

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS DATE 5/3/16

Departmental Concurrence

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

7020



FROM: TLMA – Planning Department

SUBMITTAL DATE:
April 11, 2016

SUBJECT: CHANGE OF ZONE NO. 7877, ORDINANCE NO. 348.4836, AND TENTATIVE TRACT MAP NO. 36910 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Woodcrest Suttles, LLC – Engineer/Representative: Adkan Engineers – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Mariposa Lane, southerly of Ponderosa Lane, easterly of Alita Drive, and westerly of Suttles Drive – 9.9 Acres – Zoning: Light Agriculture – 5 Acre Minimum (A-1-5) – REQUEST: The change of zone proposes to change the site's Zoning Classification from Light Agriculture – 5 Acre Minimum (A-1-5) to Residential Agriculture (R-A) and Watercourse, Watershed, & Conservation Areas (W-1). The Tentative Tract Map is a Schedule B subdivision of 9.9 acres into 9 residential lots with a minimum lot size of 25,000 sq. ft. and one (1) open space lot. Deposit based funds 100%.

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Director

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 100%

Budget Adjustment: N/A

For Fiscal Year: N/A

C.E.O. RECOMMENDATION:

APPROVE

BY

Tina Grande
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Prev. Agn. Ref.:

District: 1

Agenda Number:

16-2

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7877, ORDINANCE NO. 348.4836, AND TENTATIVE TRACT MAP
NO. 36910**

DATE: April 11, 2016

PAGE: Page 2 of 3

RECOMMENDED MOTION: The Planning Commission and Staff recommend that the Board of Supervisors:

ADOPT MITIGATED NEGATIVE DECLARATION for **ENVIRONMENTAL ASSESSMENT NO. 42811**, 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. 7877 to change the Zoning Classification of the project site from Light Agriculture - 5 Acre Minimum (A-1-5) to Residential Agricultural (R-A) and Watercourse, Watershed, & Conservation Areas (W-1) in accordance with Exhibit #3, subject to final adoption of Zoning Ordinance 348.4836 by the Board of Supervisors; and,

ADOPT ORDINANCE NO. 348.4836 amending the Zoning Classification in the Lake Mathews/Woodcrest Area Plan, as shown on Map No. 59.071, Change of Zone No. 7877, which is attached hereto and incorporated herein by reference; and,

APPROVE TENTATIVE TRACT MAP NO. 36910, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary:

Change of Zone No. 7877 proposes to change the site's Zoning Classification from Light Agriculture - 5 Acre Minimum (A-1-5) to Residential Agricultural (R-A) and Watercourse, Watershed, & Conservation Areas (W-1).

Tentative Tract Map No. 36910 is a Schedule B subdivision of a 9.9 acre project site into nine (9) single family residential lots ranging in size from 25,054 sq. ft. to 53,151 sq. ft., and one (1) open space lot. The open space lot will contain two detention basins and a portion will be preserved for a Riverine Riparian feature. The accompanying street network will be constructed for public use and the open space lot will be owned and maintained by the HOA.

The project site is located northerly of Mariposa Lane, southerly of Ponderosa Lane, easterly of Alita Drive, and westerly of Suttles Drive within the Lake Mathews/Woodcrest Area Plan.

This project was heard at the March 2nd, 2016 Planning Commission hearing and was unanimously recommended for Board of Supervisors approval.

AB 52 became effective on July 1, 2015. In compliance with AB 52, separate notices regarding this project were mailed to all requesting Tribes on July 24, 2015. AB 52 provides for a 30-day review period in which all noticed Tribes may request consultation regarding the proposed project. County Staff received a request for consultation from Pechanga and Soboba, consultation was held on February 22, 2016, and consultation has now been concluded.

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. A mitigated negative declaration for Environmental Assessment No. 42811 found that there would be no remaining significant impacts with the mitigation that has been incorporated into the Project.

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7877, ORDINANCE NO. 348.4836, AND TENTATIVE TRACT MAP
NO. 36910**

DATE: April 11, 2016

PAGE: Page 3 of 3

ATTACHMENTS:

- A. ORDINANCE NO. 348.4836
- B. PLANNING COMMISSION MINUTES
- C. PLANNING COMMISSION STAFF REPORT

1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

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

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

By: _____
Chairman, Board of Supervisors


ATTEST:

Clerk of the Board

By: _____
Deputy

(SEAL)

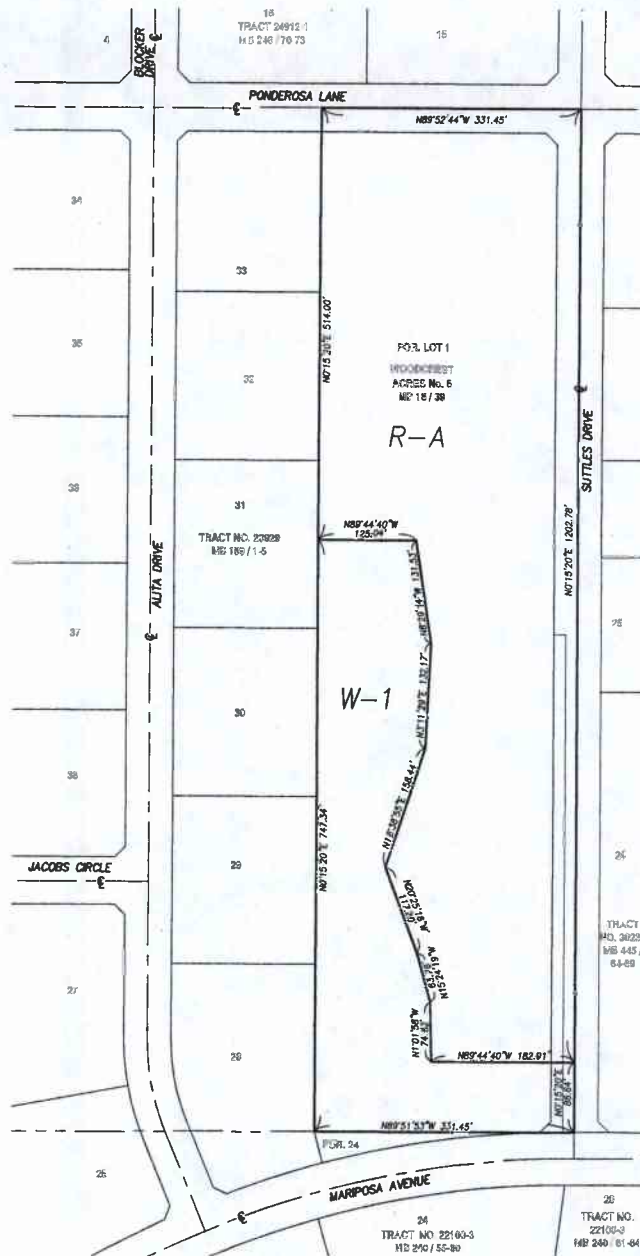
APPROVED AS TO FORM
April 12, 2016

By: 
MELISSA R. CUSHMAN
Deputy County Counsel

MRC:sk
4/6/16

G:\Property\SKelley\CZ ZONING ORD & FORM1\FORMAT.348\4836.doc

SECTION 26, T.3S., R5W. S. B. B. & M



R-A-20000

RESIDENTIAL AGRICULTURAL, 20,000 SQ.FT. MIN.

W-1

WATERCOURSE, WATERSHED
& CONSERVATION AREA



100 0 100 200 300

SCALE: 1" = 100'

MAP NO. 59.071

CHANGE OF OFFICIAL ZONING PLAN

WOODCREST
DISTRICT

CHANGE OF ZONE CASE NO. 7877

AMENDING ORDINANCE NO. 348

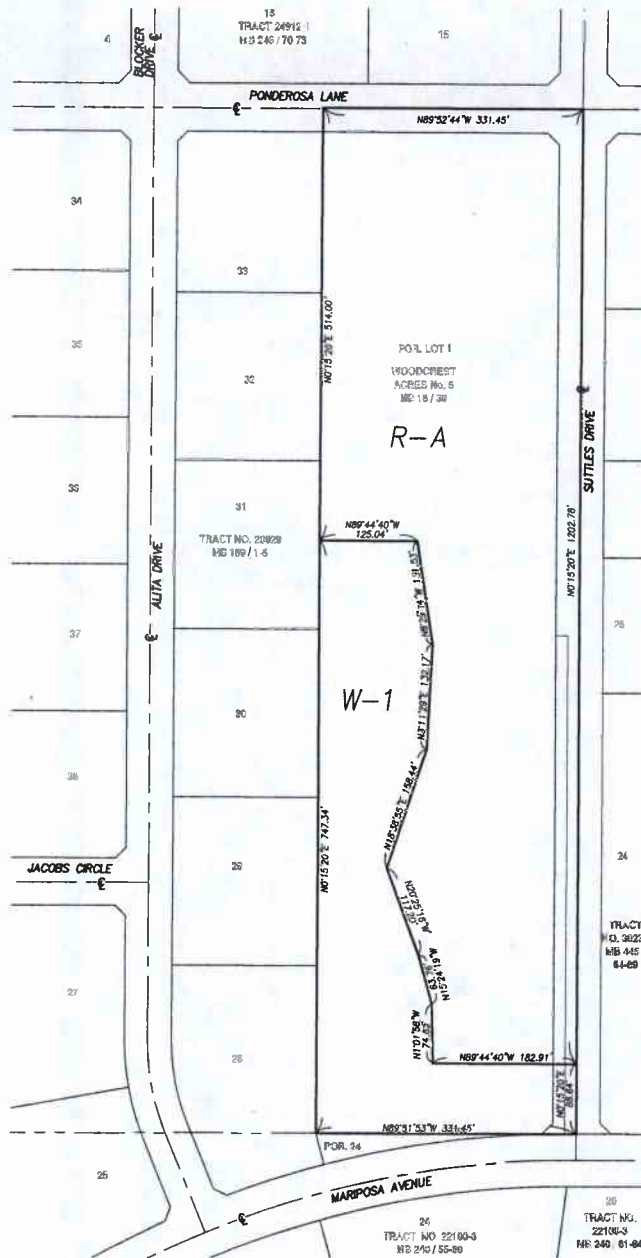
ADOPTED BY ORDINANCE NO. 348.4836

DATE:

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR PARCEL NO.
273-174-012

SECTION 26, T.3S., R5W. S. B. B. & M



R-A-20000

RESIDENTIAL AGRICULTURAL, 20,000 SQ.FT. MIN.

