

FORM APPROVED COUNTY COUNSEL
 BY: GREGORY P. PRIAMOS
 3/9/15

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

210 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
 February 23, 2015

SUBJECT: TENTATIVE TRACT MAP NO. 36599, CHANGE OF ZONE NO. 7809 and ORDINANCE NO. 348.4799 – adopt a Mitigated Negative Declaration – Applicant: Brown Brothers (Jim Brown) – Third Supervisory District – Location: Southerly of Via Carmelo, easterly of Cordova, westerly of Exa Ely road and northerly of Rope Road – 78.75 Gross Acres – REQUEST: The Change of Zone proposes to change the site’s zoning classification from Rural Residential (R-R) to Residential Agriculture – 5 acre minimum lot size (RA-5). The Tentative Tract Map proposes a Schedule D subdivision of 78.75 acres of land into 15 lots with a minimum lot size of five (5) acres.


RECOMMENDED MOTION: That the Board of Supervisors:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **Environmental Assessment No. 42629** 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,

APPROVE CHANGE OF ZONE NO. 7809 amending the zoning classification for the subject property from Rural Residential (R-R) to Residential Agriculture (R-A-5) (5 acre minimum), in accordance with Exhibit 3 in the attached staff report, based upon the findings and conclusions incorporated in the staff report; and


 Juan C. Perez, TLMA Director

(Continued on next page)

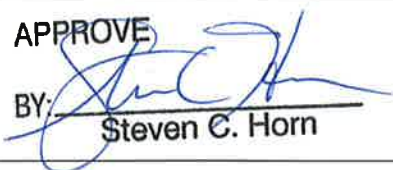

 Steve Weiss, AICP
 Planning Director

SW:mc

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: Deposit based funds
 Budget Adjustment: N/A
 For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE
 BY: 
 Steven C. Horn

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.: | District: 3 | Agenda Number:

16-1

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: TENTATIVE TRACT MAP NO. 36599, CHANGE OF ZONE NO. 7809, ORDINANCE NO.
348.4799**

DATE: February 2, 2015

PAGE: Page 2 of 2

ADOPT ORDINANCE NO. 348.4799 amending the zoning in the Rancho California Area shown on Map No. 2.2372 Change of Zone No. 7809 attached hereto and incorporated herein by reference; and

APPROVE TENTATIVE TRACT MAP. NO. 36599 subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

Tentative Tract Map No. 36599 proposes a Schedule "D" subdivision of 78.75 acres into 15 lots with a minimum lot size of 5 acres. The project proposes to improve and create new roads to provide access to the 15 newly subdivided lots. Road improvements and extensions include Calle Marguerita, Calle Cordova, Corte Capalita, and Via Elena and Via Carmelo will be built.

Change of Zone No. 7809 proposes to change the zoning from Rural Residential (R-R) to Residential Agriculture – 5 acre minimum (R-A-5).

Ordinance No. 348.4799 will formally change the property's zoning classification to R-A-5 and amend the County's zoning map to reflect the new zoning classification.

The proposed project was presented to the Planning Commission on December 3, 2014. The Planning Commission voted 5-0 to recommend approval of Tentative Tract Map. No. 36599 and Change of Zone No. 7809 and to adopt the Mitigated Negative Declaration.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS:

- A. December 4, 2014 Planning Commission Staff Report
- B. December 4, 2014 Planning Commission Meeting Minutes
- C. Ordinance No. 348.4799

1 ORDINANCE NO. 348.4799

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and official Zoning Plan Map No. 2, as
6 amended, are further amended by placing in effect in the Rancho California Area, the zone or zones as
7 shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No.
8 2.2372, Change of Zone Case No. 7809" which map is made a part of this ordinance.

9 Section 2. This ordinance shall take effect 30 days after its adoption.

10
11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: _____
14 Chairman, Board of Supervisors

15 ATTEST:
16 KECIA HARPER-IHEM
17 Clerk of the Board

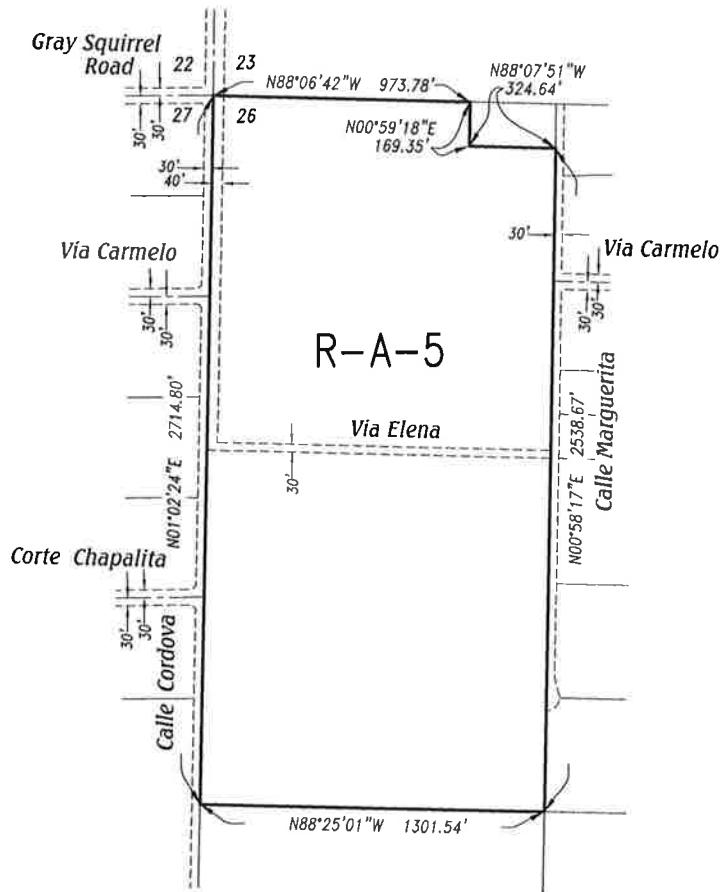
18
19 By: _____

20
21 (SEAL)

22
23 APPROVED AS TO FORM
24 March 9, 2015

25 By: 
26 MICHELLE CLACK
27 Deputy County Counsel

RANCHO CALIFORNIA AREA
 SEC. 26, T.7S., R.1W., S.B.B & M.

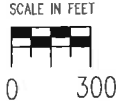
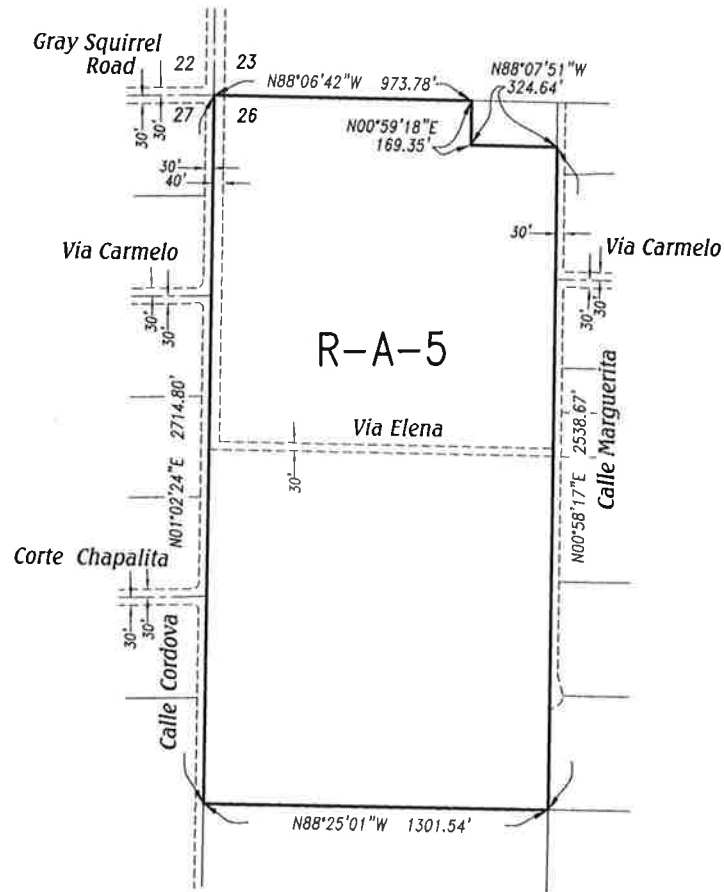


LEGEND:

R-A-5 RESIDENTIAL AGRICULTURAL- 5 AC. MIN.

