

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

4103



FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 8, 2013

SUBJECT: CHANGE OF ZONE NO. 7495 AND TENTATIVE PARCEL MAP NO. 33490; Applicant: Robert Mainiero – 4th Supervisorial District – Location: northwest corner of 57th Avenue and Desert Cactus Drive – **REQUEST:** A change of zone from Residential Agricultural 20 Acre minimum to Residential Agricultural 5 Acre minimum. A Schedule H subdivision of 10.1 gross acres into two residential parcels with each parcel being 5 acres, and within one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompass an existing guest dwelling unit.

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPTION** of **NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 41300**, 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;
2. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 7495**, amending the zoning classification for the subject property from Residential Agricultural 20 Acre minimum to Residential Agricultural 5 Acre minimum, in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,
3. **APPROVAL** of **TENTATIVE PARCEL MAP NO. 33490**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Departmental Concurrence

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

BY: *Tina Grande*

Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

NOV 8 2013 8:52
COUNTY OF RIVERSIDE
PLANNING DEPARTMENT

- Positions Added
- Change Order
- A-30
- 4/5 Vote

Prev. Agn. Ref.:

District: 4/4

Agenda Number:

16-2

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Change of Zone No. 7495 and Tentative Parcel Map No. 33490 (EA No. 41300)**

DATE: November 8, 2013

PAGE: 2 of 2

BACKGROUND:

Summary (continued)

On November 6, 2013, the Riverside County Planning Commission voted to recommend to the Board of Supervisors approval of this project (Vote 5-0).

No public testimony or concerns arose at the hearing.

Impact on Citizens and Businesses

N/A

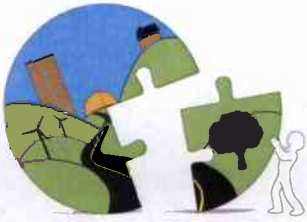
SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: November 8, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Change of Zone No. 7495 and Tentative Parcel Map No. 33490
(Charge your time to these case numbers)

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

- | | |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive & File, EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input type="checkbox"/> Labels provided If Set For Hearing | <input checked="" type="checkbox"/> Publish in Newspaper: |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | (4th Dist) Desert Sun and Press Enterprise |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> No New Environmental Documentation Required |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions, Ordinances; PNC)</small> | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small> | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(4th Dist) Desert Sun and Press Enterprise

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

Notice of Determination
Fish & Game Receipt (CFG04675)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

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

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

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

Date: November 8, 2013

To: Robert Mainiero
P.O. Box 2410
Palm Springs, CA 92263

CC: Arnulfo Rodriquez/Jose Meza
56-850 Fillmore Street
Thermal, CA 92274

Subject: Change of Zone No. 7495 and Parcel Map No. 33490 Board of Supervisors Scheduling

Dear Applicant/Owner:

This letter is to inform you that the Planning Department has transmitted a package for the subject case numbers to the Clerk of Board of Supervisors with a request to be scheduled for a Public Hearing.

At this time, the Clerk has not yet scheduled this project for a Board of Supervisors date. To determine when the project has been scheduled, please check the most recent County Board of Supervisors agenda at the following webpage: <http://rivcocob.com/agendas-and-minutes/>

Attached is the Form 11 outlining the recommendations to the Board of Supervisors that is intended to supplement the staff report provided previously. If you wish you review conditions of approval to verify changes made at previous public hearings, please contact your planner or visit <http://www.rctlma.org/online/default.aspx>, highlight the "Conditions of Approval" button, and type in the case number such as "TR12345," "PP12345," "CUP12345" or "PM12345," as an example.

Sincerely,

RIVERSIDE COUNTY PLANNING DEPARTMENT
Carolyn Syms Luna, Director

Paul Rull, Project Planner

Attachments: Form 11 and Planning Commission Minutes

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
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RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DATE: NOVEMBER 6, 2013**

I. AGENDA ITEM 3.4:

CHANGE OF ZONE NO. 7495 and TENTATIVE PARCEL MAP NO. 33490

Adopt a Negative Declaration – Applicant: Robert Mainiero – Fourth/Fourth Supervisorial District – Location: Northwest corner of 57th Avenue and Desert Cactus Drive – 10.1 gross acres - Zoning: Residential Agricultural (R-A-20) - **REQUEST:** A Change of Zone from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5). A Schedule "H" subdivision of 10.1 gross acres into two (2) residential parcels with each parcel being 5 acres, and with one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompassing an existing guest dwelling unit. (Legislative)

II. PROJECT DESCRIPTION:

A Change of Zone from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5). A Schedule "H" subdivision of 10.1 gross acres into two (2) residential parcels with each parcel being 5 acres, and with one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompassing an existing guest dwelling unit.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Paul Rull at (951) 955-0972 or email prull@rctlma.org.

Spoke in favor of the proposed project:

- Bob Mainiero, P.O. Box 2410, Palm Springs, CA 92263 (760) 413-7127 psbob596@aol.com

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Sanchez, 2nd by Commissioner Sloman,
A vote of 5-0

ADOPTED NEGATIVE DECLARATION; and

TENTATIVELY APPROVED CHANGE OF ZONE No. 7495; and

APPROVED TENTATIVE PARCEL MAP NO. 33490.

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Subdivision Ordinance No. 460, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CHANGE OF ZONE NO. 7495 and TENTATIVE PARCEL MAP NO. 33490 – Intent to Adopt a Negative Declaration – Applicant: Robert Mainiero — Fourth Supervisorial District – Location: Northwest corner of 57th Avenue and Desert Cactus Drive – 10.1 gross acres - Zoning: Residential Agricultural (R-A-20) - **REQUEST:** A Change of Zone from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5). A Schedule "H" subdivision of 10.1 gross acres into two (2) residential parcels with each parcel being 5 acres, and with one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompassing an existing guest dwelling unit. Project Planner, Paul Rull at (951) 955-0972 or email prull@rctlma.org. (Legislative)

TIME OF HEARING: **9:00 am** or as soon as possible thereafter
November 6, 2013
RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Paul Rull, at 951-955-0972 or email prull@rctlma.org or go to the County Planning Department's Planning Commission agenda web page at http://www.rctlma.org/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

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

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

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

3.4

Agenda Item No.:
Area Plan: Eastern Coachella Valley
Zoning District: Lower Coachella Valley
Supervisory District: Fourth
Project Planner: Paul Rull
Planning Commission: November 6, 2013

CHANGE OF ZONE NO. 7495
TENTATIVE PARCEL MAP NO. 33490
E.A. NO. 41300
Applicant: Robert Mainiero

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7495 is a change from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5).

TENTATIVE PARCEL MAP NO. 33490 is a schedule "H" subdivision of 10.1 gross acres into two (2) residential parcels with each parcel being 5 acres, and with one proposed parcel encompassing an existing single family residence and Polanco park and the other proposed parcel encompassing an existing guest dwelling unit.