W-1

WATERCOURSE, WATERSHED
& CONSERVATION AREA



100 0 100 200 300

SCALE: 1" = 100'

MAP NO. 59.071

CHANGE OF OFFICIAL ZONING PLAN

WOODCREST
DISTRICT

CHANGE OF ZONE CASE NO. 7877

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4836

DATE:

RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSOR PARCEL NO.
273-174-012



**PLANNING COMMISSION
MINUTE ORDER
MARCH 2, 2016**

I. AGENDA ITEM 4.1

CHANGE OF ZONE NO. 7877 AND TENTATIVE TRACT MAP NO. 36910 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ponderosa Lane Estates, LLC – Engineer/Representative: Bryan Ingersoll – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan - Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) – Location: Northerly of Mariposa Lane, southerly of Ponderosa Lane, easterly of Alita Drive, and westerly of Suttles Drive – 9.90 acres – Zoning: Light Agriculture - 5 Acre Minimum (A-1-5).

II. PROJECT DESCRIPTION:

The Change of Zone proposes to change the zoning classification of the project site from Light Agriculture - 5 Acre Minimum (A-1-5) to Residential Agricultural (R-A) and Watercourse, Watershed & Conservation Areas (W-1). The Tentative Tract Map is a Schedule "B" subdivision of 9.90 acres into nine (9) single family residential lots with a minimum lot size of 20,000 square feet and one (1) open space lot.

III. MEETING SUMMARY:

Project Planner: Judy Eguez at (951) 955-6892 or email jeguez@rctlma.org.
Peter Pitassi, Applicant, 10621 Civic Center, 91730 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 Valdivia, 2nd by Commissioner Sanchez
A vote of 4-0 (Chairman Leach recused herself)

THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42811; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7877; and,

APPROVE TENTATIVE TRACT MAP NO. 36910.

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.



Steve Weiss, AICP
Planning Director

RIVERSIDE COUNTY

PLANNING DEPARTMENT

Memorandum

DATE: March 2, 2016

TO: Planning Commission

FROM: Judy Egüez, Project Planner

RE: Item No. 4.1, CZ07877.TR36910

1. Since the writing of the staff report the following changes were made to the conditions of approval:
 - a. 10. FLOOD RI. 4 – has been deleted as transportation will take responsibility for the review and approval of the design for the mitigation basins.
 - b. 10.TRANS. 15 – has been added to include Increased Runoff Criteria, as a result of the deletion of 10. FLOOD RI. 4.
 - c. 10. TRANS. 11 – has been modified to refer to 10. TRANS. 15, instead of 10. FLOOD RI. 4.
 - d. 50. TRANS. 9 has been deleted as Mariposa Avenue is to be improved by TR22100
 - e. 60.PLANNING. 25 has been modified to indicate that any cultural resources be curated at the Western Science Center since more than one Tribe is involved.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Woodcrest Suttles, LLC, a Delaware Limited Liability Company registered in the State of California ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 273-174-012 previously known as APN 273-174-011 ("PROPERTY"); and,

WHEREAS, on July 2, 2015, PROPERTY OWNER filed an application for Change of Zone No. 7877 and Tentative Tract No. 36910 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Woodcrest Suttles, LLC
Attn: Matthew Jordan
10621 Civic Center Drive
Rancho Cucamonga, CA 91730

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

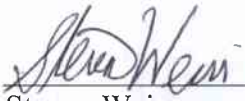
17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
Steven Weiss
Riverside County Planning Director

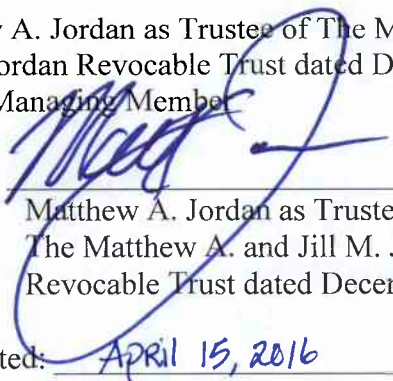
FORM APPROVED COUNTY COUNSEL
BY:  4/20/16
MELISSA R. CUSHMAN DATE

Dated: 4-26-16

PROPERTY OWNER:
Woodcrest Suttles, LLC, a Delaware Limited Liability Company

By: Diversified Pacific Communities, LLC, a Delaware
Limited Liability Company
Its Manager

By: Matthew A. Jordan as Trustee of The Matthew A. and
Jill M. Jordan Revocable Trust dated December 23, 2002
Its Co-Managing Member

By: 
Matthew A. Jordan as Trustee of
The Matthew A. and Jill M. Jordan
Revocable Trust dated December 23, 2002

Dated: April 15, 2016

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of San Bernardino)
 On April 15, 2016 before me, Simone Basso, Notary Public,
 Date Here Insert Name and Title of the Officer
 personally appeared matthew A Jordan
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____
 Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

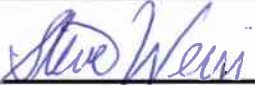
Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Planning Commission Report Package

Agenda Item No.: 4 . 1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Woodcrest
Supervisory District: First
Project Planner: Judy Egüez
Planning Commission: March 2, 2016

CHANGE OF ZONE NO. 7877
TENTATIVE TRACT MAP NO. 36910
ENVIRONMENTAL ASSESSMENT NO. 42811
Applicant: Woodcrest Suttles, LLC
Engineer/Representative: Adkan Engineers


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7877 proposes to change the zoning classification of the project site from Light Agriculture - 5 Acre Minimum (A-1-5) to Residential Agricultural (R-A) and Watercourse, Watershed, & Conservation Areas (W-1).

TENTATIVE TRACT MAP NO. 36910 is a Schedule "B" subdivision of the 9.9 acre project site into nine (9) single family residential lots ranging in size from 25,054 sq. ft. to 53,151 sq. ft., and one (1) open space lot.

The project is located northerly of Mariposa Lane, southerly of Ponderosa Lane, easterly of Alita Drive, and westerly of Suttles Drive in the Lake Mathews/Woodcrest Area Plan area of unincorporated Riverside County.

The project site is undeveloped with on-site elevation of 1,472 feet above mean sea level. The southwest portion of the site slopes downward into a vegetated ravine that is part of an expansive tributary system in the area. The property is surrounded by similar large lot residential homes to the east, west, and north. The site to the south, which is currently under construction, will have similar size lots. The site will take access from Suttles Drive via Ponderosa Lane. Currently, Suttles Drive dead-ends approximately halfway along the east side of the property; however, the applicant will be extending Suttles Drive to Mariposa Avenue to the south. There are no trails adjacent to the project site.

Staff has carefully analyzed the project for any potential issues and has not identified any issues at this time.

SUMMARY OF FINDINGS:

- | | |
|--|--|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to the north, south, east, and west |
| 3. Existing Zoning (Ex. #3): | Light Agriculture – 5 Acre Minimum (A-1-5) |
| 3. Proposed Zoning (Ex. #3): | Residential Agricultural (R-A) and Watercourse, Watershed, & Conservation Areas (W-1) |
| 4. Surrounding Zoning (Ex. #3): | Light Agriculture - 1 Acre Minimum (A-1-1) to the |

- | | |
|-----------------------------------|---|
| | north, east, and west, and Residential Agricultural - 1 Acre Minimum (R-A-1) to the south |
| 5. Existing Land Use (Ex. #1): | Vacant property |
| 6. Surrounding Land Use (Ex. #1): | Vacant property to the south and single family residential dwellings to the north, east and west. |
| 7. Project Data: | Total Acreage: 9.9
Total Proposed Lots: 9
Proposed Min. Lot Size: 20,000 square feet
Schedule: B |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42811**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7877 to change the zoning of the project site from Light Agriculture - 5 Acre Minimum (A-1-5) to Residential Agricultural (R-A) and Watercourse, Watershed, & Conservation Areas (W-1) in accordance with Exhibit #3, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 36910 subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The Rural Community: Very Low Density Residential (RC:VLDR) Land Use Designation allows single-family detached residences on large parcels of 1 to 2 acres. The project proposes the clustering of the 9 proposed lots in one portion of the 9.9-acre site, and approximately 2.6 acres of the site will be preserved as open space. The project is within the density range of one (1) dwelling unit per acre and no lot is smaller than ½ acre.
3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) to the north, south, east, and west of the project site.
4. The proposed zoning for the project site is Residential Agricultural (R-A) and Watercourse, Watershed, & Conservation Areas (W-1).

5. The project site is surrounded by properties which are zoned Light Agriculture - 1 Acre Minimum (A-1-1) to the north, east, and west, and Residential Agricultural - 1 Acre Minimum (R-A-1) to the south.
6. The development standards for the Residential Agricultural (R-A) zone classification require a minimum lot size of 20,000 square feet. The proposed project will conform to this standard because the minimum lot size for the proposed subdivision will be 20,000 square feet.

The development standards of the proposed Residential Agricultural (R-A) zone require a minimum average lot depth of 150 feet. The proposed project conforms to the depth standard because the minimum lot depth for each residential lot will be 152 square feet.

The development standards of the proposed Residential Agricultural (R-A) zone require a minimum lot width of 100 square feet. The proposed project conforms to the minimum lot width development standard because the minimum width for each residential lot will be 105 square feet.

Based on the above, the proposed project will conform to the development standards of the proposed Residential Agricultural (R-A-2) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.

7. Located within project vicinity are single family residential dwellings to the north, south, and east, and vacant property to the south.
8. The proposed zoning classification of Residential Agricultural (R-A) is consistent with the land use designation of Rural Community: Very Low Density Residential (RC:VLDR).
9. As indicated in Environmental Assessment No. 42811, the proposed project is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP) and as such, is not required to dedicate a portion of the project site for dedication purposes.
10. The proposed project is located within the Sphere of Influence of Riverside and is required to conform to the County's Memorandum of Understanding (MOU) with that city. During the initial review period, the project was sent to the City of Riverside for review and comments. No response has been received by the City of Riverside.
11. The proposed project is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Influence Area (AIA) and in result, required review from the Airport Land Use Commission (ALUC). ALUC staff determined that this project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
12. The proposed project is located within a CAL FIRE state responsibility area.
13. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
14. This land subdivision 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 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.

15. 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.
16. In accordance with AB 52, notices were mailed to all requesting tribes on July 24, 2015. County Staff received a request for consultation from Pechanga and Soboba, consultation was on February 22, 2016, and consultation has now been concluded.
17. Environmental Assessment No. 42811 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Hydrology/Water Quality

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

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural (R-A) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule "B" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design WRCMSHCP.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:

CHANGE OF ZONE NO. 7877

TENTATIVE TRACT MAP NO. 36910

Planning Commission Staff Report: March 2, 2016

Page 5 of 5

- a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. A high liquefaction area; or,
 - c. A Recreation and Parks District.
3. The project site is located within:
- a. The City of Riverside sphere of influence;
 - b. The March Air Reserve Base/Inland Port Influence Area;
 - c. The Stephens Kangaroo Rat Fee Area; and,
 - d. A high fire area.
4. The subject site is currently designated as Assessor's Parcel Number 273-174-012.