MAP NO. 2.2372
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7809
 ADOPTED BY ORDINANCE NO. 348.4799
 _____, 2015
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

RANCHO CALIFORNIA AREA
 SEC. 26, T.7S., R.1W., S.B.B & M.



LEGEND:

R-A-5 RESIDENTIAL AGRICULTURAL- 5 AC. MIN.

MAP NO. 2.2372
 CHANGE OF OFFICIAL ZONING PLAN
 AMENDING
 MAP NO. 2 ORDINANCE NO. 348
 CHANGE OF ZONE CASE NO. 7809
 ADOPTED BY ORDINANCE NO. 348.4799
 _____, _____ 2015
 RIVERSIDE COUNTY BOARD OF SUPERVISORS



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

DATE: February 23, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office

SUBJECT: Change of Zone 7809; Tentative Tract Map 36599

(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 | (3rd Dist) Press Enterprise and The Californian |
| <input type="checkbox"/> Place on Consent Calendar | <input checked="" type="checkbox"/> Mitigated Negative Declaration |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input type="checkbox"/> 10 Day <input checked="" 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:
(3rd Dist) Press Enterprise and The Californian

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

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA – Planning Department

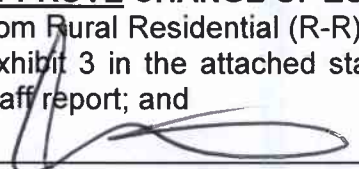
SUBMITTAL DATE:
February 23, 2015

SUBJECT: TENTATIVE TRACT MAP NO. 36599, CHANGE OF ZONE NO. 7809 and ORDINANCE NO. 348.4799 – adopt a Mitigated Negative Declaration – Applicant: Brown Brothers (Jim Brown) – Third Supervisory District – Location: Southerly of Via Carmelo, easterly of Cordova, westerly of Exa Ely road and northerly of Rope Road – 78.75 Gross Acres – REQUEST: The Change of Zone proposes to change the site’s zoning classification from Rural Residential (R-R) to Residential Agriculture – 5 acre minimum lot size (RA-5). The Tentative Tract Map proposes a Schedule D subdivision of 78.75 acres of land into 15 lots with a minimum lot size of five (5) acres.

RECOMMENDED MOTION: That the Board of Supervisors:

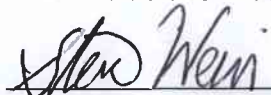
ADOPT a **MITIGATED NEGATIVE DECLARATION** for **Environmental Assessment No. 42629** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE CHANGE OF ZONE NO. 7809 amending the zoning classification for the subject property from Rural Residential (R-R) to Residential Agriculture (R-A-5) (5 acre minimum), in accordance with Exhibit 3 in the attached staff report, based upon the findings and conclusions incorporated in the staff report; and



Juan C. Perez, TLMA Director

(Continued on next page)



Steve Weiss, AICP
Planning Director

SW:mc

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 type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: Deposit based funds				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

Departmental Concurrence

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

Prev. Agn. Ref.:

District: 3

Agenda Number:

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: TENTATIVE TRACT MAP NO. 36599, CHANGE OF ZONE NO. 7809, ORDINANCE NO.
348.4799**

DATE: February 2, 2015

PAGE: Page 2 of 2

ADOPT ORDINANCE NO. 348.4799 amending the zoning in the Rancho California Area shown on Map No. 2.2372 Change of Zone No. 7809 attached hereto and incorporated herein by reference; and

APPROVE TENTATIVE TRACT MAP. NO. 36599 subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

Tentative Tract Map No. 36599 proposes a Schedule "D" subdivision of 78.75 acres into 15 lots with a minimum lot size of 5 acres. The project proposes to improve and create new roads to provide access to the 15 newly subdivided lots. Road improvements and extensions include Calle Marguerita, Calle Cordova, Corte Capalita, and Via Elena and Via Carmelo will be built.

Change of Zone No. 7809 proposes to change the zoning from Rural Residential (R-R) to Residential Agriculture – 5 acre minimum (R-A-5).

Ordinance No. 348.4799 will formally change the property's zoning classification to R-A-5 and amend the County's zoning map to reflect the new zoning classification.

The proposed project was presented to the Planning Commission on December 3, 2014. The Planning Commission voted 5-0 to recommend approval of Tentative Tract Map. No. 36599 and Change of Zone No. 7809 and to adopt the Mitigated Negative Declaration.

Impact on Citizens and Businesses

The impacts of this project have been evaluated through the environmental review and public hearing process by Planning staff and the Planning Commission.

ATTACHMENTS:

- A. December 4, 2014 Planning Commission Staff Report
- B. December 4, 2014 Planning Commission Meeting Minutes
- C. Ordinance No. 348.4799



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DECEMBER 3, 2014**

I. AGENDA ITEM 4.1

TENTATIVE TRACT MAP NO. 36599 and CHANGE OF ZONE NO. 7809 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Brown Brothers (Jim Brown) – Engineer/Representative: MDMG, Inc. (Sherrie Munroe) – Third/Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Rural Mountainous (RM) and Rural Residential (RR) – Location: Southerly of Via Carmelo, easterly of Cordova, westerly of Exa Ely Road and northerly of Rope Road – 78.75 Gross Acres - Zoning: Rural Residential (R-R). (Legislative)

II. PROJECT DESCRIPTION:

The Change of Zone proposes to change the site's zoning classification from Rural Residential (R-R) to Residential Agriculture 5 Acre Minimum (R-A-5). The Tentative Tract Map proposes to subdivide the existing 78.75 acres of land into 15 lot Schedule D with a minimum lot size of 5 acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Mark Corcoran at (951) 955-3025 or email mcorcora@rctlma.org.

- Larry Markham, Representative, 41635 Enterprise Circle N, Suite B, Temecula (909) 322-8482 spoke in favor of the proposed project.
- No one spoke in opposition, or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Petty, 2nd by Commissioner Valdivia

A vote of 5-0

THE PLANNING COMMISSION MAKES THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

ADOPT OF MITIGATED NEGATIVE DECLARATION; and,

APPROVE CHANGE OF ZONE NO. 7809; and,

APPROVE TENTATIVE TRACT MAP NO. 36599.

- 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.

Agenda Item No.: 4.1
Area Plan: REMAP
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: Mark Corcoran
Planning Commission: December 3, 2014

TENTATIVE TRACT MAP NO. 36599
CHANGE OF ZONE NO. 7809
ENVIRONMENTAL ASSESSMENT NO. 42629
Applicant: Brown Brothers (Jim Brown)
Engineer/Rep: MDMG, INC.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT
STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE TRACT MAP NO. 36599 proposes a Schedule "D" subdivision of 78.75 acres into 15 lots with a minimum lots size of 5 acres. The project proposes to improve and create new roads to provide access to the 15 newly subdivided lots. Road improvements and extensions include Calle Marguerita, Calle Cordova, Corte Capalita, and Via Elena and Via Carmelo will be built.

Change of Zone No. 7809 proposes to change the zoning from Rural Residential (R-R) to Residential Agriculture-5 acre minimum (R-A-5).

