

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

124 B



REVIEWED BY EXECUTIVE OFFICE

DATE 9/21/10  
Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
September 1, 2010


**SUBJECT: CHANGE OF ZONE NO. 7713, TENTATIVE PARCEL MAP NO. 36183, AND VARIANCE NO. 1867** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Arturo De La Torre – Engineer/Representative: HP Engineering, Inc. – Second Supervisorial District – Pedley Zoning District – Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) (½ Acre Minimum) – Location: Southerly of 56<sup>th</sup> Street, easterly of Tomal Lane and westerly of Van Buren Boulevard. – 2.85 gross acres – Zoning: Light Agriculture – 4 Acre Minimum – (A-1-4) – **REQUEST:** The change of zone proposes to alter the zoning classification of the site from Light Agriculture – 4 Acre Minimum (A-1-4) to Residential Agricultural (R-A). The Tentative Parcel Map is a Schedule G subdivision of 2.85 acres into four (4) single family residential parcels with a minimum lot size of 22,051 square feet and one (1) 25,051 square foot remainder parcel. The Variance proposes to allow a lot depth below the Residential Agricultural (R-A) zoning classification's minimum requirement of 150 feet for Parcels 1 through 4. Substandard lot depths range from 95.7 feet to 124.8 feet. - APN: 165-070-005.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION RECOMMENDS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42138** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of a **CHANGE OF ZONE NO. 7713** based on attached conditions of approval, and

  
Greg Neal for Carolyn Syms-Luna  
Deputy Planning Director Planning Director

Initials:  
CSL:vc

(continued on attached page)

Policy  
 Policy

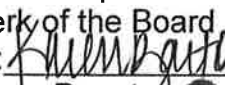
Consent  
 Consent

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried, IT WAS ORDERED that the above matter is tentatively approved as recommended, and staff is directed to prepare the necessary documents for final action.

Ayes: Stone, Benoit, and Ashley  
Nays: None  
Absent: Tavaglione and Buster  
Date: October 5, 2010  
xc: Planning(2), Applicant, Co.Co.

Kecia Harper-Ihem  
Clerk of the Board  
By:   
Deputy

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

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD

16.2

The Honorable Board of Supervisors

Re: **CHANGE OF ZONE NO. 7713, TENTATIVE PARCEL MAP NO. 36183, AND VARIANCE NO. 1867**

Page 2 of 2

based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **VARIANCE NO. 1867**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36183** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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



**16.2**

The Chairman announced due to lack of quorum that the public hearing on Change Of Zone No. 7713 / Tentative Parcel Map No. 36183 / Variance No. 1867 – Arturo De La Torre – HP Engineering, Inc. – Pedley Zoning District – Jurupa Area Plan. Recommendation of Planning Commission for Adoption of Mitigated Negative Declaration for Environmental Assessment No. 42138; Approval of Change of Zone 7713 to change the zone from Light Agriculture – 4 Acre Minimum (A-1-4) to Residential Agricultural (R-A); Approval of Tentative Parcel Map No. 36183, Schedule G, to subdivide 2.85 acres into four (4) single family residential parcels with a minimum lot size of 22,051 square feet and one (1) 25,051 square foot remainder parcel; and Approval of Variance No. 1867, to allow a lot depth below the Residential Agricultural (R-A) zoning classification's minimum requirement of 150 feet for Parcels 1 through 4 Substandard lot depths range from 95.7 feet to 124.8 feet., 2<sup>nd</sup> District, is continued to Tuesday, October 5, 2010 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on September 28, 2010 of Supervisors Minutes.

(seal)

WITNESS my hand and the seal of the Board of Supervisors  
Dated: September 28, 2010  
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.  
**16.2**

xc: Planning, Applicant, COB

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**

*Carolyn Syms Luna · Director*

TO:  Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
 County of Riverside County Clerk

FROM: Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

**Environmental Assessment No. 42138, Change of Zone No. 7713, Variance No. 1867, and Tentative Parcel Map No. 36183**

*Project Title/Case Numbers*

Jeff Horn  
*County Contact Person*

(951) 955-4641  
*Phone Number*

Original Negative Declaration/Notice of  
Determination was routed to County  
Clerks for posting on.

N/A  
*State Clearinghouse Number (if submitted to the State Clearinghouse)*

Arturo De La Torre  
*Project Applicant*

5632 Tomal Lane, Pedley CA 92509  
*Address*

3/1/11      KB  
*Date*                      *Initial*

Southerly of 56th Street, easterly of Tomal Lane and westerly of Van Buren Boulevard.  
*Project Location*

The CHANGE OF ZONE proposes to change the current zoning classification Light Agriculture - 4 Acre Minimum (A-1-4) to Residential Agricultural (R-A). The TENTATIVE PARCEL MAP NO. 36183 is a Schedule G subdivision of 2.85 acres into four (4) single-family residential parcels with a minimum lot size of 22,051 square feet and one (1) 25,051 square foot remainder parcel. The Variance proposes to allow a lot depth below the Residential Agricultural (R-A) zoning classification's minimum requirement of 150 feet for Parcels 1 through 4, ranging from 95.7 feet to 124.8 feet.

*Project Description*

This is to advise that the Riverside County Board of Supervisors, as the lead agency, has approved the above-referenced project on 3/1/2011, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act. (\$2,010.25 plus \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Karen Barton                      Board Assistant                      March 1, 2011  
*Signature*                                      *Title*    *Date*

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Y:\Planning Case Files-Riverside office\PM36183\DH-PC-BOS Hearings\NOD Form PM36183.doc Revised 01/15/08

Please charge deposit fee case#: ZEA42138 ZCFG5491

FOR COUNTY CLERK'S USE ONLY

10.05.10    16.2    03.01.11    2.7

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Carolyn Syms Luna · Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: Environmental Assessment No. 42138, Tentative Parcel Map No. 36183, Variance No. 1867, and Change of Zone No. 7713

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

**COMPLETED/REVIEWED BY:**

By: Jeff Horn Title: Project Planner Date: May 10, 2010

Applicant/Project Sponsor: Arturo De La Torre Date Submitted: March 9, 2009

**ADOPTED BY:** Board of Supervisors

Person Verifying Adoption:  Date: March 1, 2011

Karen Barton, Board Assistant to Keeia Harper-Ihem, Clerk of the Board of Supervisors

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Jeff Horn at (951) 955-4641.