Y:\Planning Case Files-Riverside office\TR36910\DH-PC-BOS Hearings\DH-PC\Staff Report.docx

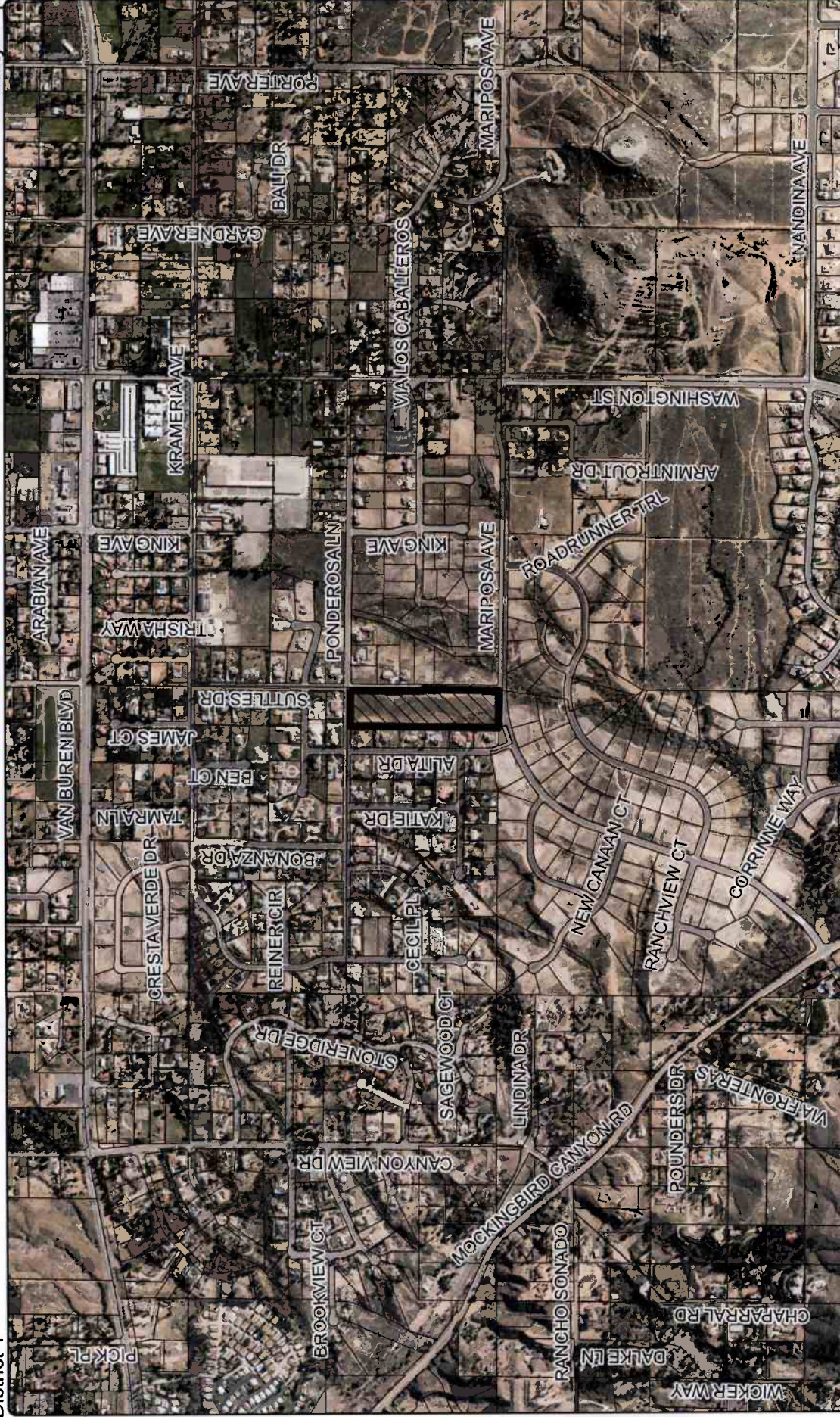
Date Prepared: 12/01/15

Date Revised: 2/4/2016

RIVERSIDE COUNTY PLANNING DEPARTMENT **CZ07877 TR36910** **VICINITY/POLICY AREAS**

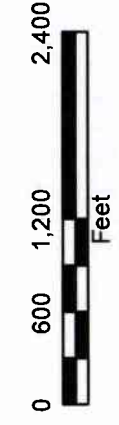
Supervisor: Jeffries
 District 1

Date Drawn: 12/30/2015
 Vicinity Map



Zoning Dist: Woodcrest

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for land use designations in addition to those previously provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices at Riverside at 951-955-3000 (Western County) or on Palm Desert at 760-968-0077 (Eastern County) or Website: <http://www.co.riverside.ca.us>

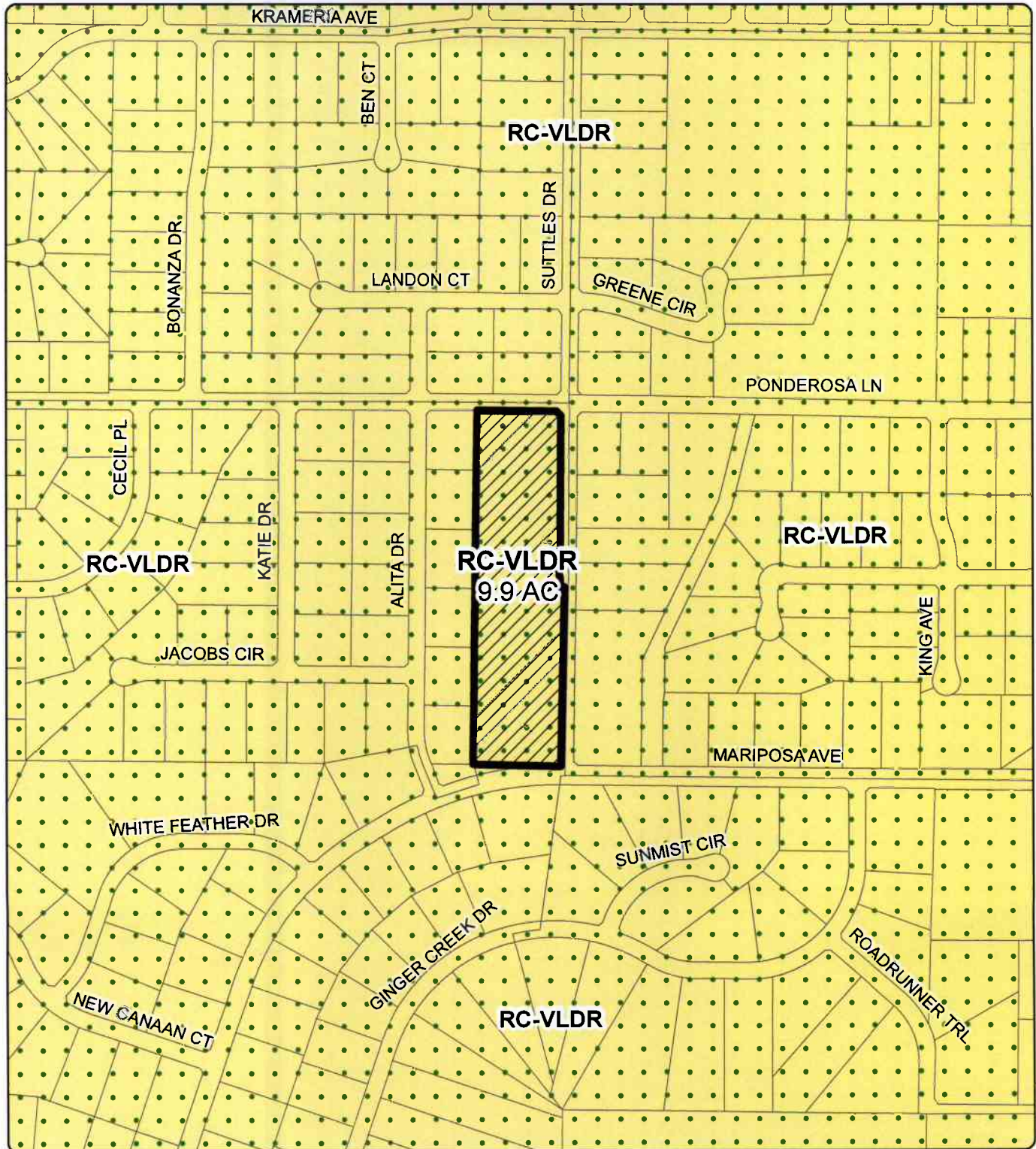
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07877 TR36910