The proposed project will subdivide the parcel so that each dwelling units will be located on a separate parcel. Guest homes are permitted as an accessory use to a main single family residence on the same parcel. The existing guest house has been conditioned to pull building permits requiring the conversion of the guest house to a single family residence, along with the payment of any associated development fees prior to recordation of the parcel map.

The property is located on the northwest corner of 57th Avenue and Desert Cactus Drive.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre)
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre), Community Development: Business Park (CD: BP), Open Space: Water (OS: W), Rural Community: Estates Density Residential (RC: EDR) (2 Acre Minimum)
3. Existing Zoning (Ex. #2): Residential Agricultural 20 Acre Minimum (R-A-20)
4. Proposed Zoning (Ex. #2): Residential Agricultural 5 Acre Minimum (R-A-5)
5. Surrounding Zoning (Ex. #2): Residential Agricultural 10 Acre Minimum (R-A-10), Residential Agricultural 20 Acre Minimum (R-A-20), Residential Agricultural 20 Acre Minimum (R-A-20), Watercourse, Watershed & Conservation Areas (W-1)
6. Existing Land Use (Ex. #1): Single Family Residence and unpermitted Polanco park
7. Surrounding Land Use (Ex. #1): Single Family Residence and vacant
8. Project Data: Total Acreage: 10.1
Total Proposed Parcel: 2

Proposed Min. Parcel Size: 5.0 Gross acre
Schedule: H

9. Environmental Concerns:

See attached environmental assessment

RECOMMENDATIONS:

ADOPTION of a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41300**, 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,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7495, amending the zoning classification for the subject property from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

APPROVAL of **TENTATIVE PARCEL MAP NO. 33490**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) of the Eastern Coachella Valley Area Plan.
2. The proposed subdivision with residential parcels each 5 acres in size is consistent with the Community Development: Medium Density Residential (CD: MDR) designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre), Community Development: Business Park, Open Space: Water, and Rural Community: Estates Density Residential (RC: EDR) (2 Acre Minimum).
4. The zoning for the subject site is Residential Agricultural 5 Acre Minimum (R-A-5) with approval of the change of zone.
5. The project site is surrounded by properties which are zoned Residential Agricultural 10 Acre Minimum (R-A-10), Residential Agricultural 20 Acre Minimum (R-A-20), Residential Agricultural 20 Acre Minimum (R-A-20), and Watercourse, Watershed & Conservation Areas (W-1).
6. The proposed parcels comply with the Development Standards of the Residential Agricultural 5 Acre Minimum zone.
7. Similar residential uses have been constructed and currently exist in the project vicinity.
8. This project not located within a Criteria Area of the Coachella Valley Multiple Species Habitat Conservation Plan.

9. Environmental Assessment No. 41300 has identified that there are no potentially significant impacts associated with the project.
10. The proposed Change of Zone will make the zoning more consistent with the General Plan designation than its original zoning classification of Residential Agricultural 20 Acre Minimum (R-A-20). This zone change proposal will not specifically authorize any construction or permit any structures on the site. Any studies or infrastructure needed to protect the site from flood waters will be identified and required when and entitlement such as a subdivision, use permit, or single-family residential building permit is issued for the site.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) Land Use Designation, and with all other elements of the Riverside County General Plan, and would not preclude future development to the density.
2. The proposed project is consistent with the Residential Agricultural 5 Acre Minimum (R-A-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348 with approval of the change of zone.
3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

INFORMATIONAL ITEMS:

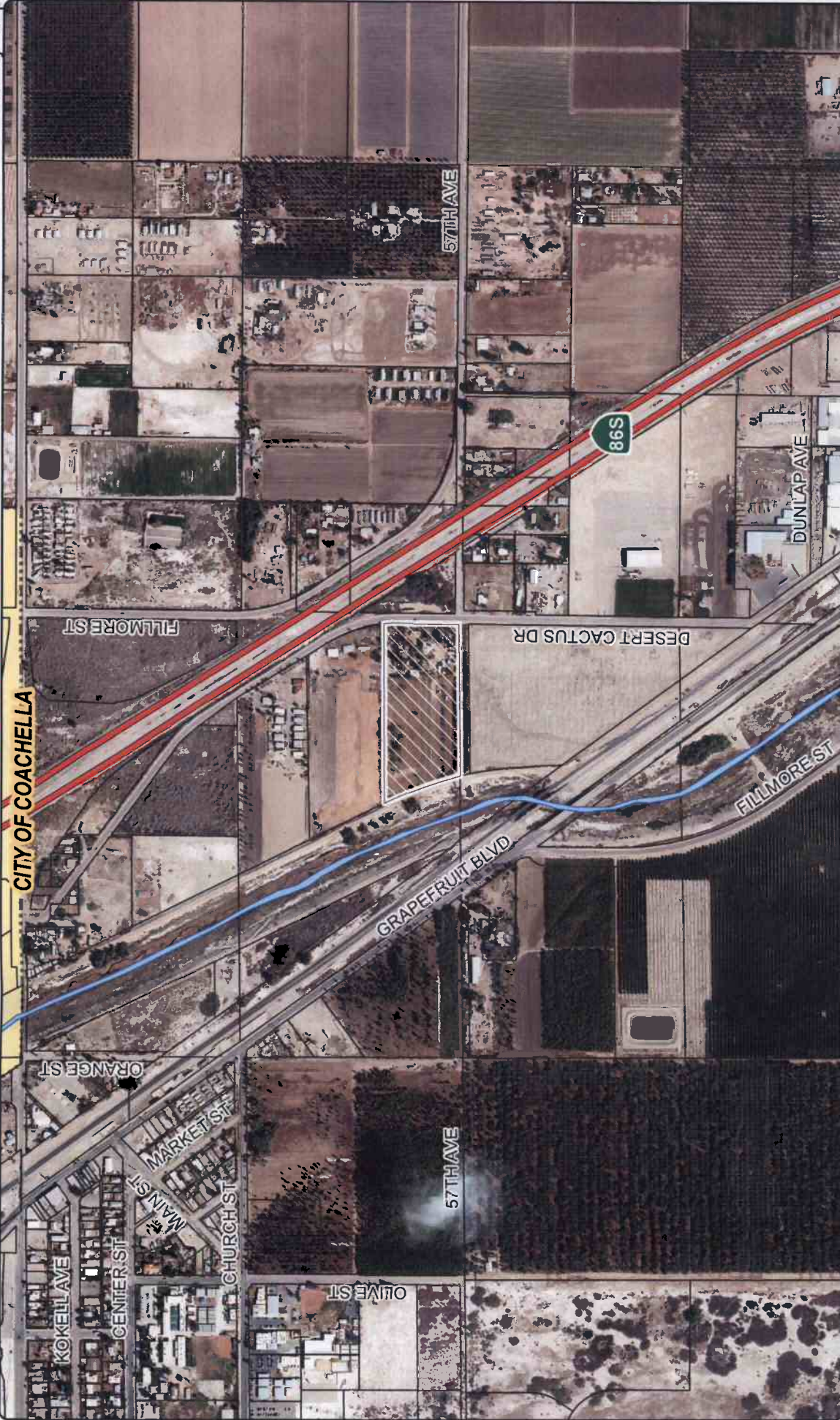
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. March Joint Powers Authority Jurisdiction.
 - b. A Criteria Cell
 - c. A Tribal Land.
 - d. A General Plan Policy Overlay Area.
 - e. A Specific Plan.
 - f. A Zoning Overlay Area.
 - g. An Agricultural Preserve.
 - h. A High Fire Area.
 - i. A Sphere of Influence
 - j. A Fault Zone.
 - k. A County Service Area.