Revised: 10/16/07

Y:\Planning Case Files-Riverside office\PM36183\DH-PC-BOS Hearings\PM36183 MND.doc

Please charge deposit fee case#: ZEA42138 ZCFG5491 .

**FOR COUNTY CLERK'S USE ONLY** 10.05.10 16.2 03.01.11 2.7

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R0903485

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: DE LA TORRE ARTURO \$64.00  
paid by: CK 11663/11615  
CA F&G FEE FOR EA42138  
paid towards: CFG05491 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Mar 13, 2009 15:45  
MGARDNER posting date Mar 13, 2009

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

J\* REPRINTED \* R0917380

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: DE LA TORRE ARTURO \$2,010.25  
paid by: CK 35272  
CA F&G FEE FOR EA42138  
paid towards: CFG05491 CALIF FISH & GAME: DOC FEE  
at parcel:  
appl type: CFG3

By \_\_\_\_\_ Dec 24, 2009 08:50  
SBROSTRO posting date Dec 24, 2009

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
58353120100208100	CF&G TRUST	\$2,010.25

Overpayments of less than \$5.00 will not be refunded!

124B

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**  
**Planning Department**  
*Carolyn Syms Luna · Director*

**DATE:** September 1, 2010

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office *d.m.*

09.28.10

**SUBJECT:** CHANGE OF ZONE NO. 7713, TENTATIVE PARCEL MAP NO. 36183, AND VARIANCE NO. 1867 – Mitigated Negative Declaration

(Charge your time to these case numbers)

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

- |  |   |
|--|---|
| <input type="checkbox"/> Place on Administrative Action <small>(Receive &amp; File; EOT)</small> | <input checked="" type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small>      |
| <input type="checkbox"/> Labels provided If Set For Hearing                                      | <input checked="" type="checkbox"/> Publish in Newspaper:   |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day  | (2nd Dist) Press Enterprise and County Record   |
| <input type="checkbox"/> Place on Consent Calendar   | <input checked="" type="checkbox"/> Mitigated Negative Declaration  |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small>  | <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day              |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small>            | <input checked="" type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
|  | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                                      |

**Designate Newspaper used by Planning Department for Notice of Hearing:**  
(2nd Dist) Press Enterprise and County Record

**Need Director's signature by 9/1/10**  
**Please schedule on the September 28, 2010 BOS Agenda**

**Documents to be sent to County Clerk's Office for Posting within five days:**

Notice of Determination and Mit Neg Dec Forms  
Fish & Game Receipt (CFG5491)

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

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

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



**PLANNING COMMISSION  
MINUTE ORDER JUNE 2, 2010  
RIVERSIDE COUNTY ADMINISTRATIVE CENTER**

- I. AGENDA ITEM 4.1: CHANGE OF ZONE NO. 7713 / TENTATIVE PARCEL MAP NO. 36183 / VARIANCE NO. 1867** - Intent to Adopt a Mitigated Negative Declaration - Applicant: Arturo De La Torre - Engineer/Representative: HP Engineering, INC. - Second Supervisorial District - Pedley Zoning District - Jurupa Area Plan: Rural Community: Low Density Residential (RC: LDR) ( ½ Acre Minimum) - Location: Southerly of 56th Street, easterly of Tomal Lane and westerly of Van Buren Boulevard. - 2.85 gross acres - Zoning: Light Agriculture - 4 Acre Minimum - (A-1-4) - **APN: 165-070-005** - (Quasi-judicial) (Continued from 5/5/10)
- II. PROJECT DESCRIPTION**  
The change of zone proposes to alter the zoning classification of the site from Light Agriculture - 4 Acre Minimum (A-1-4) to Residential Agricultural (R-A). The Tentative Parcel Map is a Schedule G subdivision of 2.85 acres into four (4) single family residential parcels with a minimum lot size of 22,051 square feet and one (1) 25,051 square foot remainder parcel. The Variance proposes to allow a lot depth below the Residential Agricultural (R-A) zoning classification's minimum requirement of 150 feet for Parcels 1 through 4. Substandard lot depths range from 95.7 feet to 124.8 feet.
- III. MEETING SUMMARY**  
The following staff presented the subject proposal:  
Project Planner: Jeff Horn, (951) 955-4641 or E-mail [jhorn@rctlma.org](mailto:jhorn@rctlma.org)
- There were no speakers in favor, neutral or in opposition of the subject proposal.
- IV. CONTROVERSIAL ISSUES**  
NONE
- V. PLANNING COMMISSION ACTION**  
The Planning Commission, by a vote of 4-0 (Commissioner Zuppardo absent); recommended, with modifications, to the Board of Supervisors;
- ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42138** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
- APPROVAL** of a **CHANGE OF ZONE NO. 7713** based attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,
- APPROVAL** of **TENTATIVE PARCEL MAP NO. 36183** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and
- APPROVAL** of **VARIANCE NO. 1867**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.
- VI. CD**  
The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Chantell Griffin, Planning Commission Secretary, at (951) 955-3251 or E-mail at [cgriffin@rctlma.org](mailto:cgriffin@rctlma.org).

Agenda Item No.: 4.1  
Area Plan: Jurupa  
Zoning District: Pedley  
Supervisory District: Second  
Project Planner: Jeff Horn  
Planning Commission: June 2, 2010

CHANGE OF ZONE NO. 7713  
TENTATIVE PARCEL MAP NO. 36183  
VARIANCE NO. 1867  
ENVIRONMENTAL ASSESSMENT NO. 42138  
Applicant: Arturo De La Torre  
Engineer/Rep.: HP Engineering Inc.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT  
STAFF REPORT

**PROJECT DESCRIPTION AND LOCATION:**

**CHANGE OF ZONE NO. 7713** proposes to change the current zoning classification from Light Agriculture - 4 Acre Minimum (A-1-4) to Residential Agricultural (R-A).