EXISTING GENERAL PLAN

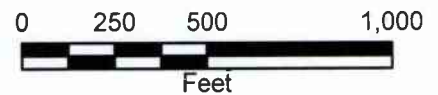
Supervisor: Jeffries
District 1

Date Drawn: 12/30/2015
Exhibit 5



Zoning Dist: Woodcrest

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.rcclma.org>

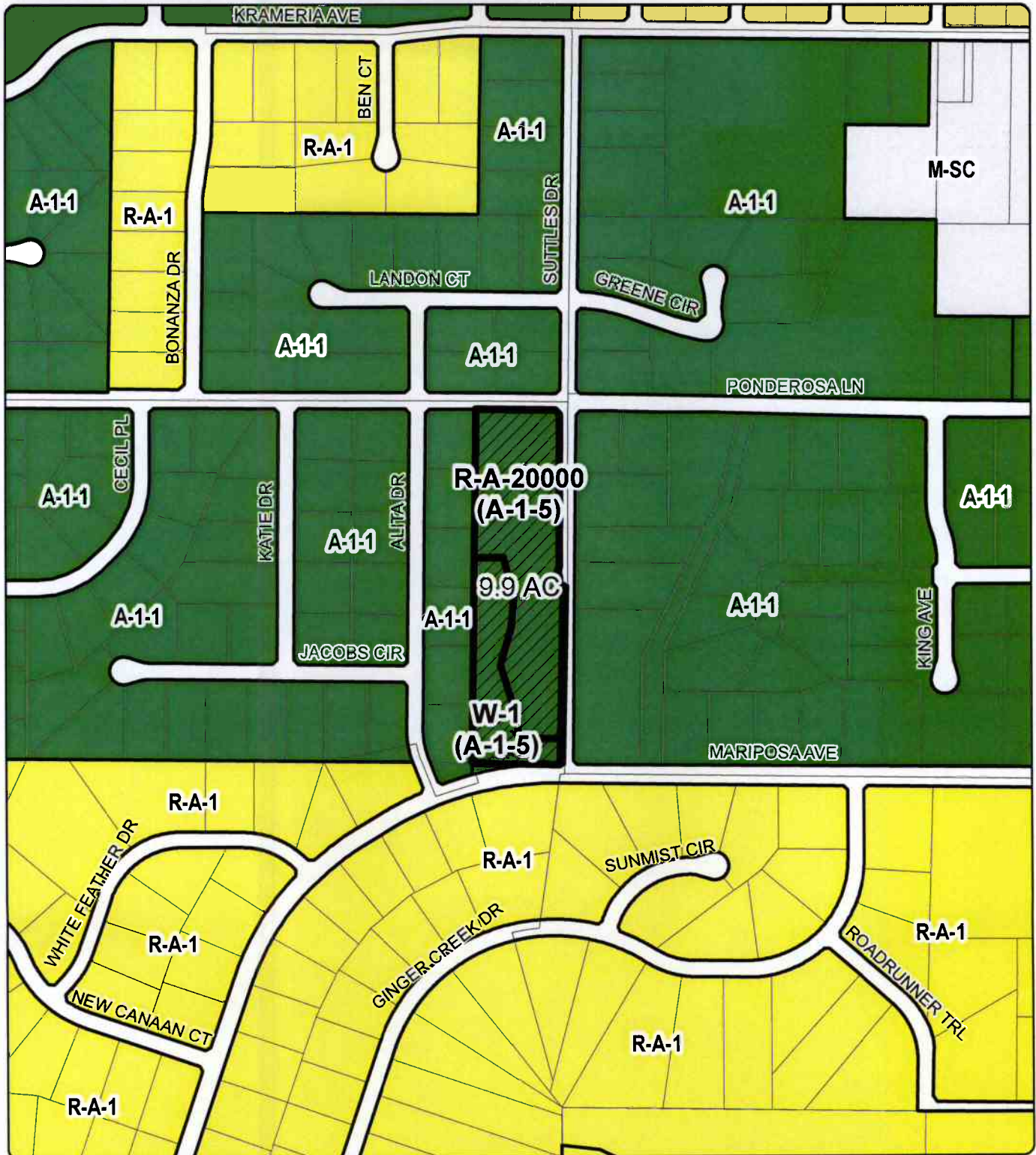
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07877 TR36910

Supervisor: Jeffries
District 1

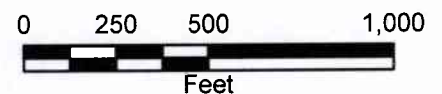
Date Drawn: 12/30/2015
Exhibit 3

PROPOSED ZONING



Zoning Dist: Woodcrest

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.covrns.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07877 TR36910

Supervisor: Jeffries

District 1

Date Drawn: 12/30/2015

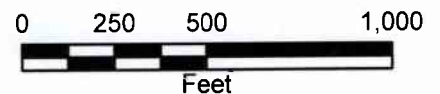
Exhibit 1

LAND USE



Zoning Dist: Woodcrest

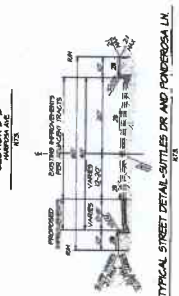
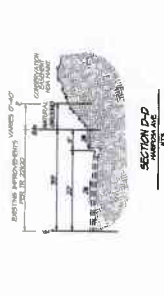
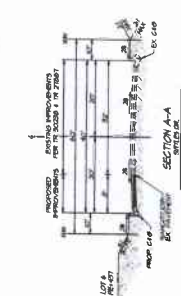
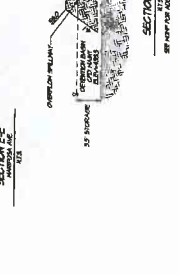
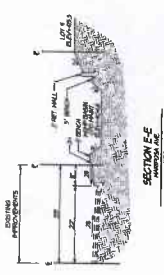
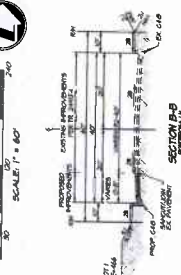
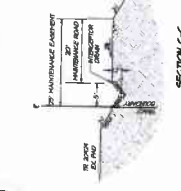
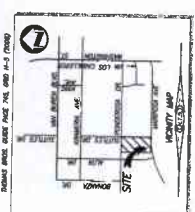
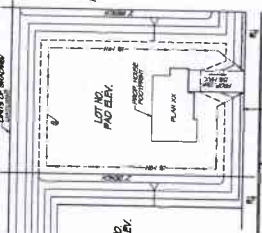
Author: Vinnie Nguyen



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://riversideonline.org>

[illegible][illegible]

LOT #	WATER	WTS	AND		REC	PROPOSED
			WATER	WTS		
1	4879	2479	4879	2479	4879	2479
2	4879	2479	4879	2479	4879	2479
3	4879	2479	4879	2479	4879	2479
4	4879	2479	4879	2479	4879	2479
5	20834	20834	20834	20834	20834	20834
6	20834	20834	20834	20834	20834	20834
7	20834	20834	20834	20834	20834	20834
8	20834	20834	20834	20834	20834	20834
9	20834	20834	20834	20834	20834	20834

[illegible][illegible]

adkan
ENGINEERS
Civil Engineering Surveying Planning
00770 Airport Drive, Suite 100
Tel: (951) 998-0020 Fax: (951) 998-0258
www.adkan.com

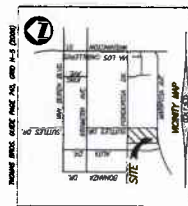
SECTION 6-6
R.T.S.
SEE INDEX FOR ADDITIONAL DETAILS

TYPICAL STREET DETAIL
SUTLIES DR AND PONDEROSA LN
0 100
feet

CASE: TR36910, AMD # 1
DATE: 9/16/15
PLANNER: J. Eguez

CHANGE OF ZONE

A PORTION OF LOT 1 OF THE AMENDED MAP OF MODOCNEST ACRES NO. 5 AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 24 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA



SEC. 26 T. 3S. R. 5W

PARCEL 1. THE SOUTHERN PORTION OF LOT 1 OF THE ANNEKED MAP OF THE SOUTHWEST CORNER OF SECTION 36, T. 12 N., R. 10 E., AS SHOWN BY MAP ON FILE IN THE COUNTY CLERK'S OFFICE, COUNTY OF SANTA BARBARA, CALIFORNIA, REQUESTED AS FOLLOWS:

MARCEL 2
AN EMBELLISHMENT FOR ROAD PURPOSES OVER THOSE PORTIONS
ON LOT 1 OF THE AMENDED MAP OF INCORPORATED A-RENS NO.
1, AS SHOWN BY MAP ON FILE IN BOOK 18 PAGE 59 OF
THE PUBLIC RECORDS OF INVERNESS COUNTY, CALIFORNIA,
DESCRIBED AS FOLLOWS:

[illegible]

UTILITY SURVEYORS

PROJECT DENSITY TABLE

PROJ. AREA	EST. \$	\$/S.F.
ZONING AND USE		
COSTING ZONING	A-3	
PROPOSED ZONING	RA-14	
EXISTING LANDUSE	RE-14RE	
PROPOSED LANDUSE	RE-14RE	

END
PAGE 2

OWNER / APPLICANT
HOODSON'S BOTTLES LLC
10035 CMG CENTER DRIVE
BAIRD CLARKSON CA 95020

ENGINEER
ENGINEERING
1070 AIRPORT DRIVE
EMERYVILLE, CA 94606
TEL: 415.633.8800

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----

CHANGE OF ZONE

adkar
ENGINEER.

CASE: CZ07877, AMD.# 1
EXHIBIT: A
DATE: 9/16/15
PLANNER: J. Eguez



COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42811

Project Case Type (s) and Number(s): Change of Zone No. 7877 and Tentative Tract Map No. 36910

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Judy Egüez, Project Planner

Telephone Number: 951-955-3200

Applicant's Name: Woodcrest Suttles, LLC

Applicant's Address: 10621 Civic Center Drive, Rancho Cucamonga, CA 91730

I. PROJECT INFORMATION

A. Project Description: Change the zoning classification of the project site from Light Agriculture- 1 Acre Minimum (A-1-5) to Residential Agricultural (R-A) and Watercourse, Watershed, & Conservation Areas (W-1). In addition, the project scope includes a Schedule "B" subdivision of the 9.9 acre project site into nine (9) single family residential lots with a minimum lot size of 20,000 square feet and one (1) open space lot.

B.

C. Type of Project: Site Specific ☒; Countywide ☐; Community ☐; Policy ☐.

D. Total Project Area: 9.9

Residential Acres: 9.9

Lots: 9

Units:

Projected No. of Residents:

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:

E. Assessor's Parcel No(s): 273-174-012

F. Street References: Northerly of Mariposa Lane, southerly of Ponderosa Lane, easterly or Alita Drive, and westerly of Suttles Drive.

G. Section, Township & Range Description or reference/attach a Legal Description:
Section 26, Township 3 South, Range 5 West.

H. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The project is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) land use designation 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:** 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): Lake Mathews/Woodcrest Area Plan

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Very Low Density Residential

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Lake Mathews/Woodcrest
2. **Foundation Component(s):** Rural Community
3. **Land Use Designation(s):** Very Low Density Residential
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

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

I. Existing Zoning: Light Agriculture- 5 Acre Minimum (A-1-5)

J. Proposed Zoning, if any: Residential Agricultural (R-A) and Watercourse, Watershed, & Conservation Areas (W-1).

K. Adjacent and Surrounding Zoning: Light Agriculture- 1 acre minimum (A-1-1) to the north, east, and west, and Residential Agricultural-1 Acre Minimum (R-A-1) to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- ☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- ☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- ☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- ☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have

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

Signature

Date

Judy Egüez

Printed Name

For Steve Weiss, AICP, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) The proposed project is not located near a scenic highway corridor and will not damage any scenic resources, obstruct any prominent scenic vista or view, or result in a creation of an aesthetically offensive site. Therefore, there is no impact.

b) The Project site consists of a 9.9 acre tract of undeveloped, disturbed land. Under existing conditions, the majority of the site is relatively flat with on-site elevations ranging from 1415 to 1472 feet above mean sea level (AMSL). The southwest portion of the site slopes downward into a vegetated ravine that is part of an expansive tributary system in the area which is proposed to be conserved and undisturbed.