- I. Zone B of Ordinance No. 655 (Regulating Light Pollution (Mt. Palomar)).
3. The project site is located within:
 - a. A Flood Zone.
 - b. An Airport Influence Area or Airport Compatibility Zone D and E.
 - c. An area of High Liquefaction Potential.
 - d. An area Susceptible to Subsidence.
 - e. An area of High Paleontological Sensitivity.
4. The subject site is currently designated as Assessor's Parcel Number 757-080-016

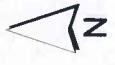
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07495 PM33490
VICINITY/POLICY AREAS

Supervisor Benoit
District 4

Date Drawn: 6/04/13
Vicinity Map



Assessors Bk. Pg. 757-08
Thomas Bros. Pg. 5531 H4
Edition 2009



Zoning District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 22

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.rlmra.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07495 PM33490

Supervisor Benoit
 District 4

LAND USE

Date Drawn: 6/04/13
 Exhibit 1



Zoning District: Lower Coachella Valley
 Township/Range: T6SR8E
 Section: 22

Assessors Bk. Pg. 757-08
 Thomas Bros. Pg. 5531 H4
 Edition 2009



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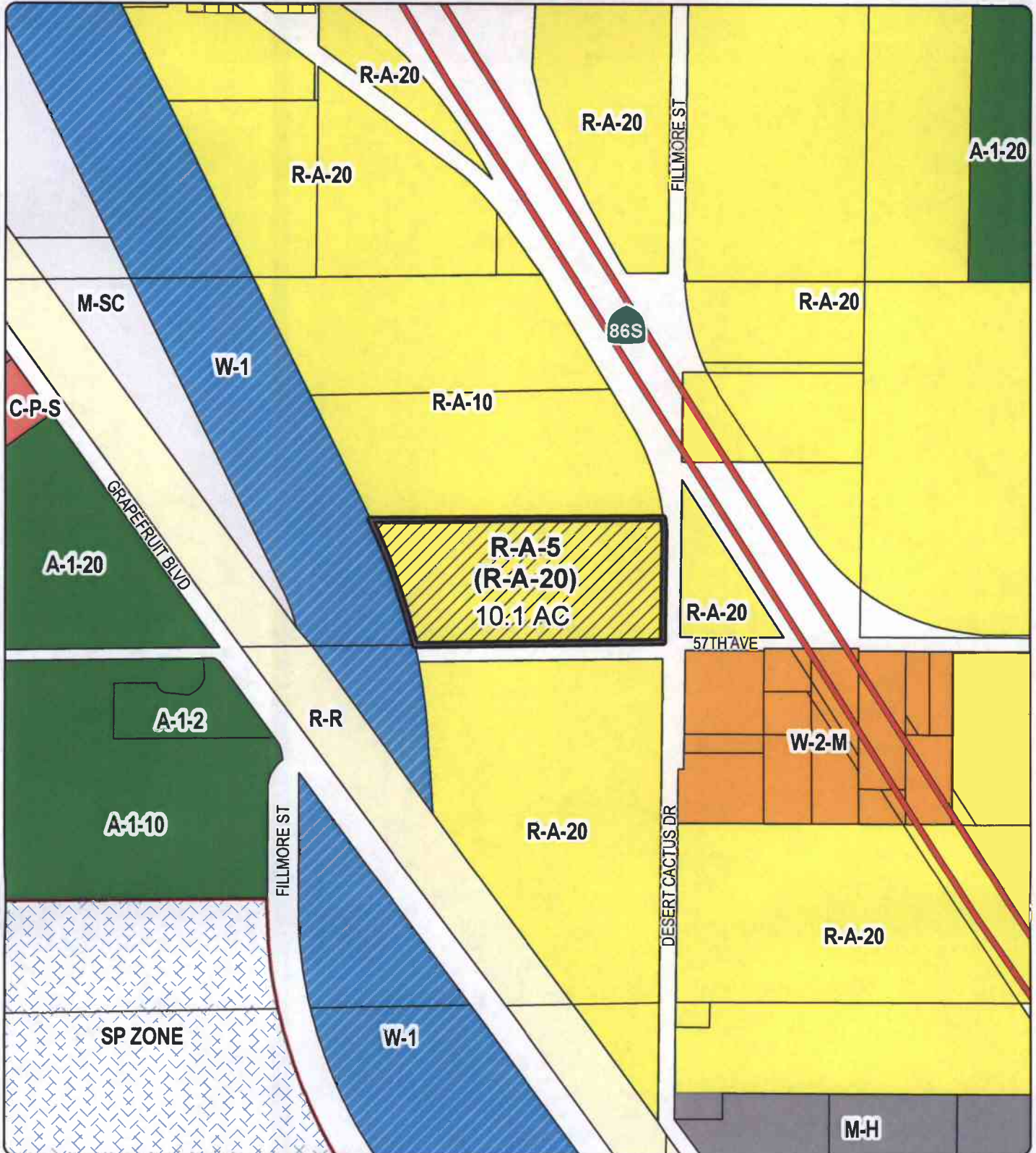
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07495 PM33490