The project site is bounded by Grey Squirrel to the north, Esplendida Way to the south, Calle Cordova to the west, and Calle Marguerita to the east.

SUMMARY OF FINDINGS:

- | | |
|------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Existing General Plan Land Use (Ex. #5): | The project area is designated as Rural Residential (R-RR). |
| 2. Surrounding General Plan Land Use (Ex. #5): | Located to the north, east, and west of the project area is Rural: Rural Residential (R-RR) and to the south of the project area is Rural: Rural Mountainous (R-RM). |
| 3. Proposed Zoning (Ex. #3): | Proposed: Residential Agriculture (5 acre minimum)(R-A-5) |
| 4. Surrounding Zoning (Ex. #3): | Located to the north is Residential Agriculture (R-A-5)(5 acre minimum) and Residential Agriculture (R-A-10)(10 acre minimum), east of the project area is Rural Residential (R-R) and Residential Agriculture (R-A-5)(5 acre minimum), to the west is Rural: Rural Residential (R-R) and to the south is Rural Residential (R-R). |
| 5. Existing Land Use (Ex. #1): | With exception of a single family dwelling on the northeastern section of the project area, the remaining project site is vacant. |
| 6. Surrounding Land Use (Ex. #1): | Located to the north, south, east, and west of the project area are scattered single family dwellings |
| 7. Project Data: | Total Acreage: 78.75 |
| 8. Environmental Concerns: | See attached EA No.42629 |

STAFF RECOMMENDS THAT THE PLANNING COMMISSION MAKE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS:

ADOPTION OF MITIGATED NEGATIVE DECLARATION 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,

TENTATIVE TRACT MAP NO. 36599, AND CHANGE OF ZONE NO. 07809

Planning Commission Staff Report: December 3, 2014

Page 2 of 4

APPROVE CHANGE OF ZONE NO. 7809 amending the zoning classification for the subject property from Rural Residential (R-R) to Residential Agriculture (R-A-5) (5 acre minimum), in accordance with Exhibit 3, based upon the findings and conclusions incorporated in the staff report, subject to the adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36599, 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 No. 42629, which is incorporated herein by reference.

1. The proposed project is in conformance with the Rural: Rural Residential Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed Tract Map Subdivision and Change of Zone from Rural Residential (RR) to Residential Agriculture (R-A-5) are consistent with the Riverside Extended Mountain Area Plan (REMAP).
3. The project area is surrounded by properties which have the land use designation of Rural Residential to the north, east, and west and Rural: Rural Mountainous to the south.
4. The proposed project conforms with the requirements of the Residential Agriculture zoning classification of Ordinance No. 348 and with all other applicable provisions of Ordinance No. 348.
5. The project area is surrounded by properties which are zoned Residential Agriculture (R-A-5)(5 acre minimum) and Residential Agriculture (R-A-10)(10 acre minimum) to the north, to the west and east of the project area is Rural Residential (R-R) and Residential Agriculture (R-A-5)(5 acre minimum), and to the south is Rural Residential (R-R).
6. Single family homes have been constructed to the west and south of the project area and vacant lots are located to the north and east.
7. The proposed project is located within Criteria Cell No. 6483 of Cell Group I' of the Multi-Species Habitat Conservation Plan (MSHCP) and has undergone the Habitat Acquisition and Negotiation Strategy (HANS) process and Joint Project Review (JPR). It was the conclusion of both the HANS and JPR processes that the proposed project is consistent with both the MSHCP Criteria and Other plan requirements (Refer to EA 42629).
8. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant is required to try to obtain assurance from neighboring properties that offsite construction impacts shown on the map (culverts and street grading on other private property to the east) is acceptable. The applicant's representative has indicated that they have verbal permission, and at the time this was written they were trying to obtain written permission. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.
9. Staff reviewed the proposed map through Ordinance No. 460 and found the project to be consistent with the requirements for a Schedule "D" subdivision and consistent with all other provisions of Ordinance No. 460, specifically the lot size is between 5 acres and 20 acres, there are more than 5 parcels, the streets are providing base and grade type improvements and water and sewer are provided for locally.
10. The proposed subdivision is located within a High Fire and State Responsibility Area.

TENTATIVE TRACT MAP NO. 36599, AND CHANGE OF ZONE NO. 07809

Planning Commission Staff Report: December 3, 2014

Page 3 of 4

11. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall be covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
12. Fire protection and suppression services shall be available for the subdivision through Riverside County Fire Department.
13. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes, and green belts.
14. Environmental Assessment No. 42629 identified the following potentially significant impacts:
 - a) Biological Resources
 - b) Cultural Resources
 - c) Utility and Service Systems

CONCLUSIONS:

1. The proposed project is in conformance with the Rural: Rural Residential (R-RR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the proposed Residential Agriculture (R-A-5)(5 acre minimum) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The Tentative Tract Map proposal is consistent with the Schedule "D" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
7. The proposed project will not have a significant effect on the environment.

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. County Service Area;
 - b. Sphere of Influence;
 - c. Liquefaction Area;
 - d. A dam inundation area;
 - e. Airport Influence Area;
 - f. A 100 year flood zone; and
 - g. Recreation & Park District.

TENTATIVE TRACT MAP NO. 36599, AND CHANGE OF ZONE NO. 07809

Planning Commission Staff Report: December 3, 2014

Page 4 of 4

3. The project site is located within:
 - a. The boundaries of Hemet Unified School District;
 - b. High Fire Area and a State Responsibility Area;

4. The subject site is currently designated as Assessor's Parcel Number: 915-260-002.

Y:\Planning Case Files-Riverside office\TR36599\DH-PC-BOS Hearings\DH-PC\TR36599-CZ07809 Staff Report.docx