**TENTATIVE PARCEL MAP NO. 36183** proposes a Schedule G subdivision of 2.85 acres into four (4) single-family residential parcels with a minimum lot size of 20,000 square feet and one (1) 34,424 square foot remainder parcel.

**VARIANCE NO. 1867** proposes to allow a lot depth below the Residential Agricultural (R-A) zoning classification's minimum requirement of 150 feet for Parcels 1 through 4. Substandard lot depths range from 95.7 feet to 124.8 feet.

The project site is located within the Jurupa Area Plan, more specifically, southerly of 56th Street, easterly of Tomal Lane and westerly of Van Buren Boulevard.

**FURTHER PLANNING CONSIDERATION:**

**May 10, 2010**

After meeting with the Planning and Transportation Departments, the project applicant has redesigned the map to delineate Angelina Avenue as a publically dedicated roadway that circulates through to Angela Avenue to the south. At the May 5, 2010 Planning Commission hearing, the project was continued without discussion to the June 2, 2010 Planning Commission Hearing to allow County Departments and Agencies to update Conditions of Approval based on project redesign.

**SUMMARY OF FINDINGS:**

- |  |   |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5):    | Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum)   |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north, east, south and west.                 |
| 3. Existing Zoning (Ex. #2):                   | Light Agriculture - 4 Acre Minimum (A-1-4)  |
| 4. Proposed Zoning (Ex. #2):                   | Residential Agricultural (R-A)  |
| 5. Surrounding Zoning (Ex. #2):                | Light Agriculture - 4 Acre Minimum (A-1-4) to the north, east, and west, and Residential Agricultural (R-A) to the south. |
| 6. Existing Land Use (Ex. #1):                 | Vacant.   |
| 7. Surrounding Land Use (Ex. #1):              | Scattered single-family residences to the north, east and south, and vacant land to the west.                             |
| 8. Project Data:                               | Total Acreage: 2.85<br>Total Proposed Lots: Four (4) and a Remainder Lot  |

Proposed Min. Lot Size: 1/2 acre  
Schedule: G

9. Environmental Concerns:

See attached Environmental Assessment

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42138** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVAL** of a **CHANGE OF ZONE NO. 7713** based attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **TENTATIVE PARCEL MAP NO. 36183** subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and

**APPROVAL** of **VARIANCE NO. 1867**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

**CONCLUSIONS:**

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

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

1. The project site is designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) on the Jurupa Area Plan.

2. The proposed use, a Schedule G subdivision of 2.85 acres into four (4) residential parcels with a minimum lot size of 20,000 square feet and one (1) remainder parcel, is a permitted use in the Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) land use designation.
3. The project site is surrounded by properties which are designated Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to the north, east, south and west.
4. The proposed zoning for the subject site is Residential Agricultural (R-A).
5. The proposed use, a Schedule G subdivision of 2.85 acres into four (4) residential parcels with a minimum lot size of 20,000 square feet and one (1) remainder parcel, is a permitted use in the Residential Agricultural (R-A) zoning classification.
6. The proposed use, a Schedule G subdivision of 2.85 acres into four (4) residential parcels with a minimum lot size of 20,00 square feet and one (1) remainder parcel, is consistent with the development standards set forth in the is Residential Agricultural (R-A) zoning classification.
7. The project site is surrounded by properties which are zoned Light Agriculture - 4 Acre Minimum (A-1-4) to the north, east, and west, and Residential Agricultural (R-A) to the south.
8. Scattered residential uses have been constructed and are operating in the project vicinity.
9. A variance application has been filed and reviewed due to special circumstances relative to the subject property's size, shape, and surroundings.
10. The subject property is an in-fill development that is situated between two adjacent and contiguous parcels.
11. The subject parcel has limited frontage access to 58<sup>th</sup> street.
12. Pursuant to the Riverside County Circulation Element and Transportation Department review, the proposed subdivision is required to accommodate a publically dedicated roadway (Angela Avenue) within the boundaries of the subdivision. Angela Avenue is required to connect to the existing dedication to the south of the subject property.
13. The total right-of-way for Angela Avenue is 50-feet.
14. Pursuant to the development standards of the Residential Agriculture (R-A) (Article VIb, Section 6.52) zone requires a minimum of 150-feet in lot depth.
15. The subject parcel is 163-feet in total width at the frontage of the property.
16. Provide the unique circumstances that a County of Riverside maintained roadway is required to be incorporated into the proposed subdivision and is also required to circulate through to connect to Angela Avenue in order to protect public health, safety, and welfare to mitigated traffic impacts, the subject parcel does not enjoy the same property rights and development characteristics as adjacent properties within the surrounding area.

17. The unique shape of the subject parcel does not allow the proposed subdivision to meet both the General Plan Circulation requirements for roadway placement and construction while also complying with the development standards of the Residential Agriculture zoning classification.
18. A variance shall be granted on the basis of special circumstances that are applicable to the property.
19. Special circumstances, as described herein, are as follows:
  - a. The subject property is 163-feet in width at its frontage.
  - b. The property's location and surroundings places the properties development rights at a disadvantage.
  - c. The application of the strict development standards of the R-A zone deprives this property the same property rights as surrounding properties.
20. The application of this variance is restricted to the modification of lot depth minimums.
21. Environmental Assessment No. 42138 identifies the following potentially significant impacts:
  - a. Agriculture
  - b. Cultural Resources

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

#### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. A city sphere of influence;
  - b. A High Fire Area;
  - c. An Agricultural Preserve;
  - d. Mt. Palomar Lighting Area, Ordinance 655;
  - e. A MSHCP Criteria Cell Group or Cell;
  - f. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - g. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or
  - h. An Alquist-Priolo fault zone.
3. The project site is located within:
  - a. The boundaries of the Jurupa Area Plan;
  - b. The boundaries of Jurupa Community Services District;
  - c. The boundaries of the Jurupa Unified School District;
  - d. High Paleontological sensitivity.
4. The subject site is currently designated as Assessor's Parcel Number 165-070-005.