PROPOSED ZONING

Supervisor Benoit
District 4

Date Drawn: 6/04/13
Exhibit 3



Zoning District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 22



Assessors Bk. Pg. 757-08
Thomas Bros. Pg. 5531 H4
Edition 2009

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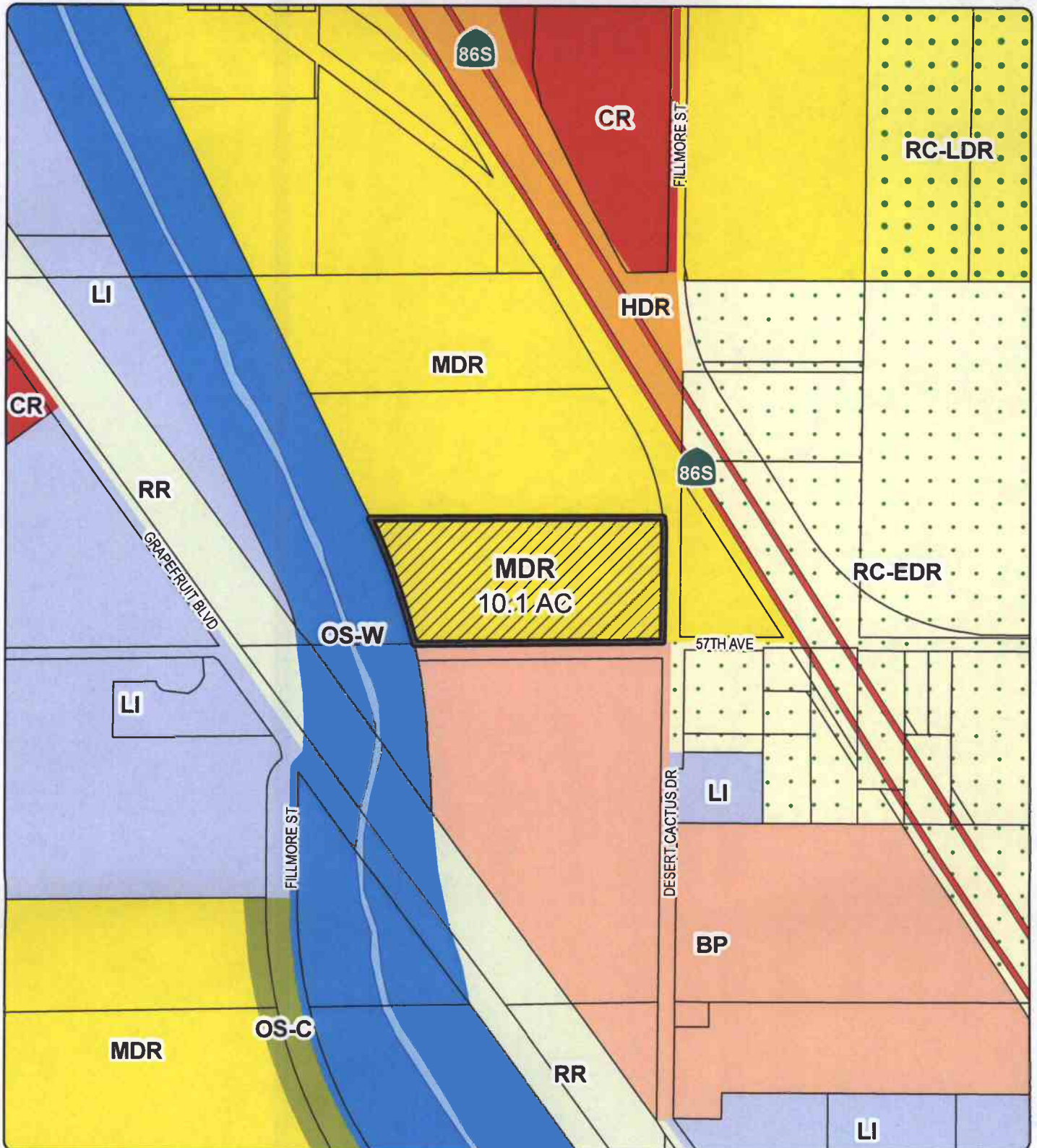
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07495 PM33490

EXISTING GENERAL PLAN

Supervisor Benoit
District: 4

Date Drawn: 6/04/13
Exhibit 5



Zoning District: Lower Coachella Valley
Township/Range: T6SR8E
Section: 22



Assessors Bk. Pg. 757-08
Thomas Bros. Pg. 5531 H4
Edition 2009

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NO.	REVISIONS	DATE
1	ISSUED FOR REVIEW	5/13/13
2	ISSUED FOR REVIEW	5/13/13
3	ISSUED FOR REVIEW	5/13/13
4	ISSUED FOR REVIEW	5/13/13
5	ISSUED FOR REVIEW	5/13/13
6	ISSUED FOR REVIEW	5/13/13
7	ISSUED FOR REVIEW	5/13/13
8	ISSUED FOR REVIEW	5/13/13
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14	ISSUED FOR REVIEW	5/13/13
15	ISSUED FOR REVIEW	5/13/13
16	ISSUED FOR REVIEW	5/13/13
17	ISSUED FOR REVIEW	5/13/13
18	ISSUED FOR REVIEW	5/13/13
19	ISSUED FOR REVIEW	5/13/13
20	ISSUED FOR REVIEW	5/13/13

IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE
PARCEL MAP NO. 33490

INCLUDING
 CHANGE OF ZONE
 BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 7 SOUTH,
 RANGE 9 EAST, SAN BERNARDINO BASIN AND MOUNTAIN
 APRIL 2013
 SCHEDULE - H

OWNERS
 HENRIETTA B. AND TERRY A. HENRIETTA
 5850 PALMDALE STREET
 PALMDALE, CA 91368
 (760) 734-7813

ENGINEER/APPLICANT
 ROBERT A. HANSEN, P.E.
 5850 PALMDALE STREET
 PALMDALE, CA 91368
 (760) 993-0122
 ROBERT A. HANSEN, P.E. 2948
 (760) 250-3400

GENERAL NOTES
 1. EXISTING LAND USE: VARYING AGRICULTURE AND RELATED FACILITIES
 2. PROPOSED LAND USE: RESIDENTIAL
 3. PROPOSED ZONING: R-4-10

4. PROPOSED STORM SEWAGE DISPOSAL SYSTEM: ON-SITE
 5. NOT SUBJECT TO FLOODING PER FEMA FLOODPLAIN AND FLOODWAY DESIGNATION
 6. COUNTY FLOOD CONTROL DISTRICT: 10 (FLOOD NOT APPLICABLE)
 7. COUNTY SERVICE AREA: NO. 125 STREETS AND LIGHTING
 8. GROSS ACRES: 10.09 ACRES
 9. NET ACRES: 10.09 ACRES
 10. TOPOGRAPHIC MAPING: 16025
 11. HANSEN MAP NO. (2008 EDITION) PAGE 304 #/3
 12. LOCATION POTENTIAL: HIGH
 13. ALMOST ENTIRE SPECIAL STUDIES ZONE. PROJECT NOT
 14. LOCATED IN A ALMOST ENTIRE SPECIAL STUDIES ZONE
 15. NOT IN A SPECIAL PLUM