With respect to the visual character of the surrounding area, the proposed Project would be similar in character with the existing single-family dwellings located to the north, east and west of the site. Accordingly, implementation of the proposed Project would not substantially degrade the existing visual character of the site and its surroundings.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. The existing vegetated ravine will be conserved and undisturbed. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

2. Mt. Palomar Observatory

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

☐☐☐☒

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

Findings of Fact:

a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 47 miles northwest of the Mt. Palomar Observatory, and is therefore not subject to the provisions of Ordinance No. 655. All lighting proposed as part of the Project would be required to comply with the Riverside County Ordinance No. 915 (Regulating Outdoor Lighting) which would serve to minimize impacts associated with project lighting. Because the Project site is located more than 45 miles from the Mt. Palomar Observatory, and because the project would be subject to the provisions of Ord. No. 915, Project lighting would not create or contribute to sky glow that could adversely affect operations at the Observatory, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

☐☐☒☐

b) Expose residential property to unacceptable light levels?

☐☐☒☐

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b). The proposed project may result in a new source of light and glare from the addition of security lighting, street lights, as well as vehicular lighting from cars traveling on adjacent roadways. In order to avoid potential impacts related to new sources of light, the project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly from adjoining properties or public right-of-ways. This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA. In result, this project will be designed to be consistent with existing neighboring residential developments and will result in less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a). As indicated on GIS database, the project site is designated as farmland of local importance, other lands, and urban-built up land. In result, the project will not involve in the conversion of prime farmland, unique farmland, or farmland of statewide importance. The project will have no impact.

b). Located to the north, east, and west of the project site are properties which have an agricultural zoning classification. The proposed project will not affect existing agricultural zoning on the basis that the current land uses consist of single family residential dwellings and vacant property. Surrounding land uses do not contain existing agriculture producing facilities. The project will have no impact.

c). The project will cause the development of non-agricultural uses within 300 feet of agriculturally zoned property. As previously addressed, although the project site is surrounded to the north, east, and west by properties which are zoned Light Agriculture (A-1), existing land uses consist of single family residential dwellings rather than agricultural facilities. In result, the project will not impact existing agricultural facilities and the project will have no impact.

d). Implementation of the proposed project would replace the site with residential homes. As described in response to item 4(a) above, the implementation of the project would not result in the conversion of Farmland to non-agricultural use, therefore will have no impact.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code sec-				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
tion 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in 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 Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

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 Lake Mathews/Woodcrest 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Source: SCAQMD CEQA Air Quality Handbook

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.¹ Consistency review is presented below:

(1) The project is not anticipated to result in short-term construction and long-term pollutant emissions that are in excess of CEQA significance emissions thresholds established by the SCAQMD. The project proposes a nine lot residential subdivision that is not anticipated to result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation. Thus, less than significant impacts are anticipated to occur.

(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. This project is not considered a *significant project*.

Based on the consistency analysis presented above, the proposed project is not anticipated to conflict with the AQMP. No impact will occur.

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 fine particulate matter standards, and federal and state particulate matter standards. The project proposes a nine lot residential subdivision that involves earth moving activities and construction of new facilities. Due to its very small size, the proposed project is not anticipated to exceed federal, state, or regional standards or thresholds or substantially contribute to existing or project air quality violations. Impacts are anticipated to 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, and/or odors are of particular concern. High levels of CO are associated with major traffic sources, such as

¹ South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

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

freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and industrial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The project is a small residential development that does not include any activities that could expose sensitive receptors to substantial carbon monoxide concentrations, toxic air contaminants, or odors. No impacts will occur.

e) The proposed project is the construction of a nine lot residential subdivision. This project will not be located within one mile of an existing substantial point source emitter. No impacts will occur.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed project does not include any of the above uses. No impact will occur.

e) The proposed project is the construction of a nine lot residential subdivision. This project will not be located within one mile of an existing substantial point source emitter. No impacts will occur.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed project does not include any of the above uses. 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 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

☐ ☐ ☒ ☐

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

Source: GIS database, WRCMSHCP, On-site Inspection, Environmental Programs Division (EPD) review

Findings of Fact:

a) The project site is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) Area but not within a designated Criteria Cell. According to the Riverside County TLMA database, per the WRMSHCP, the project site will require a habitat assessment for burrowing owls (*Athene cunicularia*) and if there is the potential for burrowing owls habitats to be located on the property, focused surveys may be required during the appropriate season (60.EPD.2). Through the incorporation of mitigation measures, the impact will be less than significant.

b-c) The project contains areas labeled as "MSHCP/CDFW, Conservation Open Space, Riparian Scrub" on Tentative Tract No. 36910 dated 12/29/2015 and shall be offered for dedication to a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD) and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted (60. EPD.1). The project site is not located in Critical Habitat for any threatened or endangered species as mapped by the US Fish and Wildlife Service. According to the Riverside County Conditions of Approval for Tentative Tract Map No. 36910 (60.EPD.2), pre-construction presence/absence surveys for burrowing owls must be conducted within 30 days of the issuance of grading permits. In addition, according to the Migratory Bird Treaty Act (MBTA) Condition of Approval (COA 60.EPD.5), since the project site 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. However, if habitat must be cleared during nesting season, a preconstruction nesting bird survey shall be conducted no more than 30 days prior to any ground disturbance. The project site is located within the Stephen's Kangaroo Rat Habitat Conservation Plan Fee Assessment Area and according to COA 60.PLANNING.15, the appropriate fees must be paid prior to the issuance of the grading permit per Ordinance No. 663. Finally, per COA 60.EPD.4, biological monitoring will be performed at the project site during grading and construction activities in order to minimize impacts to sensitive species and habitats. In addition, sections of the project site shall not be disturbed and will be fenced off during grading and

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

construction activities (COA 60.EPD.3). Through the implementation of mitigation measures, the impact will be less than significant.

d) According to the WRMSHCP Figure 3-2 Schematic Cores and Linkages Map, the proposed project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impact will occur.

e-f) The project site does not contain wetlands but contains areas labeled as "MSHCP/CDFW, Conservation Open Space, Riparian Scrub" on Tract No. 36910 dated 12/29/2015 and shall be offered for dedication to a conservation entity approved by the Riverside County Planning Department Environmental Programs Division (EPD) and accepted by that entity prior to map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted (60. EPD.1). Through the implementation mitigation measures, the impact will be less than significant.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. According to Riverside County's "Map My County," the Project site is located within the Stephens Kangaroo Rat Impact Fee Area. However, the Project would be conditioned to comply with the applicable provisions of the County's Stephens' Kangaroo Rat Mitigation Fee Ordinance (Ordinance No. 663), which requires the payment of fees for the assembly and management of the Stephens' Kangaroo Rat Conservation Plan. Payment of fees pursuant to Ordinance No. 663 is mandatory, and would be enforced as part of the Project's conditions of approval (COA 60.PLANNING.15). Accordingly, the Project would not conflict with Ordinance No. 663, and impacts would be less than significant.

Mitigation:

- BIO-1 The areas labeled as "MSHCP/CDFW, Conservation Open Space, Riparian Scrub" on Tract No. 36910 dated 12/29/2015 shall be offered for dedication to a conservation entity approved by the Riverside County Planning Environmental Programs Division (EPD) and accepted by the entity prior to map recordation. Easements allowing for the management of fuel modification areas or detention basins shall not be accepted. (COA 60.EPD 1)
- BIO-2 Pursuant to Objective 5 and Objective 6 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading

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

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

If the grading permit is not obtained within 30 days of the survey a new survey shall be required. (COA 60.EPD 2)

BIO-3 The areas labeled as "MSHCP/CDFW, Conservation, Open Space, Riparian Scrub" on Tract No. 36910 dated 12/29/2015, will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicate that no impacts will occur within the fenced areas. Fence installation must be monitored by a qualified biologist who holds a MOU with the County of Riverside. Prior to fence installation, the monitoring biologist must carry out a nesting bird survey in order to avoid take of nesting birds. A report will be submitted by the monitoring biologist documenting that the fencing has been completed and encompasses the entire Riparian/Riverine feature. EPD may also inspect the site prior to grading permit issuance. (60.EPD.3).

BIO-4 Prior to grading permit issuance a qualified biological monitor shall be contracted to monitor the fence installation, survey for nesting birds, and provide weekly biological monitoring of the grading and construction activities to ensure the project does not impact sensitive biological resources or encroach into the protected areas. A work plan shall be submitted from the qualified biological monitor to the EPD to review and approve. The plan may include but not be limited to Best Management Practices (BMP), fencing of Open Space/Conserved Areas, and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion (60.EPD.4).

BIO-5 Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). 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. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and

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

submit a report to EPD for review, documenting the results of the survey. (COA 60.EPD 5)

- BIO-6 Prior to issuance of a grading permit, the applicant shall submit a proposed fencing and signage plan for the protection of all biologically sensitive areas. The areas labeled as "MSHCP/CDFW, Conservation Open Space, Riparian Scrub" on Tract No. 36910 dated 12/29/2015, shall be permanently fenced for protection as open space. The fencing shall provide a physical barrier to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping. Fencing shall be proposed and installed at all interfaces between conservation lands and urban uses such as roads, development, residential, etc. The fence shall have a minimum height of six feet at its shortest point. Fence posts shall be no more than five feet apart. The fence design shall be such that a sphere with a diameter of two inches cannot pass through the plan of the fence at any point below the minimum height. The Regional Conservation Authority or other agency tasked with management of the area shall be consulted on the fence design. The fencing plan will be reviewed and approved by the Riverside County Planning Department, Environmental Programs Division (EPD). The fence shall not be installed until EPD staff has reviewed and approved the fencing plan. EPD staff shall have sole discretion in determining whether the proposed fencing will adequately protect the conservation area, and whether changes to the proposed fencing and signage plan are required (60. EPD. 6)

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

Source: On-site Inspection, Project Application Materials, Phase I and II Cultural Resource Assessment of Tract 36910 (PDA No. 4950) dated October 2015

Findings of Fact:

a-b) PDA04950 concluded that no previously undocumented cultural resources were identified. However, PDA04950 recommended monitoring of all earth-disturbing activity within the project site due to the proximity of cultural resources which indicates a high sensitivity for subsurface archaeological resources. (COA 10.PLANNING.21) Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. (COA 60.PLANNING.22) A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection. (COA 70.PLANNING.2) With the incorporation of these mitigation measures, the project will have a less than significant impact.