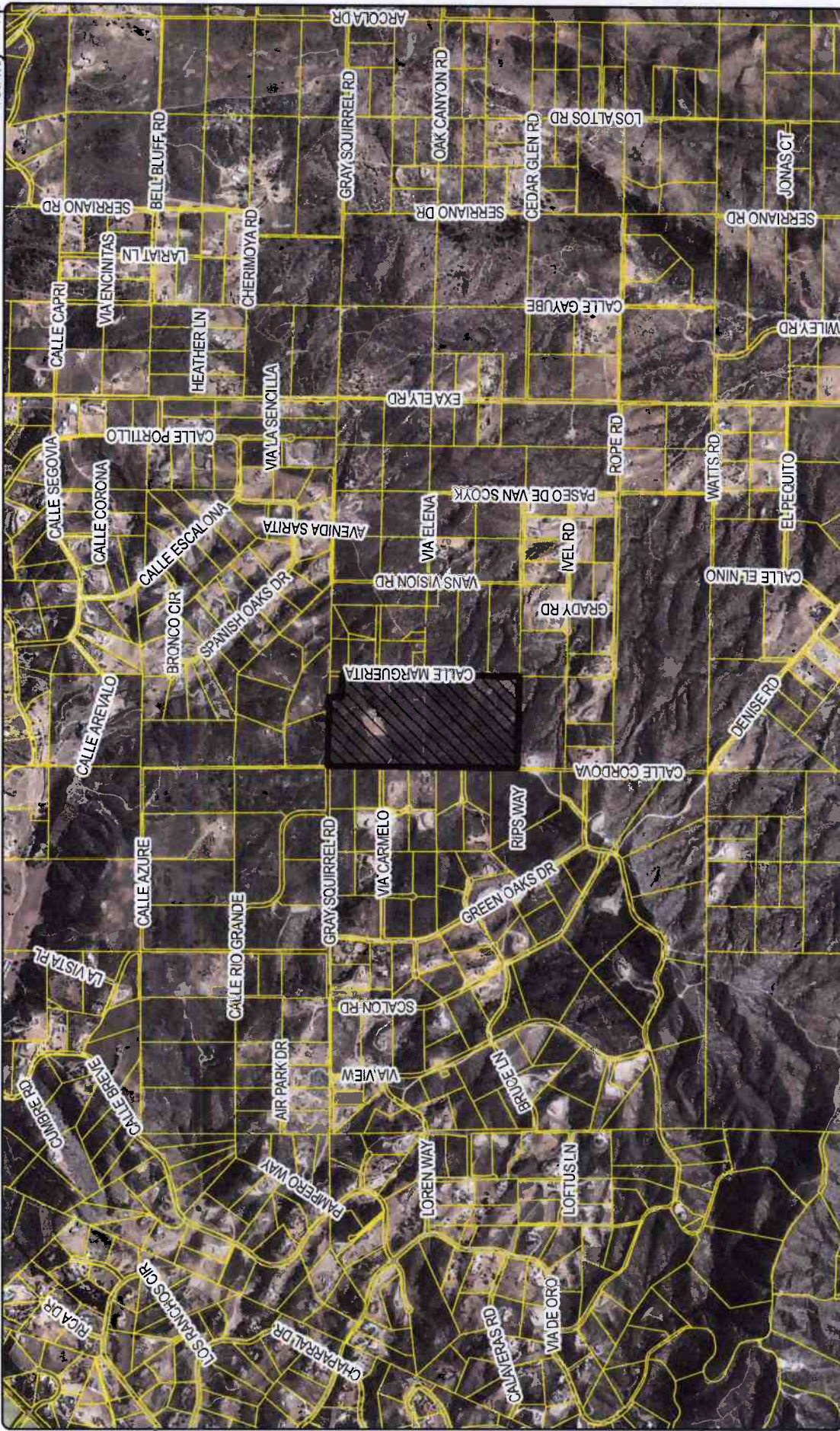
Date Prepared: 01/01/01

Date Revised: 11/10/14

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07809 TR36599
VICINITY/POLICY AREAS

Supervisor Stone
 District 3

Date Drawn: 08/22/2014
 Vicinity Map



Zoning Area: Rancho California

Author: Vinnie Nguyen



NOTICE: On October 7, 2009, the County of Riverside adopted a new General Plan. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department at (760)853-8277 (Riverside County) or Website: <http://www.riversidecountyplanning.com>

RIVERSIDE COUNTY PLANNING DEPARTMENT

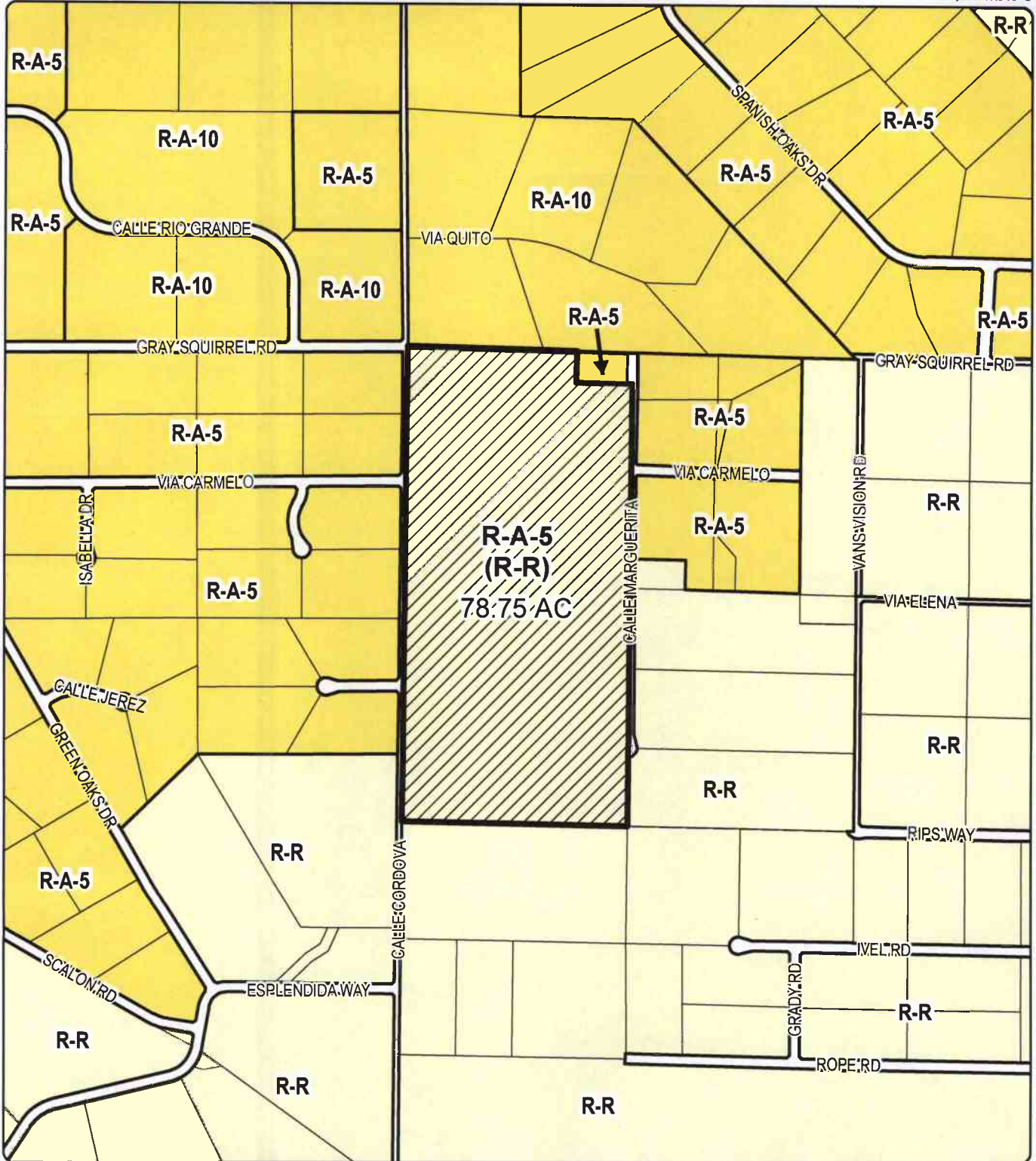
CZ07809 TR36599

PROPOSED ZONING

Supervisor Stone
District 3

Date Drawn: 08/22/2014

Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



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 type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07809 TR36599