LEGAL DESCRIPTION
 THAT CERTAIN PORTION OF THE SOUTHWEST QUARTER OF SECTION 22,
 TOWNSHIP 7 SOUTH, RANGE 9 EAST, SAN BERNARDINO BASIN AND MOUNTAIN,
 EXCEPTING THEREFROM ANY PORTION LINGING WITH PALMDALE STREET

APIN
 757-080-019

SUBSEQUENT USES
 RESIDENTIAL PHOTO

ON-SITE STORMWATER (100-YEAR)
 CAPACITY OF RETENTION: 5.87
 CAPACITY OF RETENTION: 5.87

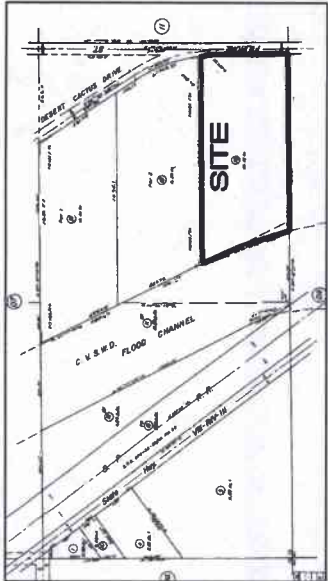
EXISTING SEWAGE DISPOSAL SYSTEMS
 AS SHOWN

TILE DRAINS
 AS SHOWN

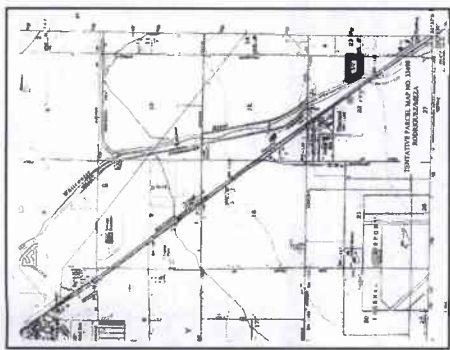
EXISTING WELLS
 AS SHOWN

CURVE TABLE	BEARING	RADIUS	LENGTH	TANGENT
1	S 72° 38' 11" E	850.00'	109.25'	54.71'
2	S 72° 38' 11" E	850.00'	109.25'	54.71'

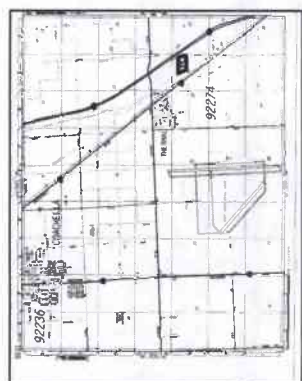
- UTILITIES**
- WATER: ON-SITE PRIVATE WELLS (760)260-2004
 - SEWER: ON-SITE SUB-SURFACE SEWAGE DISPOSAL SYSTEMS (760)533-1211
 - ELECTRIC: NATIONAL ELECTRIC CONTRACTOR (760)927-8000
 - TELEPHONE: NATION TELEPHONE COMPANY (760)948-1312
 - CABLE: SOUTHERN CALIFORNIA GAS COMPANY (760)948-1312
 - CABLE TV: THE SHANNON CABLE (760)948-1312
 - SCHOOL DISTRICT: GORDELLA VALLEY SCHOOL DISTRICT (760)948-1312