**CHANGE OF ZONE NO. 7713  
TENTATIVE PARCEL MAP NO. 36183  
VARIANCE NO. 1867  
ENVIRONMENTAL ASSESSMENT NO. 42138  
PC Staff Report: June 2, 2010  
Page 5 of 5**

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5. This Parcel Map was filed with the Planning Department on March 9, 2009, and the Change of Zone was filed on June 3, 2009.
6. This project was reviewed by the Land Development Committee two (2) times on the following dates April 23, 2009 and August 20, 2009.
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$16,137.38

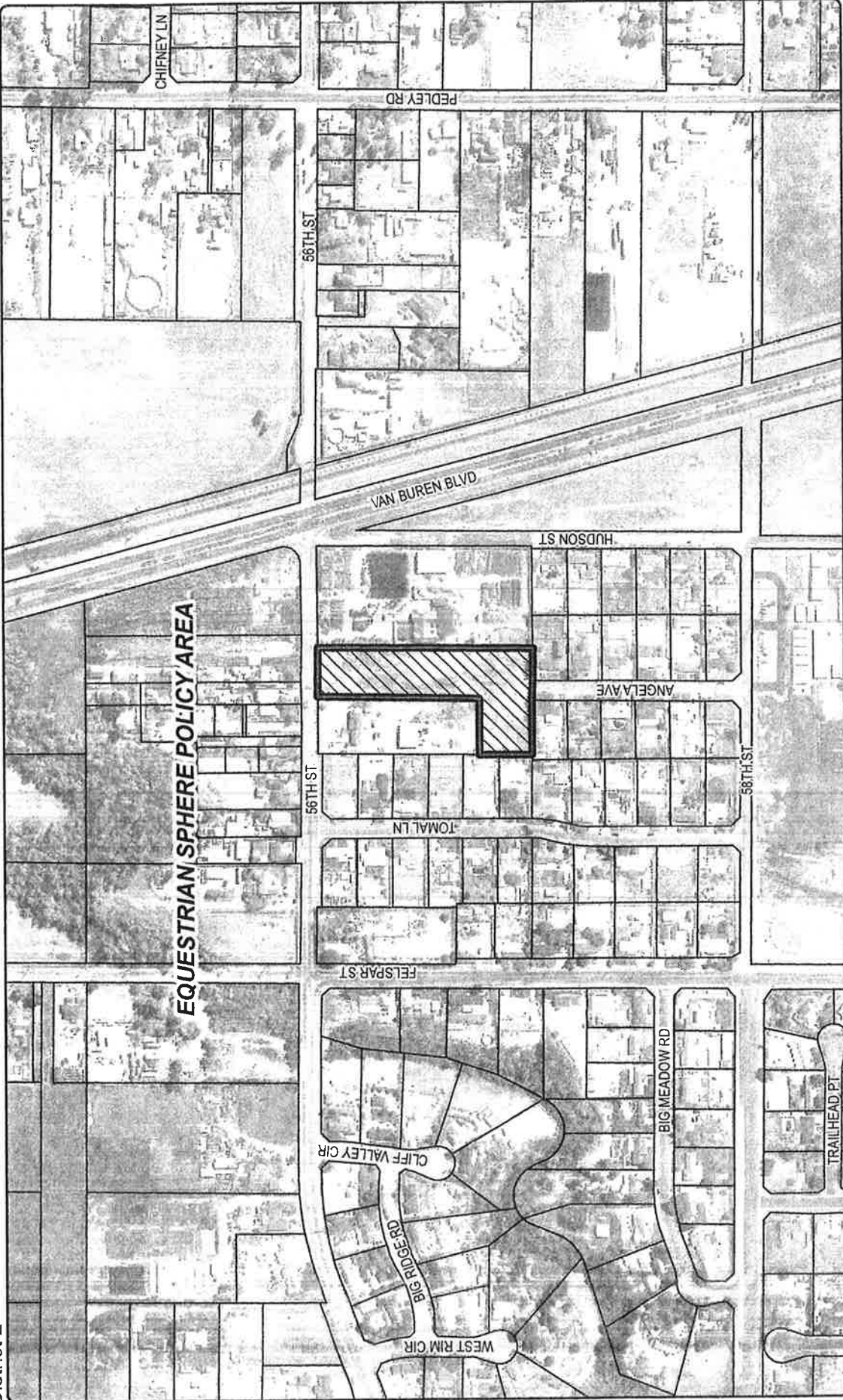
JH:jh

Y:\Planning Case Files-Riverside office\PM36183\DH-PC-BOS Hearings\PM36183.StaffReport.Continued.6.2.10.doc  
Date Revised: 5/17/10

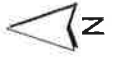
**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**CZ07713 PM36183**  
**VICINITY/POLICY AREAS**

Supervisor Tavaglione  
District 2

Date Drawn: 1/26/2010  
Vicinity Map



Assessors Bk. Pg. 165-07  
Thomas Bros. Pg. 684 D4  
Edition 2009



Zoning District: Pedley  
Township/Range: T2SR6W  
Section: 23

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 853-8277 (Eastern County) or website at [http://www.ltrm.ca.gov/riverside\\_co.us/index.html](http://www.ltrm.ca.gov/riverside_co.us/index.html).