LAND USE

Supervisor Stone
District 3

Date Drawn: 08/22/2014

Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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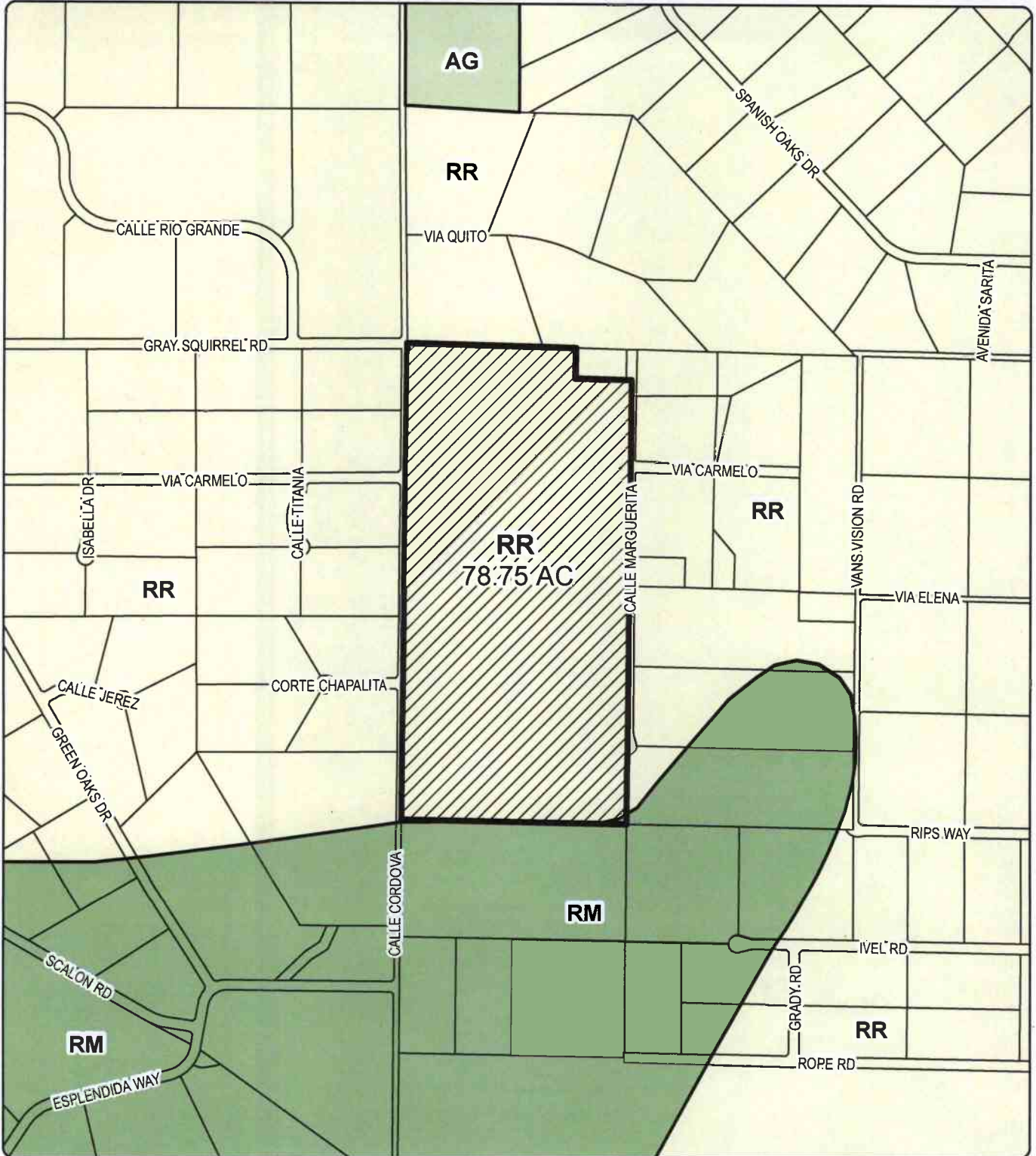
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07809 TR36599

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 08/22/2014
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42629
Project Case Type (s) and Number(s): Tract Map Subdivision TR36599, Zone Change CZ07809
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Matt Straite, Project Planner
Telephone Number: (951) 955-8631
Applicant's Name: Brown Brother C/O Jim Brown
Applicant's Address: 1904 Rhodes Street, Hermosa Beach, CA 90254
Engineer's Name: Markham Development Management Group, Inc (C/O Sherrie Munroe)
Engineer's Address: 41635 Enterprise Circle, Suite B, Temecula, CA 92590

I. PROJECT INFORMATION

A. Project Description:

The project proposes to subdivide a 78.75 acre lot into 15 individual lots for single family residential development and change the existing zone of Rural Residential (R-R) to Residential Agriculture with a 5 acre minimize lot size (R-A-5). The project area is located in an unincorporated area of Riverside County under the Southwest Area Plan and Riverside Extended Mountain Area Plan, located on parcel 915-260-002. The project site is bounded by Grey Squirrel to the north, Esplendida Way to the south, Calle Cordova to the west, and Calle Marguerita to the east.

The project is not located within a city or city sphere. The project is not located within a specific plan and the project is not within a flood zone, therefore the project is not subject to overflow, inundation, or flood hazards. The 15 proposed residential homes on each proposed lot will utilize private wells for water needs, private septic tanks for sewer needs, propane for gas, Southern California Edison for electricity, and Verizon for telephone communications.

There is an existing residential single family home located in the proposed lot 3 of the project site. It is a 656 square foot single family one story home with two bedrooms and one bathroom, built in 1916. The existing building will remain on the lot after the subdivision. The project applicant intends to sell the individual lots after the subdivision. That will result in construction of 14 homes (the existing home on lot 3 will remain) when the new owners propose them.

Currently, Via Elena traverses the lot and divides the lot in half. The project proposes to improve and create new roads to provide access to the 15 newly subdivided lots. Road improvements and extensions include Calle Marguerita, Calle Cordova, Corte Capalita, and Via Elena and Via Carmelo will be built. Roads will be compacted and not paved. Each residential lot will have private driveways leading up to the residential development.

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

C. Total Project Area: 78.75 gross acres

Residential Acres:	Lots: 15	Units:	Projected No. of Residents: 43
Commercial Acres:	Lots:	Sq. Ft. of Bldg Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 915-260-002

E. Street References: Northerly of Esplendida Way, southerly of Grey Squirrel Road, easterly of Calle Cordova, and westerly of Calle Marguerita.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 7 South, Range 1 West, Section 26

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is comprised of 78.15 acres of rural land. The land is at an elevation ranging 2300 to 2512 feet.

The surrounding area is a mixture of large single family residential lots and vacant land uses. There are single family homes adjacent to the project site on the west of Calle Cordova. There is vacant land adjacent to the north, south, and east of the project site. There are single family homes about 0.5 miles northeast of the project site and other single family residential development scattered along the southeast of Calle Marguerita.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The General Plan Designation is Rural: Rural Residential. The project is consistent with the residential land use designation (minimum lot size of 5 acres) and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.

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

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Residential (RR)

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

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

G. Adjacent and Surrounding:

- 1. Area Plan(s): Southwest Area
- 2. Foundation Component(s): Rural to the north, east, south and west.
- 3. Land Use Designation(s): Rural Residential (RR) to north, west, and east. Rural Mountainous to south.
- 4. Overlay(s), if any: Not Applicable

H. Adopted Specific Plan Information

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

I. Existing Zoning: Rural Residential

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

K. Adjacent and Surrounding Zoning: Residential Agricultural- 10 Acre Minimum (R-A-10) to north, Rural residential (R-R) to south, and east. Residential Agricultural- 10 Acre Minimum (R-A-10) to west.

II. 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 checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" 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 | |

III. 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

Matt Straite

Printed Name

Date

For Juan C Perez, TLMA Agency Director/
Interim Planning Director

IV. 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, Southwest Area Plan, Figure 9 "Scenic Highways"

Findings of Fact:

a) The project site is located approximately 12 miles east of Interstate 215, which is a State Eligible Scenic Highway, and is not located within the state eligible scenic highway corridor; therefore, the project will not have substantial effect upon this scenic highway.

b) The project site is located in an unincorporated area of Riverside County and is currently vacant. The existing character of the project site is mostly mountainous and rural. The proposed project has views of the Santa Rosa Mountains to the west, the Santa Margarita Mountains and Agua Tibia range to the south, and the Black Hills to the east.