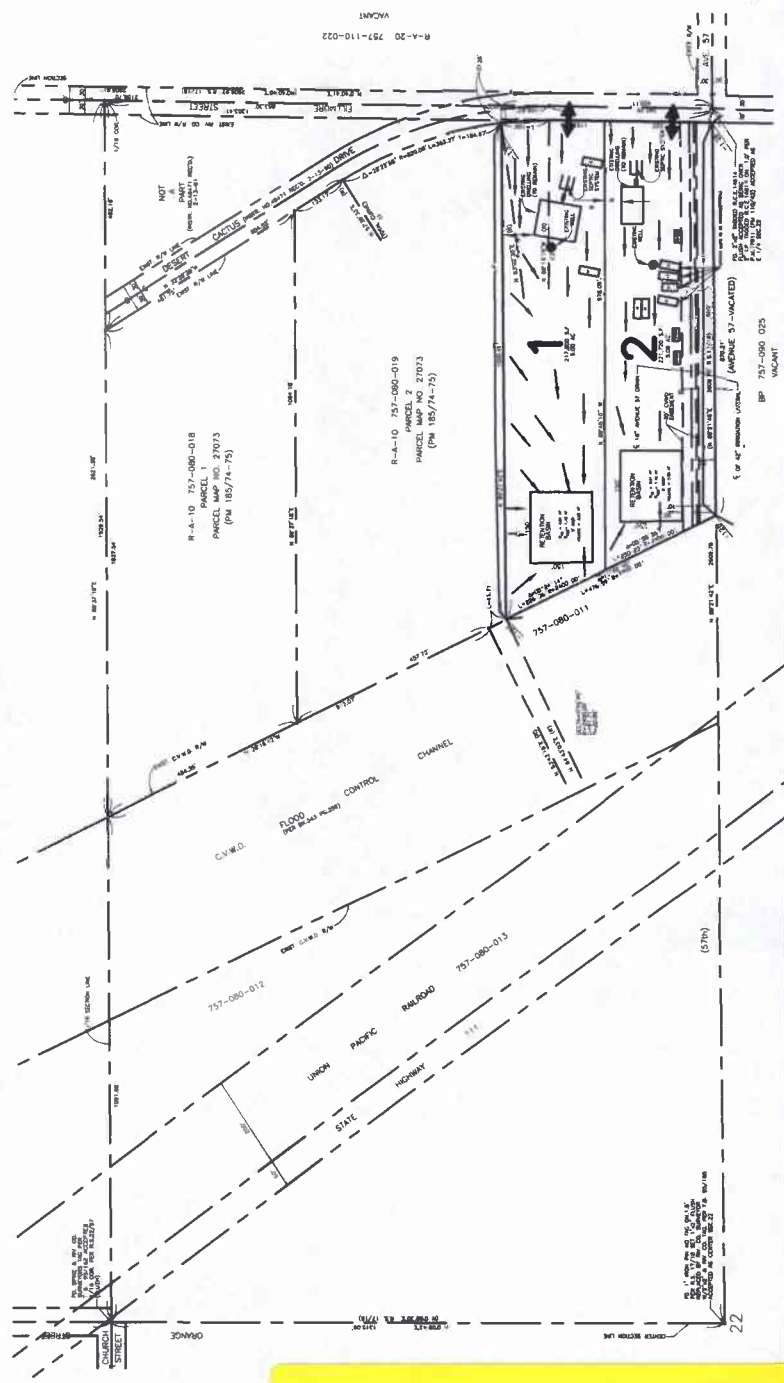
ASSESSOR'S MAP



QUADRANGLE MAP

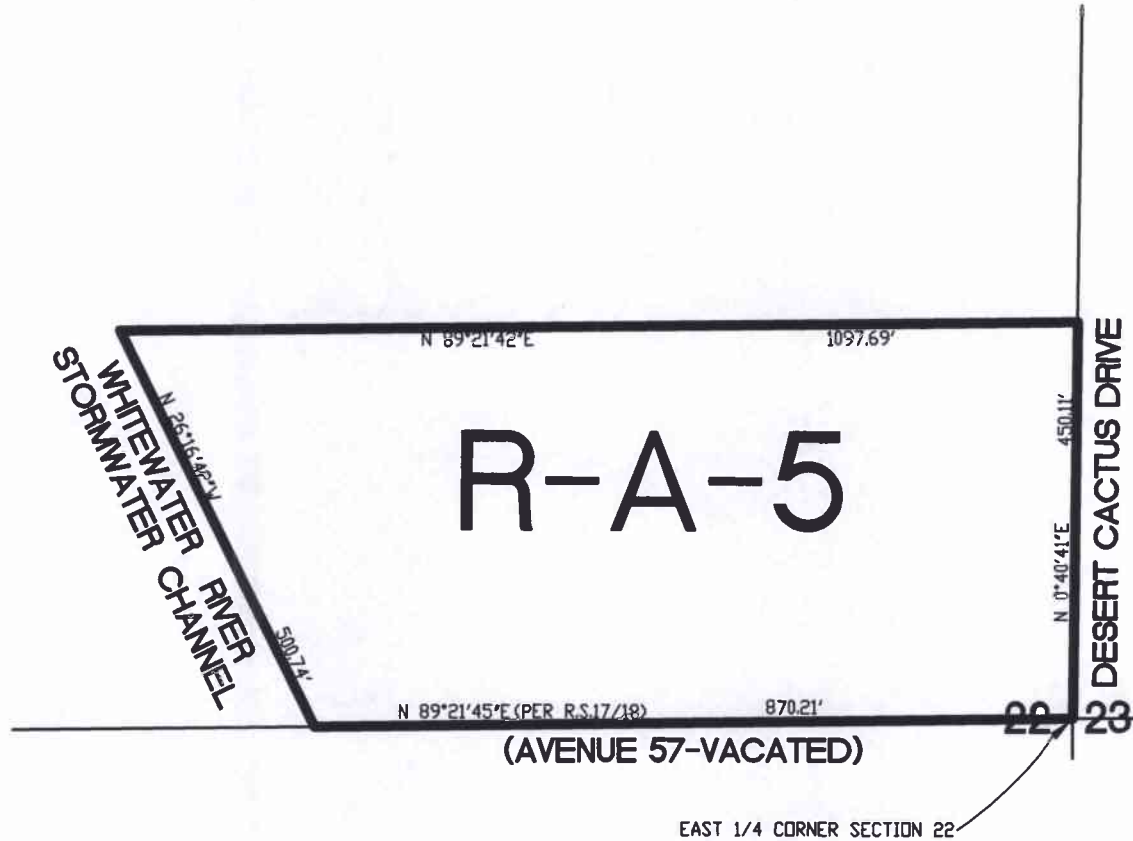


VICINITY MAP

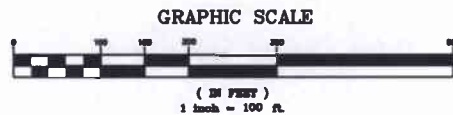


CASE #: PM33490 Amd.#1
DATED: 5/13/13
PLANNER: P. RULL

SECTION 22, T. 6 S., R. 8 E., S .B. M.



EAST 1/4 CORNER SECTION 22



R-A-5 RESIDENTIAL AGRICULTURE(5-ACRE MINIMUM)

MAP NO.

CHANGE OF OFFICIAL ZONING PLAN
LOWER COACHELLA VALLEY
DISTRICT

CHANGE OF ZONE CASE NO. 07495

AMENDING ORDINANCE NO.

ADOPTED BY ORDINANCE N

JUNE , 2013

RIVERSIDE COUNTY BOARD OF SU

ASSESSOR'S PARCEL NO. 757-080-016



CASE #: CZ7495
DATED: 5/6/13
PLANNER: P. RULL

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41300
Project Case Type (s) and Number(s): Change of Zone No. 7495, Tentative Parcel Map No. 33490
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Paul Rull, Project Manager
Telephone Number: 951-955-0972
Applicant's Name: Robert Mainiero
Applicant's Address: P.O. Box 2410, Palm Springs, CA 92263

I. PROJECT INFORMATION

A. Project Description:

Change of Zone No. 7495 is a change from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5).

Tentative Parcel Map No. 33490 is a Schedule "H" subdivision of 10.1 gross acres into two (2) residential parcels, with each parcel being 5 acres, and with one proposed parcel encompassing an existing single family residence and Polanco park and the other parcel encompassing an existing guest dwelling unit.

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

C. Total Project Area: 10.1 gross acres

Residential Acres: 10.1	Lots: 2	Units: N/A	Projected No. of Residents: 7.4
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other:			

D. Assessor's Parcel No(s): 757-080-016

E. Street References: Northwest corner of 57th Avenue and Desert Cactus Drive

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

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in the Eastern Coachella Valley Area Plan of the Riverside County General Plan. The surrounding properties include single family residences to the north and east, and vacant land to the south and west. The site currently contains existing single family residence and Polanco park, and an existing guest dwelling unit and accessory structures. The topography of the project site is generally level.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling unit per acre) General Plan Land Use Designation. The proposed project meets all other applicable land use policies.
2. **Circulation:** The proposed project has been reviewed for conformance with County Ordinance 461 by the Riverside County Transportation Department. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all other applicable circulation policies of the General Plan
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is within an area that has a high susceptibility to liquefaction. The proposed project is not located within any other special hazard zone (including fault zone, high fire hazard area, dam inundation zone etc). The proposed project has allowed for sufficient provision of emergency response to the current and future users of this project through project design and payment of development impacts fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation measures against any foreseeable noise impacts have been incorporated into the design of the project. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The Tentative Parcel Map is a Schedule 'H' subdivision of 10.1 gross acres into two (2) residential parcels with a five acre minimum lot size within the Residential Agricultural 5 acre minimum (R-A-5) proposed zoning. The proposed project could potentially induce population growth in the area either directly (e.g., by proposing new homes) or indirectly (e.g. through the extension of roads or other infrastructure). There is a less than significant impact to housing as a direct result of this subdivision. The proposed project meets all other applicable Housing Element policies with the approval of Change of Zone No. 7495.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. General Plan Area Plan(s): Eastern Coachella Valley Area Plan

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential (MDR) (2 – 5 dwelling units per acre)

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Easter Coachella Valley Area Plan