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

Mitigation: Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The Project Archaeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. (COA 60.PLANNING.22) A copy of the Phase IV Cultural Resources Monitoring Report prepared for site grading operations at this site shall be submitted to the County Archaeologist prior to grading final inspection. (COA 70.PLANNING.2)

CUL. 3 Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The project Archeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation for each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval (60.PLANNING.22).

CUL 4 Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who, at the tribe's discretion, shall be on-site during ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and County Archaeologist. The Native American Monitor(s) shall the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitory is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort

shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report (60.PLANNING.23).

CUL 5

Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report. (60.PLANNING.24)

CUL 6

Prior to Issuance of Grading Permits:

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of the same.

- A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provision to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.
- A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.
- If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center. Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All

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

methods of disposition shall be described in the Phase IV monitoring report.(60.PLANNING.25)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Phase I and II Cultural Resource Assessment of Tract 36910 (PDA No. 4950) dated October 2015

Findings of Fact:

a-b) County Archeological Report (PDA) No. 4950 was submitted for Tract 36910, prepared by Robert S. White, of Archeological Associates and is entitled "Phase I and II Cultural Resource Assessment of Tract 36910, a 9.90 acre Parcel located immediately southwest of the intersection of Suttles Drive and Ponderosa Lane, Woodcrest, Riverside Co.," dated October 2015. The report concludes that the site does not contain surface or subsurface artifacts, therefore will not alter or destroy an archeological site and will not cause a substantial adverse change in the significance of an archeological resource. Impact will be less than significant.

c) The proposed project shall comply with the State Health and Safety Code Section 7050.5 requirements if human remains are encountered. The requirements are listed as COA 10.PLANNING.22. As a result, compliance with Conditions of Approval will reduce the potential impacts to less than significant. (10. PLANNING. 22)

d) The project will not restrict any known religious or sacred uses within the area. Impacts will be less than significant.

e) In accordance with AB 52, notices were mailed to all requesting tribes on July 24, 2015. County Staff received a request for consultation from Pechanga and Soboba, consultation was on February 22, 2016, and consultation has now been concluded.

Mitigation:

CUL 1 The developer/permit holder or any successor in interest shall comply with the following for the life of this project:

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, not further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines 15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) 5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

- a) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - i) A County Official is contacted.
 - ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the Coroner determines the remains are Native American:
 - iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.
- b. The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.
- c. The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.
- d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:
 - i) The Commission is unable to identify the MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.
 - 1) The MLD identified fails to make a recommendation; or
 - 2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation. (10.PLANNING.22)

CUL. 2

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

- 1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.
 - a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other

appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

- b) At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made with concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resource.
- c) Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures. (10.PLANNING.23)

CUL. 3

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The project Archeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation for each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval (60.PLANNING.22).

CUL 4

Prior to the issuance of grading permits, the developer/permit applicant shall enter into a contract with a Tribal monitor(s) from the appropriate Native American Tribe(s) who, at the tribe's discretion, shall be on-site during ground disturbing activities. The developer shall submit a copy of a signed contract between the appropriate Tribe and the developer/permit holder for the monitoring of the project, and which addresses the treatment of cultural resources, to the Planning Department and County Archaeologist. The Native American Monitor(s) shall the authority to temporarily divert, redirect, or halt the ground disturbance activities to allow recovery of cultural resources. Native American groups shall be given a minimum notice of two weeks that a monitor is required. If a monitory is not available, work may continue without the monitor. The Project Archaeologist shall include in the Phase IV Archaeological Monitoring report any concerns or comments that the monitor has regarding the project and shall include as an appendix any written correspondence or reports prepared by the Native American monitor.

Native American monitoring does not replace any Cultural Resources monitoring required by a County-approved Archaeologist, but rather serves as a supplement for coordination and advisory purposes for all groups' interests only.

The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report (60.PLANNING.23).

CUL 5

Prior to brush clearing and/or earth moving activities, a qualified archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology shall conduct cultural resources sensitivity training for all construction personnel. Construction personnel shall be informed of the proper procedures to be enacted in the event of an inadvertent discovery of archaeological resources or human remains. A sign-in sheet signed by all attendees of the aforementioned training shall be included in the Phase IV Monitoring Report. (60.PLANNING.24)

CUL 6

Prior to Issuance of Grading Permits:

The landowner(s) shall relinquish ownership of all cultural resources, (with the exception of sacred items, burial goods, and Human Remains) including all archaeological artifacts and non-human remains as part of the required mitigation for impacts to cultural resources. This shall include any and all artifacts collected during any previous archaeological investigations. The applicant shall relinquish the artifacts through one or more of the following methods and provide the Riverside County Archaeologist with evidence of the same.

- d) A fully executed reburial agreement with the appropriate culturally affiliated Native American tribe or band. This shall include measures and provision to protect the future reburial area from any future impacts. Reburial shall not occur until all cataloguing, analysis and special studies have been completed on the cultural resources and approved by the Riverside County Archaeologist.
- e) A curation agreement with an appropriate qualified repository within Riverside County that meets federal standards pursuant to 36 CFR Part 79 and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title to an appropriate curation facility within Riverside County, to be accompanied by payment of the fees necessary for permanent curation.
- f) If more than one Native American Group is involved with the project and cannot come to an agreement between themselves as to the disposition of cultural resources, the landowner(s) shall contact the Riverside County Archaeologist regarding this matter and then proceed with the cultural resources being curated at the Western Science Center. Note: Should reburial of collected cultural resources be preferred, it shall not occur until after the Phase IV monitoring report has been

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

submitted to and approved by the Riverside County Archaeologist. The developer/permit applicant is responsible for all costs associated with reburial and all costs associated with curation should that disposition method be employed. All methods of disposition shall be described in the Phase IV monitoring report.(60.PLANNING.25)

Monitoring: The project monitoring will be administered through the Building and Safety Plan Check process, Department of Building and Safety Grading Division, and 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"

Findings of Fact:

a). According to Figure OS-8 *Paleontological Sensitivity*, the project site is located in an area of low paleontological sensitivity. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological sources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development, the project shall comply with Condition of Approval 10.PLANNING.1. The project will be less than significant through the incorporation of mitigation.

Mitigation:

- CUL 1:
1. All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
 2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
 3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
 4. The paleontologist shall determine the significance of the encountered fossil remains.
 5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

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

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

Monitoring: Monitoring shall be provided by the Riverside County Building and Safety Department-Grading Division

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report (GEO) No. 2499 prepared by RMA Geoscience dated March 2, 2015.

Findings of Fact:

a-b) Based on the project location and GEO No. 2499, the property is not located within an Earthquake Fault Zone and no faults are known to pass through the property, therefore surface fault rupture within the site is considered unlikely and will not expose people or structures to potential substantial adverse effects. Impact will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

12. Liquefaction Potential Zone

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

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report (GEO) No. 2499 prepared by RMA Geoscience dated March 2, 2015.

Findings of Fact:

a) Based on the project location and GEO No. 2499, the site is located in an area of "low" liquefaction potential. In addition, the site is underlain by hard bedrock at shallow depth, therefore, the hazard from seismic-related ground failure, including liquefaction has no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

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), County Geologic Report (GEO) No. 2499 prepared by RMA Geoscience dated March 2, 2015.

Findings of Fact: According to General Plan Figure S-4 the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. The proposed development will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", County Geologic Report (GEO) No. 2499 prepared by RMA Geoscience dated March 2, 2015.

Findings of Fact: Based on the project location and GEO No. 2499, due to the low gradient on the site, the potential for seismically induced landsliding is nil. The project is not be located on a geologic

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

unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rock-fall hazards.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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?

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", County Geologic Report (GEO) No. 2499 prepared by RMA Geoscience dated March 2, 2015.

Findings of Fact:

a) According to Riverside General Plan Figure S-7 *Documented Subsidence Areas*, the project is not located in an area of susceptibility for subsidence. Impacts will be 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?

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

Source: On-site Inspection, Project Application Materials, Geologic Report (GEO) No. 2499 prepared by RMA Geoscience dated March 2, 2015

Findings of Fact:

a) According to the GEO No. 2499, no hazards are imposed by tsunamis, seiching, or failures of tanks or dams. In addition, the project site is not located near any large bodies of water or in a known volcanic area. No impacts will occur.

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

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

Findings of Fact:

- a) The project proposes grading to create 9 residential pads. A portion of the open space lot which is designated for conservation would be left in a natural state. The grading plan has been designed to utilize contour grading, and many of the site's topographic features would retain the characteristics of the natural landform. Therefore, it is not anticipated that the proposed project will substantially change the topography or ground surface relief features of the project site. Therefore, the impact is considered less than significant.
- b) As depicted on the proposed tentative tract map exhibit, the project site will have slopes which range from 2:1 and 4:1 ratio. Due to the avoidance of developing along the proposed slopes, the impact will be less than significant.
- c) Grading will not affect or negate 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

- a) The proposed project is required to obtain a National Pollutant Discharge Elimination System (NPDES) construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The site will also require a Best Management Practices (BMP) Permit for the monitoring of the erosion and sediment control BMPs proposed for the site (COA 60.BSGRADE.14). These are standard Conditions of Approval and are not considered mitigation pursuant to CEQA. As a result, compliance with Conditions of Approval will reduce the potential impacts to less than significant.

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

b) According to the General Plan, expansive testing and mitigation are required by current grading and building codes. Compliance with the CBC requirements pertaining to any 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. Impacts will be less than significant.

c) The proposed Project is not incorporating any septic tank infrastructure or alternative waste water disposal system. The proposed single-family homes would be connected to a sewer system for the disposal of waste water. Therefore, there would be no impact.

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?

☐
☐
☒
☐

b) Result in any increase in water erosion either on or off site?

☐
☐
☒
☐

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) Implementation of the proposed project will involve grading activities. Standard grading 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 grading permit, will minimize potential for erosion during grading activities. 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 the grading 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.

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?

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

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

Findings of Fact:

a) The site is located in an area of moderate susceptibility for wind erosion. However, erosion control measures and dust control measures are listed in COAs 10.BS GRADE.7 (Erosion Control Protect) and 10.BS GRADE.8 (Dust Control). These are standard Conditions of Approval and are not considered mitigation pursuant to CEQA. As a result, compliance with Conditions of Approval will reduce the potential impacts to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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: TR36910 Focused Greenhouse Gas Assessment prepared by Urban Crossroads, January 22, 2016

Findings of Fact:

a) The County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 million metric tons of carbon dioxide equivalents (MTCO₂e) 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 screening threshold is 3,000 metric tons carbon dioxide equivalent (MTCO₂E) per year for residential and commercial projects. The proposed project will emit 173.68 MTCO₂E per year. GHG emissions associated with the proposed project will not exceed the 3,000 MTCO₂E thresholds; therefore, 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.