The 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. In addition, the project will not result in the creation of an aesthetically offensive site open to public view. The project will not create an aesthetically offensive site open to public view, and will, therefore, have a less than significant impact on scenic resources.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located 13.52 miles away from the Mt. Palomar Observatory; which is within the designated 15-mile (ZONE A) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655. With incorporation Ordinance No. 655 lighting requirements into the proposed project, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project proposes to subdivide the 78.75 acre lot into 15 individual lots for residential land uses. The new structures will result in a new source of light and glare from the addition of residential lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The new structures pursuant to the subdivision include no reflective surfaces that could result in substantial glare during the night. As a result, compliance with Ordinance No. 655 will reduce the potential impact to the surrounding residences to less than significant.

b) The project proposes to subdivide the 78.75 acre lot into 15 individual residential lots. Future development on the proposed lots will comply with County Ordinance No. 655 regarding lighting on residential properties. The project will not expose residential property to unacceptable light levels and impacts will be reduced to less than significant levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 1 of 3

Findings of Fact:

a) According to the General Plan, the project is located within the Southwest Area Plan. The Area Plan indicate majority of the region is devoted to Open Space, Agricultural, and Rural designations. The property is designated as farmland of local importance and other. Therefore, there are no impacts.

b) According to the County GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is surrounded by rural residentially zoned land along the northern, southern, western, and eastern boundaries. The zone change from R-R to R-A-5 will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property as R-R and R-A-5 are very similar in agriculturally permitted uses. Impacts will be less than significant.

d) The project is currently zoned as Rural Residential. The project proposes to change its existing land use to Residential Agriculture with minimum of 5 acre lots. The two land uses are very similar in that they permit limited uses of agriculture as well as residential land uses and the change will not result in major impacts. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Southwest Area Plan "Land Use Map"

Findings of Fact:

a) The County has no designation 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

b) According to the Southwest Area Plan Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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source emitter?				
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993; Urban Crossroads, *Brown*, APN# 915-260-002 – Greenhouse Gas Analysis, September 16, 2014

Findings of Fact:

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

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

(1) The project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated in Section 6.b et seq of this report; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and would not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities.

The project site is located in the South Coast Air Basin (SCAB) and managed under the South Coast Air Quality Management District (SCAQMD). Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by the Southern California Association of Governments (SCAG) for their 2012 Regional Transportation Plan (RTP) were used to estimate future emissions within the 2012 Air Quality Management Plan (AQMP). According to the California Department of Finance estimates, the current (2013) population within the unincorporated areas of Riverside County is 358,827 residents. Based on the SCAG forecasts, the population projections for 2035 anticipated a population of 710,600. According to the California Emissions Estimator Model (CalEEMod), the project will generate approximately 43 residents. The project will account for less than one percent of the anticipated growth of residents within the area between 2012 and 2035. This total is within the growth projections adopted by SCAG and the 2012 AQMP. The project will be consistent with the projections with any applicable air quality plans and impacts will be less than significant.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed Project, will cumulatively contribute to these pollutant violations.

The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities related to the 14 single family homes. The SCAQMD thresholds are 75 lb/day for ROG, 100 lb/day for NOx, 550 lb/day for CO, 150 lb/day for SO₂, 150 lb/day for PM₁₀, and 55 lb/day for PM_{2.5}. The model indicates that no criteria pollutants will exceed the daily emissions thresholds established by SCAQMD; therefore, construction impacts will be less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The long-term project impacts in the daily allowable emissions for the project's operational phase are considered to be less than significant.

e) The project will not create sensitive receptors located within one mile of an existing substantial point source emitter. No impact will occur.

f) The project will not create objectionable odors affecting a substantial number of people. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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)?

c) Have a substantial adverse effect, either directly or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), On-site Inspection, Joint Project Review 13-01-30-01 dated March 19, 2013, MSHCP Consistency Analysis report prepared by Principe and Associates dated October 11, 2012, email by Principe and Associates dated January 31, 2013, and an email by the Riverside County Environmental Programs Division (EPD) dated February 7, 2013 and March 7, 2013

Findings of Fact:

a) All projects within Western Riverside County are subject to the Multi-Species Habitat Conservation Plan (MSHCP). The proposed project is located within Criteria Cell No. 6483 of Cell Group I' of the MSHCP and has undergone the Habitat Acquisition and Negotiation Strategy (HANS) process and Joint Project Review (JPR). It was the conclusion of both the HANS and JPR processes that the proposed project is consistent with both the MSHCP Criteria and Other plan requirements.

1. As stated in Section 3.2.3 of the MSHCP, "Proposed Core 7 is comprised of a mosaic of upland and wetland habitat types in the Vail Lake, Sage and Wilson Valley areas. The proposed large intact habitat blocks provide Live-In Habitat for a number of Planning Species and movement for species connecting to other Core Areas located in the Agua Tibia Wilderness, San Bernardino National Forest and Beauty Mountain Management Area. Proposed Core 7 supports Quino checkerspot butterfly, coastal California gnatcatcher, Stephens' kangaroo rat, least Bell's vireo, bobcat, mountain lion and several Narrow Endemic Plant Species occurring on Travers-Willow-Domino soil series. Maintenance of large intact interconnected habitat blocks and wetland functions and values of Vail Lake and portions of Tualota Creek, Temecula Creek, Tule Creek, Cottonwood Creek, Arroyo Seco Creek, Kolb Creek and Wilson Creek is important for these species. Areas not affected by edge within Proposed Core 7 total approximately 48,510 acres of the total 50,000 acres occupied by this Core.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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For portions of Core Areas adjacent to Development, treatment and management of edge conditions will be necessary to ensure habitat quality for species using the Core."

2. The site is located within Cell Group I'. As stated in Section 3.3.12 of the MSHCP, "Conservation within Cell Group I' will contribute to assembly of Proposed Core 7. Conservation within Cell Group I' will focus on chaparral, coastal sage scrub, grassland, woodland and forest habitat. Areas conserved within Cell Group I' will be connected to chaparral, coastal sage scrub, and grassland habitat proposed for conservation in Cell Group H' to the east and to chaparral and coastal sage scrub habitat proposed for conservation in Cell Group B in the Southwest Area Plan to the west and in Cell Group D also in the Southwest Area Plan to the south. Conservation within Cell Group I' will range from 45% to 55% of the Cell Group focusing in the southern portion of the Cell Group."

3. Rough Step: The proposed project is within Rough Step Unit 4. Rough Step Unit 4 encompasses 212,630 acres within the southeastern corner of western Riverside County and includes Proposed Core 4 and Proposed Core 7. These areas are composed of upland and wetland habitat types in the Vail Lake, Sage, and Wilson Valley areas. This area is bounded by Diamond Valley Lake, Lake Skinner, and Johnson Ranch to the west, San Diego County and the Agua Tibia Mountains to the south, and the San Jacinto Mountains and eastern Riverside County to the west. There are 105,759 acres within the Criteria Area in Rough Step Unit 4. Key vegetation communities within Rough Step Unit 4 include coastal sage scrub; desert scrubs; grasslands; riparian scrub, woodland, forest; Riversidean alluvial fan sage scrub; and woodlands and forests. Based on the 2011 MSHCP Annual Report, all vegetation categories are "in" rough step. Based on the MSHCP Consistency Analysis prepared by Principe and Associates dated October 11, 2012, the vegetation communities on site include chaparral, coastal sage scrub, oak woodland, and developed lands. Therefore, development on the project site will not conflict with or interfere with the Rough Step Status of Unit 4.

4. Reserve Assembly: The project site is located in the northwestern portion of Cell Group I', not the southern part of the Cell Group described for Conservation. Therefore, the project does not affect the Reserve Assembly goals of the MSHCP.