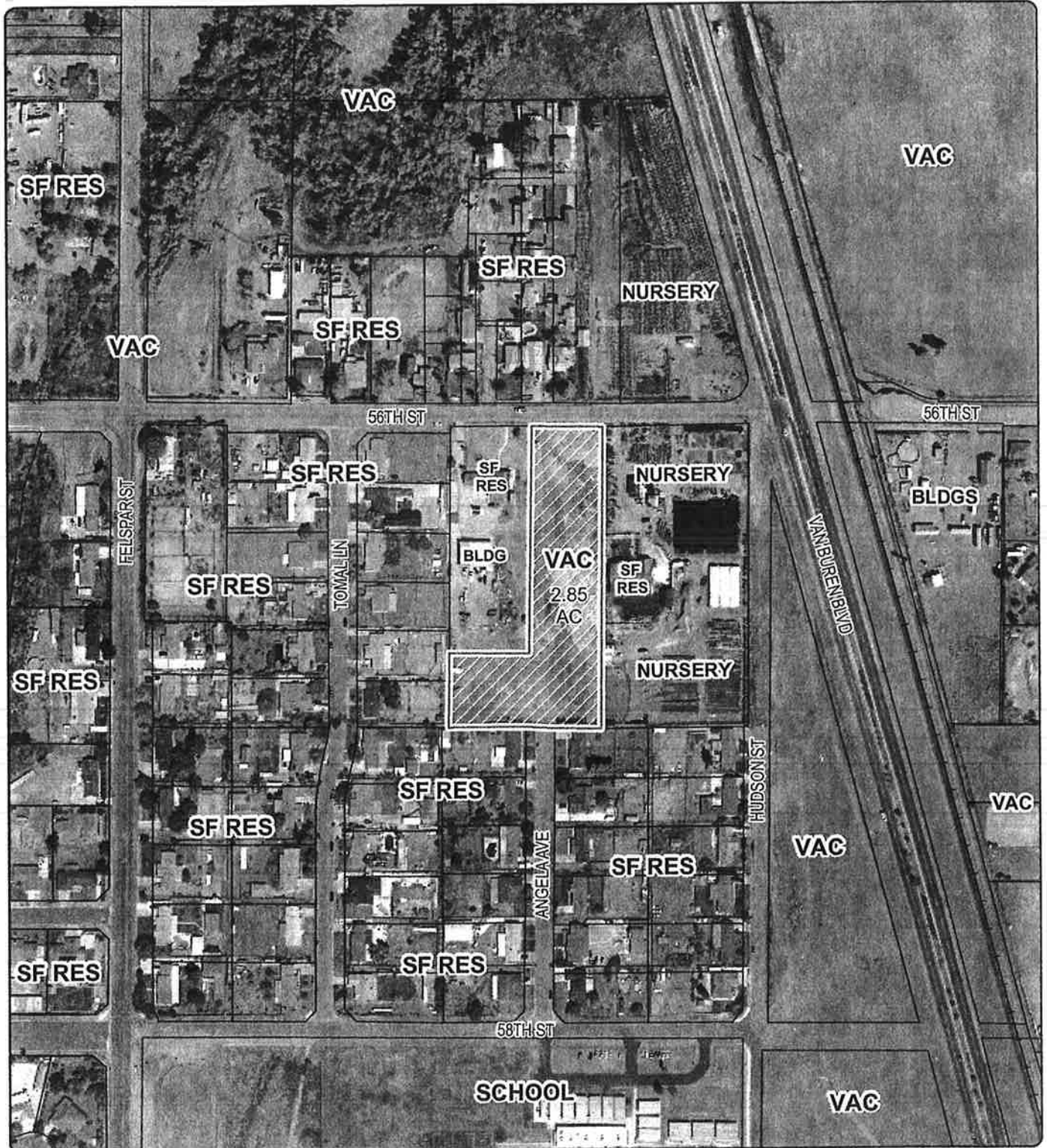
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07713 PM36183

Supervisor Tavaglione  
District 2

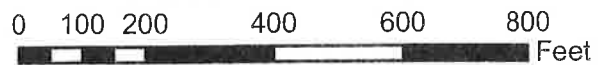
LAND USE

Date Drawn: 1/26/2010  
Exhibit 1



Zoning District: Pedley  
Township/Range: T2SR6W  
Section: 23

Assessors Bk. Pg. 165-07  
Thomas Bros. Pg. 684 D4  
Edition 2009



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RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07713 PM36183