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

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: Project Application Materials, Lake Matthews/Woodcrest Area Plan, Hazards Section.

Findings of Fact:

a). The proposed project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. The project proposes the construction of nine (9) residential lots; the project will not introduce activities that will cause substantial hazard to the public. 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 as mentioned in section 22a, the project does 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.

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

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 0.7 miles to the northeast of the project site (Woodcrest Elementary School) and in result; the project will have no impact.

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?

☐
☐
☐
☒

b) Require review by the Airport Land Use Commission?

☐
☐
☐
☒

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

☐
☐
☐
☒

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

☐
☐
☐
☒

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database, Lake Matthews/Woodcrest Area Plan; GIS database, and ALUC Staff review.

Findings of Fact:

a-d). The project site is located within Compatibility Zone E or the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Through review from ALUC staff, it has been determined that the proposed project is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The project is located approximately 6.7 miles to the east of the March Air Reserve Base and in result, is not located within two miles of a public or private airport. The project will not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

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

☐
☐
☒
☐

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database, Lake Matthews/Woodcrest Area Plan

Findings of Fact:

a). According to the Lake Mathews/Woodcrest Area Plan, the proposed project is located in area designated as no potential 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. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC guidelines, 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 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?

☐
☐
☒
☐

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?

☐
☐
☐
☒

f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

☐
☐
☐
☒

g) Otherwise substantially degrade water quality?

☐
☐
☐
☒

h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands),

☐
☐
☒
☐

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

the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

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

Findings of Fact: :

- a-b) According to the Riverside County Flood Control District's review of this project, the site receives tributary offsite runoff from a drainage area of approximately 10 acres from the hills to the west. These offsite flows confluence at the southwest corner of the property with the onsite runoff from the southerly three-quarters of the site. The northerly quarter of the site has no tributary offsite runoff while the onsite runoff drains to the east. These two area/watercourses merge together downstream and south of Mariposa Avenue. The entire site and offsite flows are tributary to Mockingbird Canyon.

The development of this site would generate increase peak flow rates and adversely impact the downstream property owners. Additionally, the grading design for the development proposes to divert all onsite drainage areas directly to the southwest corner. Mitigation is required to offset any impacts that the development of this site would pose. There are two proposed mitigation basins included in this development proposal. Both basins are shown to discharge mitigated stormwater runoff onsite and upstream of a culvert under Mariposa Avenue. The Transportation Departments will review the final design of the water quality and hydraulic conditions of concern mitigation as well as the onsite drainage facilities at the improvement plans stage of this development prior to permit issuance.

The project is also located within the Mockingbird Canyon watershed, an area of concern for the District due to the lack of drainage infrastructure. The cumulative effect of ongoing development will cause increased storm runoff which will have a significant adverse impact on downstream properties. A practical and equitable mitigation measure for such an impact is the adoption and implementation of an Area Drainage Plan for Mockingbird Canyon. The applicant has agreed to voluntarily pay a Special Drainage Facility Fee to the County to mitigate flood problem cause by the development

Prior to grading permit issuance, a copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. Therefore, the impact is considered less than significant with mitigation incorporated prior to grading permit issuance.

- c) The project consists of the construction of a 9-lot residential subdivision. Because of its small size, the proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Impacts will be less than significant
- d) This project is located within the Mockingbird Canyon watershed which lacks adequate drainage infrastructure. The cumulative effect of ongoing development will cause increased storm runoff, which will have a significant adverse impact on downstream properties. A Special Drainage Facility Agreement for the payment of "fees" to mitigate flood problems by the development was offered by the developer to the County. A Special Drainage Facility

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

Agreement was submitted to the County. In result of the Drainage Facility Agreement, the impact will be less than significant

- e) The proposed project is not within a flood hazard area and shall not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact
- f) The proposed project is not within a flood hazard area and does not place structures within a 100-year flood hazard area which would impede or redirect flood flows. Therefore, there is no impact.
- g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site (COA.60. BS GRADE 1). The project has also been conditioned to submit evidence that all water quality treatment control indicated in the Water Quality Management Plan have been provided on their grading plans prior to grading permit issuance. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- h) The project will include new stormwater Treatment Control Best Management Practices (BMPs) such as bioretention facilitates and catch basins; however, the operation of the BMPs will not result in significant environmental effects like increased vectors or odors. Impacts will be less than significant.

Mitigation: The applicant has agreed to voluntarily pay a Special Drainage Facility Fee to the County to mitigate flood problem cause by the development (10. FLOOD RI. 1). Prior to grading permit issuance, a copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits (60. TRANS. 2)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

26. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>		
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and	<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
amount of surface runoff?				
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project is not within a 100-year Floodplain. However, according to the Riverside County Flood Control Districts review of this project, the site receives tributary offsite runoff from a drainage area of approximately 10 acres from the hills to the west. These offsite flows confluence at the southwest corner of the property with the onsite runoff from the southerly three-quarters of the site. The northerly quarter of the site has no tributary offsite runoff while the onsite runoff drains to the east. These two area/watercourses merge together downstream and south of Mariposa Avenue. The entire site and offsite flows are tributary to Mockingbird Canyon.

The development of this site would generate increase peak flow rates and adversely impact the downstream property owners. Additionally, the grading design for the development proposes to divert all onsite drainage areas directly to the southwest corner. Mitigation is required to offset any impacts that the development of this site would pose. There are two proposed mitigation basins included in this development proposal. Both basins are shown to discharge mitigated stormwater runoff onsite and upstream of a culvert under Mariposa Avenue. The Transportation Departments will review the final design of the water quality and hydraulic conditions of concern mitigation as well as the onsite drainage facilities at the improvement plans stage of this development prior to permit issuance.

The project is also located within the Mockingbird Canyon watershed, an area of concern for the District due to the lack of drainage infrastructure. The cumulative effect of ongoing development will cause increased storm runoff which will have a significant adverse impact on downstream properties. A practical and equitable mitigation measure for such an impact is the adoption and implementation of an Area Drainage Plan for Mockingbird Canyon. The applicant has agreed to voluntarily pay a Special Drainage Facility Fee to the County to mitigate flood problem cause by the development.

Prior to grading permit issuance, a copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits. Therefore, the impact is considered less than significant with mitigation incorporated prior to grading permit issuance.

- b) The project is not within a 100-year Floodplain. Therefore, the project shall not result in changes in absorption rates or the rate and amount of surface runoff within a floodplain. Therefore, there is no impact.

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

- c) The project is not within a 100-year Floodplain. Therefore, the project shall not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam within a floodplain. Therefore, there is no impact.
- d) The project is not within a 100-year Floodplain. Therefore, the project shall not result in changes in the amount of surface water in any water body within a floodplain. Therefore, there is no impact.

Mitigation: The applicant has agreed to voluntarily pay a Special Drainage Facility Fee to the County to mitigate flood problem cause by the development (10. FLOOD RI. 1). Prior to grading permit issuance, a copy of the improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of grading permits (60. TRANS. 2)

Monitoring: Mitigation monitoring will occur through the Building and Safety Plan Check process.

LAND USE/PLANNING Would the project

27. Land Use

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

☐
☐
☐
☒

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

☐
☐
☐
☒

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

Findings of Fact:

a). The project will not result in a substantial alteration of the present or planned land use of an area. As part of the project scope, the current land use designation will not be amended. Currently, the project site has a land use designation of Rural Community: Very Low Density Residential (RC:VLDR) and is surrounded by properties which have a land use designation of Rural Community: Very Low Density Residential (RC:VLDR) to the north, south, east, and west. The project will have no impact.

b). The project site is located in the unincorporated Riverside County and is located within the sphere of influence of the City of Riverside (the "City"). The City of Riverside General Plan 2025 designates this site as Agricultural/Rural Residential with a maximum of 0.20 du/acre. The proposed project exceeds this requirement, providing 1.1 du/acre. Should this site ever be incorporated into the City, it would be up to the City's discretion to request a General Plan Amendment. The proposed Change of Zone and Tentative Tract Map are consistent with the Riverside County General Plan and Ordinance No. 460. The City of Riverside did not provide any comments on this proposed development. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
28. Planning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a). The proposed project will be consistent with the site's proposed zoning classification. The current and proposed zoning classifications both allow for residential and agricultural uses. In result, the project will have no impact.

b). The project will be compatible with existing surrounding zoning. As previously addressed, the change of zone will alter the existing zoning classification of Light Agriculture - 5 Acre Minimum (A-1-5) to Residential Agricultural (R-A) and Watercourse, Watershed, & Conservation Areas (W-1). The project site is surrounded properties which have a zoning classification of Light Agriculture - 1 Acre Minimum (A-1-1) to the north, east, and west, and Residential Agricultural - 1 Acre Minimum (R-A-1) to the south. The project will have no impact

c). Surrounding land use designations consist of single family residential dwellings. The scope of the project is single family residential dwellings and the project will have no impact.

d). The current land use designation of the project site will not be amended as part of the project scope. The land use designation of the project site is Rural Community: Very Low Density Residential (RC:VLDR) and is surrounded by properties which have a land use designation of Rural Community: Very Low Density Residential (RC:VLDR). While that land use designation recommends one-acre minimum lot sizes, the proposed is clustering lots and providing adequate open space. In addition, based on the project size, the impact would be less than significant.

e). As addressed in finding c, the project is for the development of nine (9) single family residential dwellings and is surrounded by existing single family residential dwellings. The project will not disrupt or divide the physical arrangement of an established community. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a-d) According to Figure OS-5 *Mineral Resources*, the project site is categorized as MRZ-3, areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. There are no mining operations within vicinity of the project site. In addition, the land uses in the vicinity are all residential and would not accommodate mining operations. The project includes no component that would result in mining operations or use of any existing or abandoned mines. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise-

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

NA ☒ A ☐ B ☐ C ☐ D ☐

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

NA ☒ A ☐ B ☐ C ☐ D ☐

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map; Riverside County Airport Land Use Commission (ALUC) letter dated September 23, 2015.