2. **Foundation Component(s):** Community Development and Open Space

3. Land Use Designation(s):

To the North: Medium Density Residential (MDR) (2 – 5 dwelling units per acre)
To the South: Business Park (BP)
To the East: Medium Density Residential (MDR) (2 – 5 dwelling units per acre)
To the West: Open Space: Water

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

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

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Residential Agricultural 20 Acre Minimum (R-A-20)

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

K. Adjacent and Surrounding Zoning:

To the North: Residential Agricultural 10 Acre Minimum (R-A-10)
To the South: Residential Agricultural 20 Acre Minimum (R-A-20)
To the East: Residential Agricultural 20 Acre Minimum (R-A-20)
To the West: Watercourse, Watershed & Conservation Areas (W-1)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an

ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

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

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

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



Signature

5/29/13

Date

Paul Rull, Project Manager

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is located outside of the Palomar Observatory boundary and has no potential to interfere with nighttime use of the observatory. No impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

3. Other Lighting Issues

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

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will not create a new source of light as there is already the maximum number of existing dwellings on both of the proposed parcels. No new light sources are anticipated. Therefore, there is no impact.

b) Surrounding land uses include single-family residential homes on large lots. The project proposes the creation of two residential lots, of which there are already two dwelling units. The amount of light that is created is consistent with existing levels and not considered substantial; therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment	<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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which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

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

Findings of Fact:

a) The proposed project is designated as Other Lands, Urban-Built Up Land and Prime Farmland. However, even though a portion of the project site is designated Prime Farmland, the project will not be converting this area to a non-agricultural use. The project proposes a subdivision of the land which will not impact the current use of the Prime Farmland portion. Therefore, no impact will occur.

b) The project site is surrounded by large-lot single-family residential homes. The site is not located within an Agricultural Preserve. Therefore, no impact will occur.

c) The proposed project is not located within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Therefore, no impact will occur.

d) The project site will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, no impact will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

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

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b & c) The site has been used as single family residential, and there are no forest areas or non-man made groves. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

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

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

b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE. 8). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. However, due to the fact that there are existing dwelling units on both proposed parcels; it is highly unlikely that any site preparation necessitating the use of grading equipment will occur. Therefore, no impact would occur.

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, 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	<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
<u>Department of Fish and Game or U. S. Wildlife Service?</u>				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, CVMSHCP, On-site Inspection, EPD review

Findings of Fact:

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

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

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

d-f) Although the site features no water bodies or waterways, it is adjacent to a Coachella Valley Water District Flood Control Channel on its western property line. The site contains no significant suitable habitat, as the entire site is actively used as single-family residential activities. Therefore the impacts will be less than significant.

g) Based on a review by EPD, the project is consistent with all biological policies of the General Plan, the CVMSHCP, and all other policies that impact the site. The project is consistent with all applicable Ordinances. There are no Oak Trees on the site.

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 required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: Riverside County General Plan Figure OS-7, County Archaeologist Review, Project Application Materials,

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, County Archaeologist Review

Findings of Fact:

a-c) Based on the Cultural Resources review by the County Archaeologist, there is no possibility of archeological artifacts to be found on the project site. The proposed subdivision will not include any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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grading activities that could potentially expose archeological resources or disturb any human remains (as there are no cemeteries in the vicinity), and therefore monitoring is not recommended or required.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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

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

Findings of Fact:

a) According to RCLIS (GIS database) and reviewed by the County Geologist, the project site is located in an area that is designated as undetermined potential for paleontological sensitivity. A condition of approval was added to assist in the event that Paleontological resources are found on site (Condition of Approval Planning 60.PLANNING.5). The proposed subdivision will not include any grading activities that could potentially expose paleontological resources. Prior to any grading activities, monitoring would be required. However, since no grading activities is considered as part of this project, the impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

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

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

Findings of Fact:

a-b) According to RCLIS (GIS database), the proposed project is not located within a fault zone. Based on the review of the aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the site is not located within one-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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half miles from an earthquake fault zone. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Earth Systems Southwest's study, 2009

Findings of Fact:

a) According to RCLIS, there is a high potential for this site to be affected by seismically induced liquefaction. Based on the study prepared by Earth Systems Southwest's study, there is a high potential for soil liquefaction from a strong earthquake occurring along the San Andreas fault. The project has been conditioned that any modular structures should be designed and constructed as per the recommendations in the study (Conditions of Approval 10.PLANNING.03). Conditions of Approval 10.PLANNING.03 are not considered unique mitigation measures pursuant to CEQA. The project will have a less than significant impact.

Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. The proposed development will be required to comply with the latest edition of the California Building Code (CBC 2010) which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The proposed project will have a less than significant impact with regard to ground shaking.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Based on a review by the County Geologist, the proposed project is not located within areas that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

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

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2010), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

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

Findings of Fact:

a-b) The project site is currently developed with existing an existing single-family residence and Polanco park and guest dwelling units. The proposed subdivision will not include any grading activities that would change the deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake, or result in the any increase in water erosion either on or off site, and therefore the project will no impact.

Mitigation: No mitigation measures are required.

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

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

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

Findings of Fact:

a) The project site lies within a high wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.8). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

Source: Application materials

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The proposed project is consistent with the General Plan. Currently the existing small-scale residential development would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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retail stores from having to quantify and mitigate GHG emissions under CEQA. The types of residential development associated with the current development does not exceed 2 primary units and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

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

b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.

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

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

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

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

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

Findings of Fact:

a-d) The project site is located within Zone D and E of Jacqueline Cochran Airport Influence area. The project has been reviewed by the Airport Land Use Commission (ALUC) and they determined on September 23, 2008 that the proposed project is consistent with Jacqueline Cochran Airport Master Plan. ALUC recommendations have been added to the project's conditions of approval (10.PLANNING.26). The project will not result in an inconsistency with an Airport Master Plan.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project receives minimal offsite runoff. Except for nuisance nature local runoff that may transverse portions of the property, the project is considered free from ordinary storm flood hazard. The proposed project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval.

c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The two proposed lots will receive potable water service from the Coachella Valley Water District (CVWD). Therefore, the project will have a less than significant impact.

d) 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. The project is located adjacent to the Coachella Valley Stormwater Channel. Prior to any new construction or development, the developer shall construct concrete slope protection on the bank(s) of the stormwater channel to prevent erosion (Condition of Approval 10.PLANNING.27). Therefore, the impact is considered less than significant.

e-f) The vacant portion of the project is located within a 100-year flood zone. The project will not place housing or structures within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. The project proposes no construction or grading activities. Furthermore, prior to any new construction or development, the developer shall require on-site retention of the incremental increase runoff from the 100-year storm (Condition of Approval 10.PLANNING.27). Therefore, the impact is considered less than significant.