5. MSHCP Section 6.1.2: According to the MSHCP Consistency Analysis prepared by Principe and Associates dated October 11, 2012 and the email provided by EPD dated February 7, 2013, the site contains several drainage features (see Biological Resource Map in MSHCP Consistency Analysis). Principe states that all on-site drainages are classified as upland swales that follow the natural hill and valley topographic contours, and do not display observable field markers like beds or banks or ordinary high water marks. Principe noted that the northeast portion of the site provide a source of fresh water for the mapped Coast Live Oak Woodlands on site. A site visit was conducted by EPD on January 24, 2013 and it was determined that the areas mapped as oak woodland qualify as riparian/riverine resources pursuant to the MSHCP. The entire upland swales and appropriate buffer in the northeast portion of the site where the oak woodlands are located shall be put in an Environmental Constraints Sheet to ensure avoidance of riparian/riverine resources (see attached Constraints Map), otherwise a Determination of Biological Equivalent or Superior Preservation shall be prepared and submitted to the Permittee, RCA, and Wildlife Agencies for review and approval. In an email dated January 31, 2013, Principe stated that riparian vegetation and habitat are not present along any of the upland swales on the southern portion of the site and that there was an absence of land containing typical riparian habitat dominated by willow and cottonwood trees, emergent shrubs and trees, or emergent mosses and lichens. Furthermore, Principe stated that the upland swales receive periodic flows during storm events, but not sufficient amounts to incise channels or display observable field markers and have no upstream or downstream connectivity with interstate waters or

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riparian/riverine areas. Based on EPD's site visit on January 24, 2013 (in the rain), EPD stated there were no sign of surface run off where the upland swales are located within the southern portion of the site and no features that conveyed off-site flows through the property. Soils on site include sandy loam; sandy loam, shallow; rocky sandy loam, shallow; fine sandy loam; and fine sandy loam, shallow. Principe did not observe other aquatic features such as vernal pools and no suitable habitat for fairy shrimp was present on site due to the sloping nature of the topography on site. Based on the information provided by Principe and Associates and EPD, the project demonstrates compliance with Section 6.1.2 of the MSHCP.

6. MSHCP Section 6.1.3: The project site is located within a Narrow Endemic Plant Species Survey Area (NEPSSA) for slender-homed spineflower and many-stemmed dudleya. A habitat assessment was conducted by Principe and Associates on June 8, 2012 for slender-horned spineflower and many-stemmed dudleya. Principe and Associates did not observe suitable habitats for the above mentioned NEPSSA species. Additionally, Principe and Associates did not observe NEPSSA species during the focused surveys (June 8 and 22, 2012 and July 6 and 20, 2012) that were conducted for CASSA species. Based on the information provided by Principe and Associates, the project demonstrates compliance with Section 6.1.3 of the MSHCP.

7. MSHCP Section 6.3.2: The project site is located within a Criteria Area Species Survey Area (CASSA) for Nevin's barberry, Vail Lake Ceanothus, and round-leaved filaree. A habitat assessment was conducted on June 8, 2012. Principe and Associates stated that no suitable habitat were present for Vail Lake Ceanothus and round-leaved filaree. Therefore, since no suitable habitat was present, focused surveys were not warranted for Vail Lake Ceanothus and round-leaved filaree. However, suitable habitat was present for Nevin's barberry. Therefore, focused surveys were conducted on June 8 and 22, 2012, and July 6 and 20, 2012 for Nevin's barberry. No Nevin's barberry was observed during the time of the focused surveys. Based on the information provided by Principe and Associates, the project demonstrates compliance with Section 6.3.2 of the MSHCP.

e) As noted above, the project site does support some riparian habitat. The proposed project design will avoid impacts to all riparian habitats. The project site also supports potential nesting bird habitat. Removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

g)The project site supports several individual oak trees and a small oak woodland. All oak trees shall be preserved in place.

Mitigation: Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds (COA 60. EPD 1).

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MM BIO 2 – All Riparian/Riverine habitats shall be identified on an Environmental Constraint Sheet (ECS) to be recorded with the project map. The ECS shall clearly indicate that no impacts are permitted within these areas (COA 50. EPD 1).

MM BIO 3 – All oak trees shall be identified on an Environmental Constraint Sheet (ECS) to be recorded with the project map. The ECS shall clearly indicate that the oak trees shall not be impacted (COA 50. EPD 1).

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Cultural Resources Consultant, *A Phase I Cultural Resources Assessment of Tentative Tract Map 36599*, July 2013

Findings of Fact:

a) A Phase I archaeological survey of the project area was conducted on June 28, June 30, and July 2, 2013 and determined the site will not be considered a significant cultural resource according to CEQA criteria. In addition, the project site is not in a Historic Preservation District. Therefore project implementation will not alter or destroy any historic site. No impacts will occur.

b) Currently, there is one single family home present on the proposed lot 3. The 656 square foot home was built in 1916 and will remain there after the subdivision. There are no historical structures or other historical resources as defined in the California Code of Regulations, Section 15064.5. No impacts will occur.

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

Source: Cultural Resources Consultant, *A Phase I Cultural Resources Assessment of Tentative Tract Map 36599*, July 2013

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Findings of Fact:

a) A Phase I archaeological survey of the project area was conducted on June 28, June 30, and July 2, 2013 and determined the site will not be considered a significant archaeological resource according to CEQA criteria. Sites CA-RIV-11589, CA-RIV-11590, CA-RIV-11591, and P-33-02360 were identified as sites with some artifacts of significance. The existing building on the proposed lot 3 (P-33-02360) includes a 656 square foot concrete block home built in 1916, goat shed, enclosed spring, root cellar, and outhouse. These structures are in a relatively fragile condition and there exists a big probability that the structures will fall apart in the not too distant future. Therefore, the report recommends that future development or improvements in lot 3 should conduct a Phase II Historical Resource Investigation. In addition, prior to issuance of grading permits, in accordance with County standard requirements and the report recommendations, archaeologically significant site shall be avoided and preserved by project design and prior to any earthmoving activities within one hundred feet (100') of any or all of these sites, the project archeologist, project supervisor, and Tribal Monitor shall fence off the boundaries of the significant sites, with sufficient buffer area to protect the site from grading impact (COA 60, PLANNING 8). Impacts will be less than significant with mitigation incorporated.

b) As discussed in section 9a, impacts to archeological resources on the project site will be less than significant pursuant to California Code of Regulations, Section 15064.5.

c) The archaeological survey conducted for the Phase I report indicated the project site is not considered a significant archeological resource. As indicated in section 9a, further analysis and testing is recommended when future development is proposed. The project will be less than significant.

d) The project will not restrict any religious or sacred uses within the project site. No impacts will occur.

Mitigation: Prior to the issuance of grading permits, sufficient buffer areas to protect the site from grading activities shall be provided (COA 60. PLANNING 8)

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, Department of Building and Safety Grading Division, Planning Department (Project Archaeologist)

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"; Cultural Resources Consultant, *A Phase I Cultural Resources Assessment of Tentative Tract Map 36599*, July 2013

Findings of Fact:

a) The project is located within a low sensitivity area for the presence of paleontological resources as indicated in the General Plan. Following a literature search, records check, and a field survey, the

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project site is determined by a qualified vertebrate paleontologist as having low potential for containing significant paleontological resources subject to adverse impacts. However, should fossil remains be encountered during site development, proper mitigation should be incorporated to ensure that uncovered resources are evaluated, left in place if possible, or curated as recommended by a qualified paleontologist (COA 10. PLANNING 1). The project impacts will be less than significant with mitigation incorporated.

Mitigation: In the event that fossil remains are found during site development, proper mitigation shall be followed to protect the uncovered resource (COA 10. PLANNING 1)

Monitoring: Department of Building and Safety Grading Division, Planning Department (Project Paleontologist)

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act; Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

Findings of Fact:

a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure,	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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including liquefaction?

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

Findings of Fact:

a) Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur.

The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study, prepared by Matrix Geotechnical Consulting, Inc in August 2013, identifies that there is a very low probability for liquefaction because the site is underlain by Cretaceous Tonalite bedrock. The future development will be required to adhere to the 2010 CBC, which contains provisions for soil preparation to minimize hazards from liquefaction and other seismic-related ground failures. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figures S-13 through S-21 (showing General Ground Shaking Risk); Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to 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. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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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: Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

Findings of Fact:

a) According to the Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study conducted by Matrix Geotechnical Consulting, the project site will have little to no potential for risk of landslides. Potential for lateral spreading, collapse, and rockfall hazards are negligible. Therefore, impacts will be less than significant.

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: Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

Findings of Fact:

a) Based on geologic mapping, literature review, and aerial photo analysis, the potential for ground rupture and subsidence is unlikely because of the absence of faulting on or near the site. Impacts are considered less than significant.