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

Findings of Fact:

- a) The project is located within Airport Compatibility E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). People residing or working in the project area may be exposed to some noises associated with airport uses, however since it is not directly located within an airport land use plan, the noise level is not excessive and impact is less than significant.
- b) The project is not within the vicinity of a private airstrip where people residing or working in the project area would be exposed to excessive noise levels. No impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, Lake Matthews/Woodcrest Area Plan, Figure 7

Findings of Fact:

The project site is not located within close vicinity of an existing railroad and will not be affected by noise generated by an existing rail line. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is not located within close vicinity of an existing highway. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

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

Source: Project Application Materials, GIS database

Findings of Fact:

No additional noise sources have been identified near the project site that will contribute a significant amount of noise to the project. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project-

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

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

☐ ☐ ☒ ☐

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

☐ ☐ ☒ ☐

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

Findings of Fact:

- a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the proposed project is for a residential development, which the area is designated for, and will also include a significant amount of open space. Therefore, the proposed project is not anticipated to result in a substantial permanent increase in ambient noise. Therefore, this impact is considered less than significant.
- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Noise generated by construction equipment, including trucks, graders, bulldozers, concrete mixers, and portable generators can reach high levels. Chapter 9.5.020 of the County's Municipal Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. Adherence to Chapter 9.5.020 and General Plan Noise Element policies, construction-related noise levels will not exceed standards and will be less than significant.
- c) The proposed project is for a residential development which is not anticipated to result in substantial sources of noise. The proposed project is not anticipated to expose people to or generate noise levels in excess of standards established in the local general plan or noise

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

ordinance, or applicable standards of other agencies. Therefore, the impact is considered less than significant.

- d) The proposed project is for a residential development and is not considered a land use that creates excessive ground-borne vibration or noise. However, the proposed project may create a excessive ground-borne vibrations or noise levels in the project vicinity above levels existing without the project during construction. As mentioned above in 34 (b), noise generated by construction equipment, including trucks, graders, bulldozers, concrete mixers, and portable generators can reach high levels. Chapter 9.5.020 of the County's Municipal Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. Adherence to Chapter 9.5.020 and General Plan Noise Element policies, construction-related noise levels will not exceed standards and will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

☐
☐
☐
☒

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

☐
☐
☐
☒

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

☐
☐
☐
☒

d) Affect a County Redevelopment Project Area?

☐
☐
☐
☒

e) Cumulatively exceed official regional or local population projections?

☐
☐
☐
☒

f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

☐
☐
☐
☒

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

Findings of Fact:

a) The Project site is currently vacant and will not necessitate the construction of replacement housing elsewhere. Therefore, there will be no impact.

b) The proposed Project will not create permanent employment opportunities and, thus, there would be no demand for additional affordable housing. There would be no impact.

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

c) The Project site is currently vacant and would not displace any person. Therefore, there would be no need for construction of replacement housing. No impact would occur.

d) The proposed Project will not affect any County Redevelopment Project Area. Therefore, there would be no impacts.

e) The proposed Project proposes the subdivision of 9.9 acres into 9 residential lots and one open space lot. Due to the limited scope of the proposed Project, the official regional and local population projections would not be exceeded. There would be a less than significant impact.

f) The scope of the Project is limited to the 9 proposed residential lots and one open space lot. Additionally, the Project site is largely surrounded by areas which have already been developed into single-family home subdivisions. Therefore, the proposed Project would not induce any substantial population growth directly or indirectly. There would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

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

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval (10. PLANNING. 10) and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

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

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

Source: Riverside County Sheriff's Department

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval (10. PLANNING. 10) and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

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

Source: GIS database

Findings of Fact:

The project site is located within the Riverside Unified School District (RUSD). The nearest school to the project site is Woodcrest Elementary, located at 16940 Krameria in Riverside, and is approximately 0.65 miles southwest. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

Source: Riverside County General Plan

Findings of Fact:

The nearest library to the project site is the Woodcrest Library, a Riverside County library, located at 16625 Krameria in the City of Riverside, approximately 0.4 miles to the southwest of the site. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval (10. PLANNING. 10) and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

Source: Riverside County General Plan

Findings of Fact:

The nearest health center to the project site is Kaiser Permanente Riverside Medical Center, located 10800 Magnolia Avenue in the City of Riverside, approximately 8 miles northwest of the site. The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

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

Findings of Fact:

a-c) According to COA 50.PLANNING.8, the project proponent is required to pay park and recreation fees and/or dedicate land in accordance with Section 10.35 of County Ordinance 460 (Quimby Fees). This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments, Lake Mathews/Woodcrest Area Plan

Findings of Fact:

The proposed project is not adjacent to or in the vicinity of a recreational trail nor has it incorporated any trails into its design; therefore, the project will have no impacts on recreational trails.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

d) Alter waterborne, rail or air traffic?

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

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

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

f) Cause an effect upon, or a need for new or altered maintenance of roads?

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

g) Cause an effect upon circulation during the project's construction?

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

h) Result in inadequate emergency access or access to nearby uses?

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

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety

<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
--------------------------------------	--	---------------------------------------	--------------

of such facilities?

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project will increase vehicular traffic; however, the Transportation Department did not require a traffic study for the proposed project due to its small size. The project will not cause a significant increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. Nor will the project conflict with any County policy regarding mass transit. The impact is considered less than significant.

b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no significant impact

c-d) The project is located within Airport Compatibility E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). However, the site is beyond the 20,000 foot radius from the runway at March Air Reserve Base/Inland Port Airport and other public-use airport runways. Additionally, the proposed maximum elevation of the proposed pad sites of 1460.0 above mean sea level (AMSL) is below the elevation of Runway 14-32 at its northern terminus. Therefore, project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. There is no impact.

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

f) The project will cause a slight increase in the population of the area, creating an increase in maintenance of responsibility. A portion of property taxes are provided to the Community Services District to offset the increase cost of maintenance. Therefore, the impact is considered less than significant.

g) Construction of the project would not require the complete closure of any public or private streets or roadways during construction. Accordingly, temporary construction activities would not cause a significant effect upon circulation. Therefore, no new or more severe impacts related to roadway closures would occur.

h) Construction of the project would not require the complete closure of any public or private streets or roadways during construction. Accordingly, temporary construction activities would not impede use of roads for emergencies or access for emergency response vehicles because emergency vehicles would be able to access the project site during construction should a lane be closed. Therefore, the project would not result in inadequate emergency access, and no impact would occur.

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

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

44. Bike Trails

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

Source: Riverside County General Plan

Findings of Fact:

The project is not located adjacent to or nearby any designated bike trails. Therefore, there are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

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

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

Source: Department of Environmental Health Review

Findings of Fact:

- Water service will be provided by Western Municipal Water District. The proposed project consists of a nine lot residential subdivision and, because of its small size, will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, the impact is considered less than significant.
- There is a sufficient water supply available to serve the project from existing entitlements and resources. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

a) Require or result in the construction of new

<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
--	--------------------------------------	--	---------------------------------------	--------------

wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The Western Municipal Water District (EMWD) will service the project with sewer services. Per the Riverside County Department of Health review, the project will not require or will not result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects. No impacts would occur.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and sewer shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health. Therefore, no impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

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

Findings of Fact:

a) The project will not generate significant amounts of construction or demolition waste. The project will be served by Riverside County Waste Management Department. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. No impact will occur.

b) The project would be subject to the County's solid waste collection and disposal requirements pursuant to Municipal Code Chapter 8.132. The project would be fully compliant with all applicable

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

Federal State, and local statutes and regulations related to solid waste, resulting in a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source:

Findings of Fact:

a-b) Electricity and gas service will be provided by Southern California Edison. Because of its small size, the project will not require the expansion or construction of new power or natural gas facilities, thus causing significant environmental effects. No impacts will occur.

c) Telephone service will be provided by SBC and cable service will be provided by Charter Cable. Because of its small size, the project will not require the construction of new communications systems, thus causing significant environmental effects. No impacts will occur.

d) The project site has been designed with an on-site stormwater drainage basin. The construction of the proposed drainage basin would not result in significant impacts as it would allow for the post-construction stormwater runoff levels to not exceed the pre-development stormwater runoff levels. The proposed basin would capture and treat stormwater runoff from the site, improving the water quality and handling all the stormwater from the project site. Therefore, impact is less than significant.

e) According to COA 50.TRANS.7, a separate street lighting plan is required for this project. The street lighting plan will be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found within Ordinance 461. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. No impacts will occur.

f) There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin, therefore no impact would occur.

g) There are no other governmental services or utilities needed to serve the proposed; therefore, no impact would occur.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

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

Source: Project Application Materials

Findings of Fact:

a) The proposed project will not conflict with any adopted energy conservation plans. The project would be developed in conformance with all applicable energy conservation regulation including Title 24 Building Energy Efficiency Standards. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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

Source: Staff review, Project Application Materials

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

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

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

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not Applicable

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

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

VII. AUTHORITIES CITED

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

Revised: 2/22/2016 12:09 PM
EA 42811

02/22/16
10:02

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 1

TRACT MAP Tract #: TR36910

Parcel: 273-174-012

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP- PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for a Schedule "B" subdivision of the 9.9 acre project site into nine (9) single family residential lots and one (1) open space lot.

10. EVERY. 2

MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

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

02/22/16
10:02

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

TRACT MAP Tract #: TR36910

Parcel: 273-174-012

10. GENERAL CONDITIONS

10. EVERY. 3 MAP- DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36910 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36910, Amended No. 1, dated 9/16/15.

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

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

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

RECOMMND

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

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT

RECOMMND

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

02/22/16
10:02

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 3

TRACT MAP Tract #: TR36910

Parcel: 273-174-012

10. GENERAL CONDITIONS

10.BS GRADE. 6

MAP - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

02/22/16
10:02

Project 5468 - Riverside County LMS
CONDITIONS OF APPROVAL

Page: 4

TRACT MAP Tract #: TR36910

Parcel: 273-174-012

10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

02/22/16
10:02

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 5

TRACT MAP Tract #: TR36910

Parcel: 273-174-012

10. GENERAL CONDITIONS

10.BS GRADE. 24

MAP - FINISH GRADE

RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 2

USE - ADV TREATMENT UNIT

RECOMMND

Tract Map 36910 is proposing an Advanced Treatment Unit (ATU) for lots 5-9 based on preliminary Soils Percolation Report Project 15725-11A dated July 25, 2015 performed by Earth Strata, Inc.

Additional soils percolation testing shall be required at time of building permit submittal.

10.E HEALTH. 3

USE - WMWD WATER SERVICE

RECOMMND

TR36910 is proposing potable water service from Western Municipal Water District. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with the appropriate purveyor(s) as well as all other applicable agencies.

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 4

USE - ECP COMMENTS

RECOMMND

Based on the information provided in the environmental assessment document submitted for this project and a site visit conducted by the Department of Environmental Health - Environmental Cleanup Programs (DEH-ECP) staff and with the provision that the information was accurate and representative of site conditions, DEH-ECP concludes no further environmental assessment is required for this project.

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact DEH-ECP at (951) 955-8980, for further information.