EXISTING GENERAL PLAN

Supervisor Tavaglione  
District: 2

Date Drawn: 1/26/2010  
Exhibit 5



Zoning District: Pedley  
Township/Range: T2SR6W  
Section: 23

Assessors Bk. Pg. 165-07  
Thomas Bros. Pg. 684 D4  
Edition 2009



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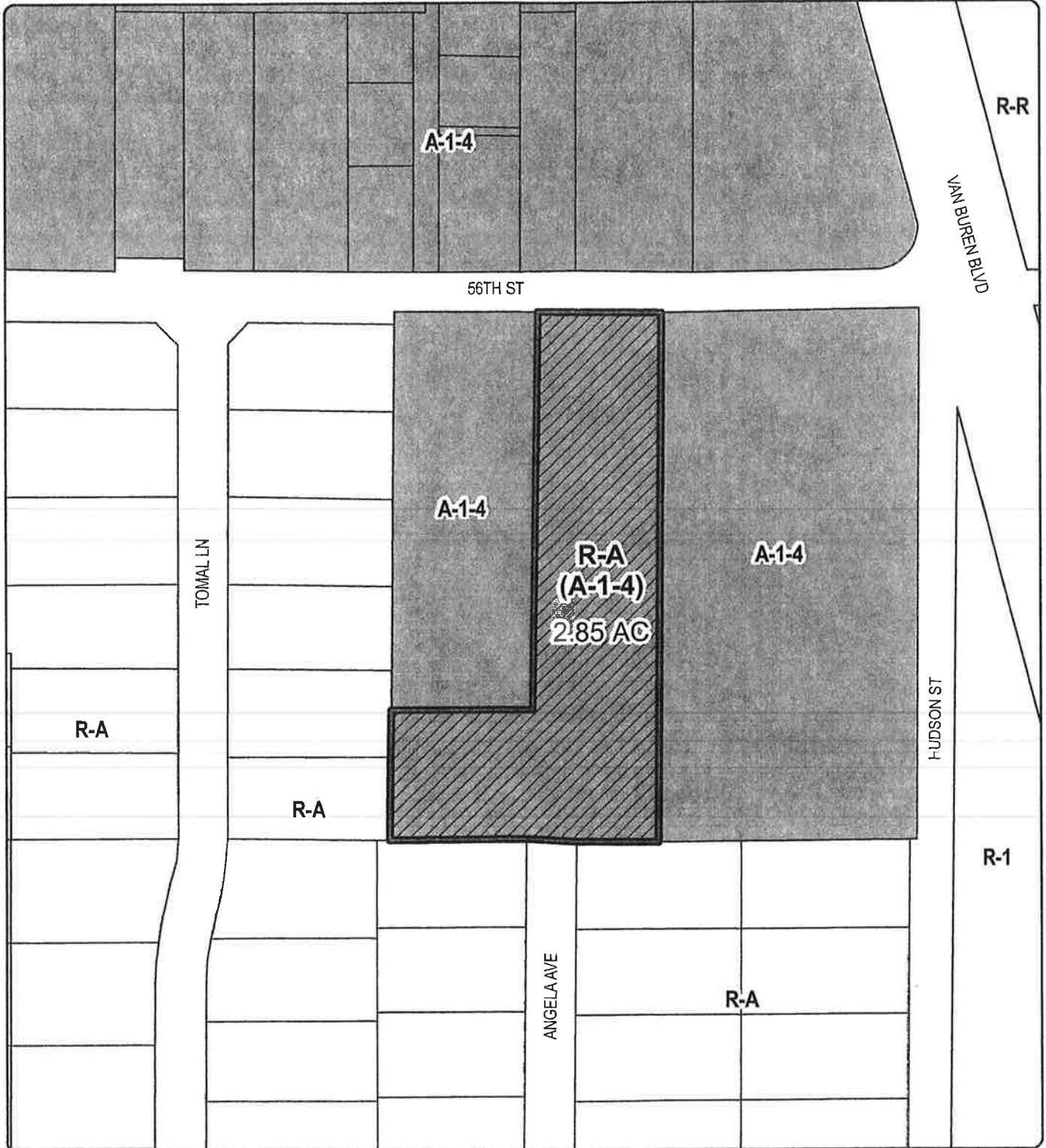
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07713 PM36183

PROPOSED ZONING

Supervisor Tavaglione  
District 2

Date Drawn: 1/26/2010  
Exhibit 3



Zoning District: Pedley  
Township/Range: T2SR6W  
Section: 23

Assessors Bk. Pg. 165-07  
Thomas Bros. Pg. 684 D4  
Edition 2009

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# CHANGE OF ZONE EXHIBIT



**APPLICANT/OWNER:** ARTURO DE LA TORRE  
 2525 E. 15th St  
 Redlands, CA 92374  
 (951) 360-8423 FAX 909 390-0388  
 email: artdelatorre@hotmail.com

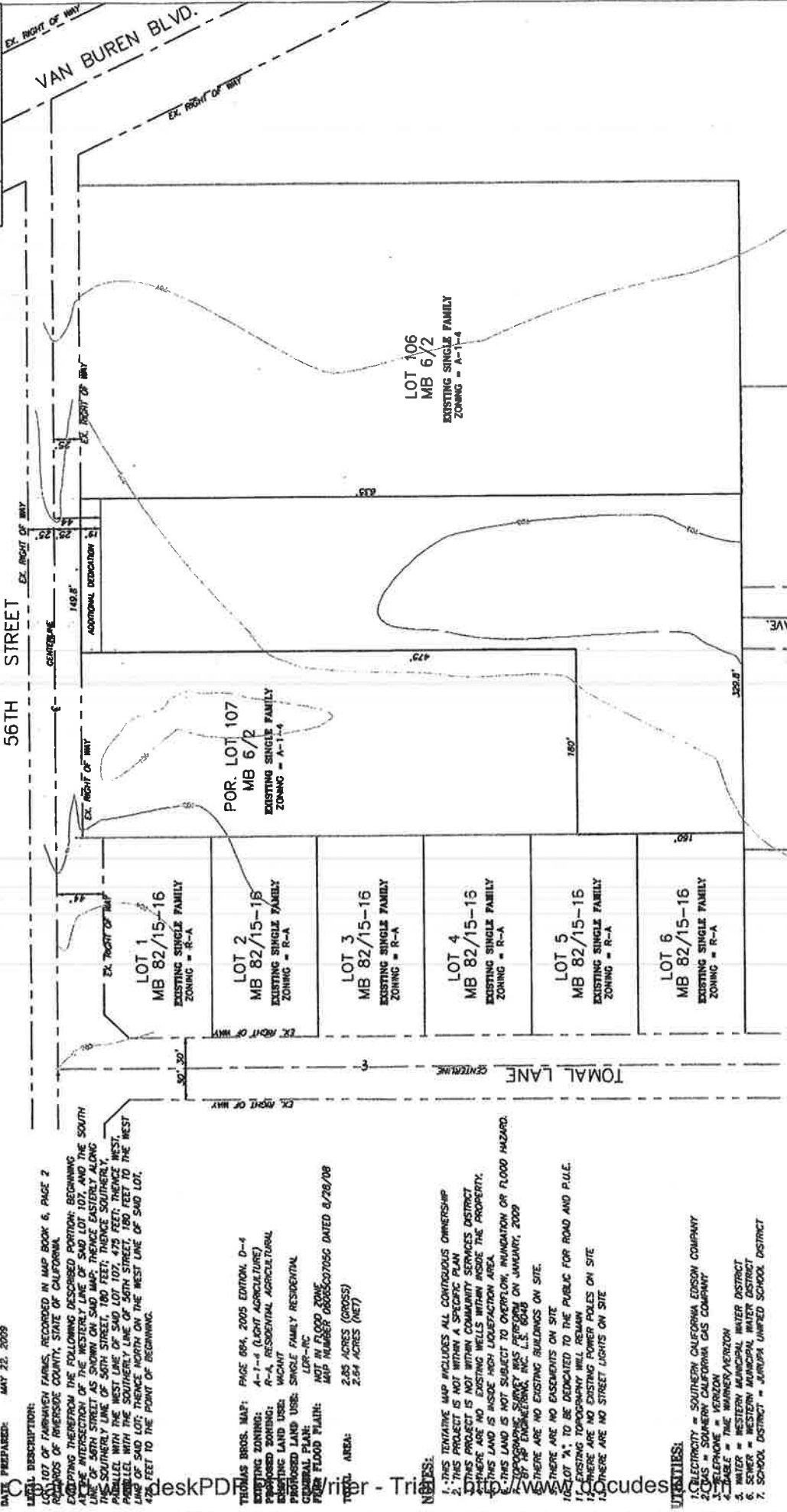
**PREPARED BY:** HENRY C. POOLAZ, L.S. 6048  
 HP ENGINEERING, INC.  
 1466 CRESTVIEW ROAD, REDLANDS, CA 92374  
 (909) 799-6797 FAX 909 799-1508  
 email: hpcpo@hpeng.com