g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

c) The project site is located in an area susceptible to the impacts of the failure of levee or dam, Zone X protected by levee area. The project is adjacent to a Coachella Valley Water District Flood Control Channel on its western property line. The project site has historically and currently been utilized as a single family residence with a Polanco Park. The existing habitable buildings are located approximately 600 feet away from the edge of the channel closer to Desert Cactus Drive. The proposed project, a subdivision of 10.1 gross acres into two parcels, does not expose people or structures to risk of injury involving flood. Therefore, the impacts are considered to be less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

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

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

a) The Tentative Parcel Map proposes a subdivision of 10.1 gross acres into two residential parcels with a minimum size of 5 gross acres. The subdivision is consistent with the Community Development Medium Density Residential (CD: MDR) (2 – 5 dwelling units per acre) land use designation and surrounding area. The proposed change of zone from Residential Agricultural 20 Acre Minimum (R-A-20) to Residential Agricultural 5 Acre Minimum (R-A-5) is also consistent with its surrounding. The project is consistent with the requirements of this policy and is therefore consistent with this policy and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

b) According to RCLIS (GIS Database), the proposed project is not located within a city sphere of influence or adjacent to a city or county boundary. No impact would occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed project is consistent with the standards for the Residential Agricultural 20 Acre Minimum (R-A-20) zoning with the approval of the proposed Change of Zone to Residential Agricultural 5 Acre Minimum (R-A-5). No impacts related to zoning will occur.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The Tentative Parcel Map proposes a subdivision of 10.1 gross acres into two residential parcels with a minimum size of five gross acres. This subdivision is consistent with the Community Development: Medium Density Residential (CD: MDR) (2 – 5 dwelling unit per acre). This project is consistent with the policies of the General Plan.

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

a) The proposed project is located within an area designates as MRZ-3a: “Areas where the available geologic information indicates that mineral deposits are likely to exist”. However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.

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

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

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.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) The project site is located within Zone D and E of Jacqueline Cochran Airport Influence area. The project has been reviewed by the Airport Land Use Commission (ALUC) and they determined on September 23, 2008 that the proposed project is consistent with Jacqueline Cochran Airport Master Plan. ALUC recommendations have been added to the project's conditions of approval (10.PLANNING.26). The project will not expose people to excessive noises. Therefore, impacts are considered less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

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.

32. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database, County Ordinance No. 847 (Regulating Noise in Riverside County)

Findings of Fact:

The proposed project has existing single family residence and Polanco park, and guest dwelling units onsite which is consistent with the surrounding existing neighborhood. No construction or grading will occur as part of this project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

34. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

a) The proposed project will not raise the current ambient noise levels in the area as the project site has already been developed and occupied with a single family residence and Polanco park, and guest dwelling unit which is the maximum number of homes permitted. The project proposes the creation of minimum 5-acre residential lots which are similar in intensity to properties in the vicinity. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.

b) The proposed project will not create any substantial temporary ambient noise levels during construction as there is no construction proposed as part of this project. Both proposed parcels contain existing single-family residences and driveway improvements have already been made. With no construction being proposed, there will be no temporary or periodic increase in ambient noise. Therefore, this impact is considered less than significant.

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

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

Mitigation: No mitigation measures are required.

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

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

Findings of Fact:

a) The proposed project site currently contains an existing single family residence and Polanco park, and guest dwelling unit. The map will not displace those living on the site. Thus, the proposed project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

c) See 35a.

d) The project is located within the County's Redevelopment Project Area. However, since the site is developed with existing single family residence and Polanco park, and guest dwelling unit, the proposed subdivision will not significantly affect this project area. In addition, the project was transmitted to the County's Redevelopment Agency for comments dated March 22, 2007. The RDA provided a letter back with no comments. Therefore, impacts will be less than significant.

e) The project proposes the subdivision of 10.1 acres into two (2) residential parcels, which could equate to an increase to a total of seven persons¹. This population increase will not exceed official regional or local population projections.

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

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

36. Fire Services

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

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

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

The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 10.PLANNING.25). With compliance to Ordinance No 659.10, impacts to Fire services are viewed as less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

a) The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659.10 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 10.PLANNING.25). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

38. Schools

Source: GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Perris and Perris Union High School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (Conditions of Approval 80.PLANNING. 7). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 10.PLANNING.25). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Eastern Coachella Valley Area Plan. The project site is not located within a Community Service Area (CSA). Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project
43. Circulation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Transportation Department Review, Riverside County Fire Department Review

Findings of Fact:

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

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

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

f) The project will not cause an increase in the population of the area as there is an existing single-family residence and Polanco park and guest dwelling unit onsite. A portion of property taxes are provided to the Community Services District to offset the increased cost of maintenance. Therefore, there is a less than significant impact.

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed project is served by the Coachella Valley Water District and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, there is no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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

Findings of Fact:

a) The project has existing onsite wastewater treatment systems that are connected to each dwelling unit. A C42 certification was submitted for each treatment system and was determined to be satisfactory by the County's Department of Environmental Health. There will be no new construction of wastewater treatment facilities. Therefore, no impact will occur.

b) The proposed project features onsite septic. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project is relatively small and will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

a,b,c) The project proposes no construction as there exists a single family dwelling and Polanco park, and guest dwelling unit onsite. Residences have existing connections to electricity, natural gas and communication systems. No construction is required to connect utilities to the existing homes. Therefore, no impact will occur.

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

e) Cumulative traffic impacts from the project will not result in the need for additional street lights. Should the Community Services District elect to require any street lights at the building permit stage,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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electricity is available at the project site. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

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

g) The project will not require additional government services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source:

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

50. Other:

Source: Staff review

Findings of Fact:

Mitigation:

Monitoring:

MANDATORY FINDINGS OF SIGNIFICANCE

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

CAPCOA, CEQA and Climate Change, January 2008.

GIS: Riverside County Geographic Information System database.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County General Plan, Adopted October 7, 2003.

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

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

VII. AUTHORITIES CITED

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

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PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 33490 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 33490, Amended No. 1, dated 5/13/13.

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

10. EVERY. 3 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule "H" subdivision of 10.1 gross acres into two residential, with each parcel being 5 acres, and with one proposed parcel encompassing an existing single family residence and polanco park and the other parcel encompassing an existing guest dwelling unit.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

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

10. EVERY. 5 MAP - HOLD HARMLESS RECOMMND

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

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

(b) any claim, action or proceeding against the COUNTY to

09/16/13
16:33

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM33490

Parcel: 757-080-016

10. GENERAL CONDITIONS

10. EVERY. 5 MAP - HOLD HARMLESS (cont.)

RECOMMND

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

Parcel Map No. PM 33490 proposes two retention basins as part of this subdivision. The grading of these basins will require a grading permit. Improvements such as grading, filling, stockpiling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

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

RECOMMND

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