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: Riverside County General Plan, Southwest Plan, Figure 10 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones"; Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

Findings of Fact:

- a) The project is topographically flat to moderate sloping and development of the site will involve mass and fine grading which will not significantly change the existing topography on the subject site. Impacts will be less than significant.
- b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impacts will occur.
- c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), 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: Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) will reduce the impact to below a level of significance. BMPs are required pursuant

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to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The project Geotechnical Investigation indicates soils tested on site were determined to have a very low expansive soil index. Compliance with the CBC requirements pertaining to residential development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project proposes the use of septic systems. The size of the septic system is based on the measured percolation rate and number of bedrooms in the home. The greater the number of bedrooms and slower the percolation rate, the larger the system is required. Proposed homes on the proposed lots shall follow the Onsite Wastewater Treatment Systems Policy (OWTS Policy), adopted by the California State Water Resources Control Board, to ensure adequate siting, design, operation, and maintenance of the installed septic systems. With compliance with the OWTS Policy, impacts will be less than significant.

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

Source: Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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"

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Source: California Air Pollution Control Officers Association. *CEQA and Climate Change*. January 2008; South Coast Air Quality Management District. CEQA Significance Thresholds Working Group. Meeting # 15, Main Presentation. September 28, 2010; Urban Crossroads, *Brown*, APN# 915-260-002 – Greenhouse Gas Analysis, September 16, 2014

Findings of Fact:

a) The County of Riverside has not yet adopted a Climate Action Plan (CAP) for unincorporated areas in the County. One is proposed to be adopted with a General Plan update currently in process. The proposed CAP, and an interim Standard Operating Procedure allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 million metric tons of carbon dioxide equivalents (MTCO_{2e}) for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. GHG emissions for the project were quantified utilizing the California Emissions Model (CalEEMod) version 2013.2.2 to determine if the project could have a cumulatively considerable impact related to greenhouse gas emissions.

A numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin (Basin) has not officially been adopted by the SCAQMD. The proposed SCAQMD

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screening threshold is 3,000 metric tons carbon dioxide equivalent (MTCO₂E) per year for residential and commercial projects. The proposed project will emit 478.58 MTCO₂E per year. GHG emissions associated with the proposed project will not exceed the 3,000 MTCO₂E threshold; therefore, impacts will be less than significant

In addition, a Greenhouse Gas Analysis was done for the proposed project on September 16, 2014. A screening threshold of 900 MTCO₂E per year, set by the California Air Pollution Officers Association (CAPCOA) for residential land use was applied, which is a widely accepted screening threshold by the County of Riverside. The project will result in approximately 478.58 MTCO₂E per year, which does not exceed the CAPCOA threshold. Impacts will be less than significant.

b) Because the project will not exceed the screen threshold proposed by SCAQMD, the project will not conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste 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:

Findings of Fact:

a) The proposed residential project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because these activities are not associated with residential uses. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other

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products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because residential uses do not engage in activities with risk of upset. Impacts will be less than significant.

c) The project includes adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. No Impacts will occur.

d) The proposed project is not located within one quarter mile of an existing or proposed school. The nearest school to the project site is Cottonwood School, located at 44260 Sage Road in Aguanga, and is approximately 5.83 miles southeast. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

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"; Riverside County General Plan, Southwest Area Plan, Figure 5 "Desert Resorts Regional Airport Influence Policy Area"; GIS database

a) The project site is not located within the vicinity of any public or private airport. The closest airport to the project site is the French Valley Airport, approximately 10 miles to the northwest. According to the Area Plan, the proposed project is located outside of the airport influence policy area. Therefore, the project could not result in an inconsistency with an Airport Master Plan.

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b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. No impact will occur.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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?

Source: Riverside County General Plan, Southwest Area Plan, Figure 11 "Wildfire Susceptibility"; GIS database

Findings of Fact:

a) According to the Area Plan, the proposed project site is located in an area designated as high for wildfire susceptibility. The proposed project will not 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 because standard conditions of approval have been added to the project that will assure adequate infrastructure is exists on site to address fire suppression needs. There will also be a minimal increase in the population based on the proposed map, and existing circulation is adequate to address circulation needs. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

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?

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

c) Substantially deplete groundwater supplies or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas; Matrix Geotechnical Consulting Inc, *The Geotechnical Investigation and Onsite Wastewater Treatment Feasibility Study*, August 2013

Findings of Fact:

a) According to the Geotechnical Investigation, the existing surface drainage is by way of dry washes which sheet flow to north and northwest from peak elevations within the site. The southeastern corner of the site, lots 14 and 15, has surface drainage conditions which flow to the south and southeast. There are no existing drainage devices that exist on the site. Future development within the project site is subject to plan check review by the County and thus will address any concerns regarding drainage. Therefore, the project shall 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 will result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b) The construction of the project will implement BMP measures to reduce off-site water quality issues by including non-structural, structural, and treatment BMPs to minimize the potential for contaminated stormwater discharges and the potential for downstream pollutant loading. Impacts will be less than significant.

c) Data provided by the State of California Department of Water Resources indicate a nearby groundwater well, located south by southeast of the site, having a ground surface elevation of approximately 2115 feet. The construction and operation of the 15 homes will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) No streams traverse the project site; thus, construction of the 14 homes will not result in the alteration of any stream course. With regard to project operation, on-site drainage will continue to function through inland swales located throughout the project site. The project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Impacts will be less than significant.

e-f) The project is not located within a 100-year flood hazard area. No impact will occur.

g) The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 25 herein. No impacts will occur.

h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) like water quality treatment basins or constructed treatment wetlands and the operation of the project will not result in significant environmental effects like increased vectors or odors. Drainage will be provided onsite through inland swales throughout the site. Impacts will be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Figure S-16 "Inventory of Dam Locations" and Figure S-10 "Dam Failure Inundation Zones"; Project Application Materials

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County and is currently vacant. The project will have inland swales placed throughout the project site to serve as the drainage system. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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surface runoff in a manner that will result in flooding on- or off-site. Impacts will be less than significant.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff pursuant to NPDES requirements. Impacts will be less than significant.

c) The project site is located in an unincorporated area of Riverside County. According to the General Plan, the closest dam to the project site is located in Temecula. The General Plan also designates the project site is outside an area subject to dam inundation. There are no levees in vicinity of the project. No impact will occur.

d) The project will not cause changes in the amount of surface water in any water body. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Southwest Area Plan

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County. The proposed project is consistent with the surrounding and planned land use for the site. The project will not result in a substantial alteration to the present land use of the area and impacts will be less than significant.

b) The project site is located in the unincorporated Riverside County and is not within a city boundary or city sphere of influence. The project is consistent with surrounding land uses. Therefore, the project will not affect land uses within a city sphere of influence or within adjacent city or county boundaries; impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element; Riverside County General Plan, Southwest Area Plan

Findings of Fact:

a-b) The project is currently zoned Rural Residential (R-R), which requires a minimum size lot of 5 acres. Surrounding land uses include Rural Residential and Residential Agriculture to the north, west, east, and south. Therefore the proposed project is consistent and compatible with the site's proposed zoning; no impact will occur.

c) The project is currently zoned as Rural Residential. With a General Plan Amendment to change the Rural Residential zone to Residential Agriculture, the project proposes to subdivide the 78.75 acre lot into 15 individual lots. Surrounding impacts are also similar. No impact will occur.

d) The project is consistent with the Riverside County General Plan. The project will have no impact.

e) The project is surrounded by Rural Residential to the north, west, east, and south. Therefore the project will not disrupt or divide any existing community and no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

29. Mineral Resources

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

Source: Riverside County General Plan, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area"

a) According to Figure OS-5 "Mineral Resources Area", the project site is located in an area that has not been studied for the presence or absence of mineral deposits. The General Plan identifies