**DATE PREPARED:** MAY 22, 2009

**SITE ADDRESS:** NO ADDRESS ISSUED YET

**LEGAL DESCRIPTION:** LOT 107 OF FARMERSH FARMS, RECORDED IN MAP BOOK 6, PAGE 2 EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION: BEGINNING AT THE INTERSECTION OF THE WESTERLY AND SOUTHERLY LINES OF SAID PARCELS OF SAID MAP, THENCE SOUTHERLY ALONG THE SOUTHERLY LINE OF SAID STREET, 180 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT 107, 475 FEET; THENCE WEST PARALLEL WITH THE SOUTHERLY LINE OF SAID STREET, 180 FEET TO THE WEST LINE OF SAID LOT; THENCE NORTH ON THE WEST LINE OF SAID LOT, 475 FEET TO THE POINT OF BEGINNING.

**THOMAS BROS. MAP:** PAGE 66A, 2005 EDITION, D-4  
**EXISTING ZONING:** A-1-4 (LIGHT AGRICULTURE)  
**PROPOSED ZONING:** R-A, RESIDENTIAL AGRICULTURAL  
**EXISTING LAND USE:** VACANT  
**PROPOSED LAND USE:** SINGLE FAMILY RESIDENTIAL  
**CENSUSAL PLAN:** LDR-NC  
**PERM FLOOD PLAIN:** NOT IN FLOOD ZONE  
**TOTAL AREA:** 2.85 ACRES (GROSS)  
 2.64 ACRES (NET)



**LOT 1**  
 MB 82/15-16  
 EXISTING SINGLE FAMILY  
 ZONING = R-A

**LOT 2**  
 MB 82/15-16  
 EXISTING SINGLE FAMILY  
 ZONING = R-A

**LOT 3**  
 MB 82/15-16  
 EXISTING SINGLE FAMILY  
 ZONING = R-A

**LOT 4**  
 MB 82/15-15  
 EXISTING SINGLE FAMILY  
 ZONING = R-A

**LOT 5**  
 MB 82/15-16  
 EXISTING SINGLE FAMILY  
 ZONING = R-A

**LOT 6**  
 MB 82/15-16  
 EXISTING SINGLE FAMILY  
 ZONING = R-A

**LOT 11**  
 MB 88/51-52  
 EXISTING SINGLE FAMILY  
 ZONING = R-A

**LOT 22**  
 MB 88/51-52  
 EXISTING SINGLE FAMILY  
 ZONING = R-A

**LOT 23**  
 MB 88/51-52  
 EXISTING SINGLE FAMILY  
 ZONING = R-A

**LOT 106**  
 MB 6/2  
 EXISTING SINGLE FAMILY  
 ZONING = A-1-4

**POR. LOT 107**  
 MB 6/2  
 EXISTING SINGLE FAMILY  
 ZONING = A-1-4

**UTILITIES:**  
 1. ELECTRICITY = SOUTHERN CALIFORNIA EDISON COMPANY  
 2. GAS = SOUTHERN CALIFORNIA GAS COMPANY  
 3. TELEPHONE = VERIZON  
 4. CABLE = TIME WARNER/VERIZON  
 5. WATER = WESTERN MUNICIPAL WATER DISTRICT  
 6. SEWER = WESTERN MUNICIPAL WATER DISTRICT  
 7. SCHOOL DISTRICT = JURUPA UNIFIED SCHOOL DISTRICT

**NOTES:**  
 1. THIS TENTATIVE MAP INCLUDES ALL CONTIGUOUS OWNERSHIP  
 2. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN  
 3. THIS PROJECT IS NOT WITHIN COMMUNITY SERVICES DISTRICT  
 4. THERE ARE NO EXISTING WELLS WITHIN INSIDE THE PROPERTY.  
 5. THIS LAND IS INSIDE HIGH LIQUEFACTION AREA.  
 6. THIS LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.  
 7. TOPOGRAPHIC SURVEY WAS PERFORMED ON JANUARY, 2009  
 BY HP ENGINEERING, INC. L.S. 6048  
 8. THERE ARE NO EXISTING BUILDINGS ON SITE.  
 9. THERE ARE NO EASEMENTS ON SITE  
 10. LOT "A" TO BE DEDICATED TO THE PUBLIC FOR ROAD AND P.U.E.  
 11. EXISTING TOPOGRAPHY WILL REMAIN  
 12. THERE ARE NO EXISTING POWER POLES ON SITE  
 13. THERE ARE NO STREET LIGHTS ON SITE

**HP ENGINEERING, INC.**  
**CIVIL ENGINEERING • LAND SURVEYING**  
 1466 CRESTVIEW ROAD, REDLANDS, CA. 92374

Tel. (909) 799-6797 Fax (909) 799-1508



# TENTATIVE PARCEL MAP NO. 36183

BEING A SUBDIVISION OF A PORTION OF LOT 107, FAHRAVEY FARMS, RECORDED IN MAP BOOK 6, PAGE 2, SECTION 23, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.E.M., RECORDS OF RIVERSIDE COUNTY STATE OF CALIFORNIA

