, or a need for new or altered maintenance of roads.
- h) The project shall not cause an effect upon circulation during the project's construction.
- i) The project shall not result in inadequate emergency access or access to nearby uses.
- j) The project does not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**42. Bike Trails**

Source: RCIP

Findings of Fact: There are no bike trails designated on the General Plan Trails Map for the Riverside Extended Mountainous Area Plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**43. Water**

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

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

Source: Department of Environmental Health Review

Findings of Fact:

- a-b) The Riverside County Department of Environmental Health has reviewed this project. The project does not require or will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. There is a sufficient water supply available to serve the project from existing entitlements and resources.

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.

**44. Sewer**

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

b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

a-b) This project will not require the installation of additional septic tanks and leach lines, therefore the project will not result in the construction of new wastewater treatment facilities or require services from a wastewater treatment provider. The project will have not impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**45. Solid Waste**

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

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) This project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and must comply with federal, state, and local statutes and regulations related to solid wastes.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**46. Utilities**

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

a) Electricity?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: RCIP, Utility Purvey Agency Letters

Findings of Fact: a) The proposed project will not significantly impact essential utility and public services and will not require the construction of new facilities or the expansion of existing facilities. However, future residential development will create an incremental increase in the demand for these services in the project area.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

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

Source: Staff review, Project Application Materials

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

48. 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.)

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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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49. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

*County of Riverside General Plan Final EIR*, prepared by the County of Riverside, dated October 2003, certified by the Board of Supervisors October 7, 2003.

*Riverside County Integrated Project*, prepared by the County of Riverside, dated October 2003, certified by the Board of Supervisors October 7, 2003.

*Multi Species Habitat Conservation Plan (MSHCP)*, prepared by Dudek & Associates, dated June 2003.

*MSHCP EIR/EIS CEQ 020463*, Prepared by Dudek & Associates/ LSA Associates, dated June 2003.

The following technical studies were reviewed and the findings and recommendations contained therein were incorporated into the analysis of this Initial Study:

PD-B No. 4643, *MSHCP Compliance Report*, Prepared by Principe and Associates, dated August 23, 2006.

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Location: County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
  
Riverside, CA 92505

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Revised: 3/25/09