APPLICANT/OWNER:  
 AUSTIN DE LA TORRE  
 5432 TOMAL LAKE  
 REDLEY, CA 92368  
 TEL: (951) 499-0398  
 email: adestor@att.net

PREPARED BY/ENGINEER:  
 HP ENGINEERING, INC.  
 14465 CHERYVIEW ROAD, REDLANDS, CA 92374  
 (951) 799-6797, FAX: (951) 799-1508  
 www.hpengineering.com

DATE PREPARED:  
 FEBRUARY 15, 2009  
 SCHEDULE: "B"

LEGAL DESCRIPTION:  
 LOT 107 OF FAHRAVEY FARMS, RECORDED IN MAP BOOK 6, PAGE 2, OF SECTION 23, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.E.M., RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. BEING THE PORTION OF THE WESTERN LINE OF SAID LOT 107, AND THE SOUTH AND WESTERN LINES OF SAID LOT 107, TOGETHER BEING 1.00 ACRES, MORE OR LESS, AS SHOWN ON THE TENTATIVE PARCEL MAP NO. 36183, BEING A SUBDIVISION OF SAID LOT 107, FAHRAVEY FARMS, RECORDED IN MAP BOOK 6, PAGE 2, SECTION 23, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.E.M., RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

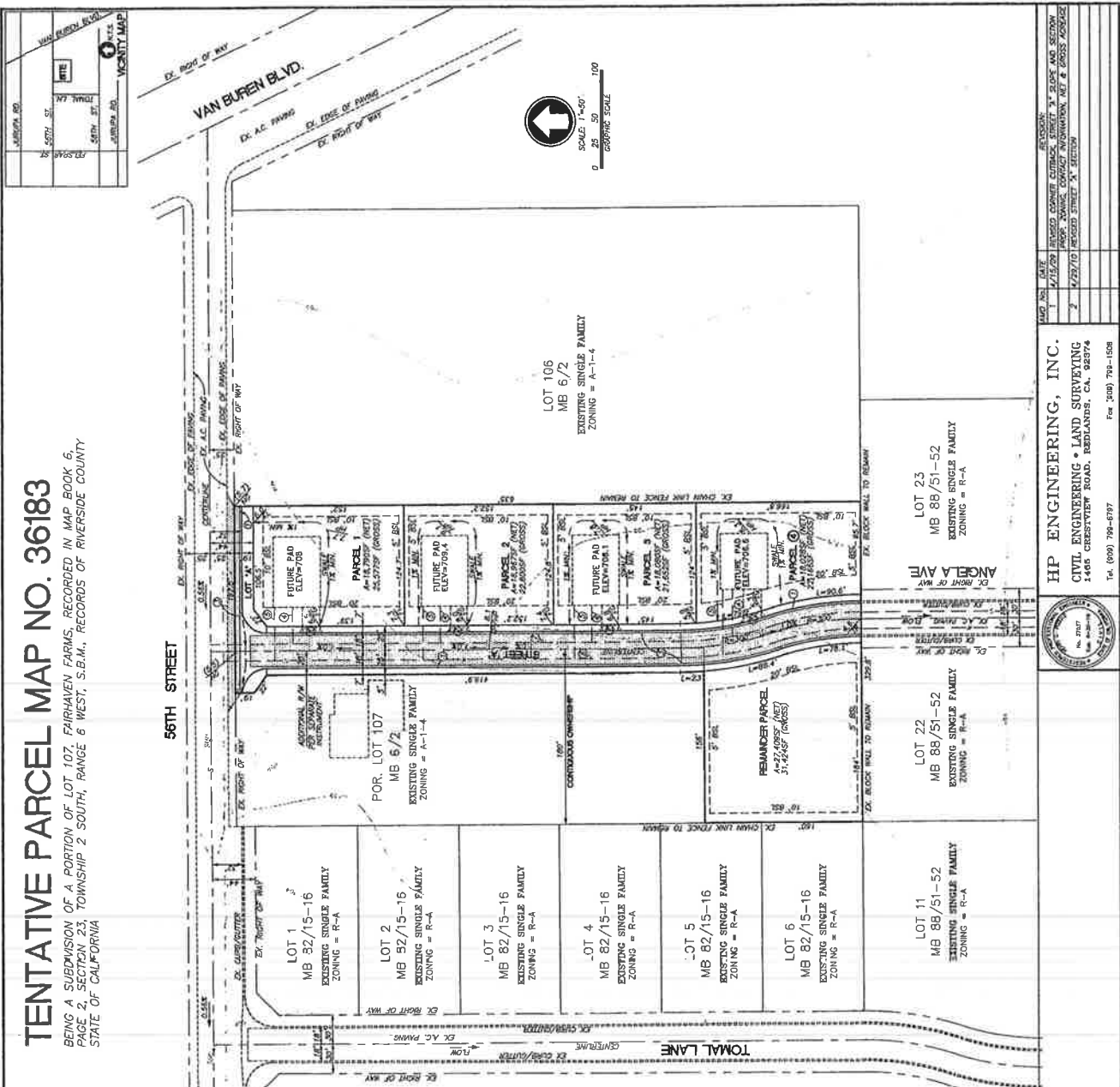
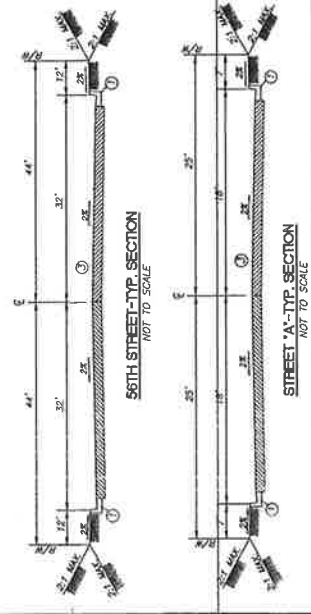
TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.E.M., RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. BEING THE PORTION OF THE WESTERN LINE OF SAID LOT 107, AND THE SOUTH AND WESTERN LINES OF SAID LOT 107, TOGETHER BEING 1.00 ACRES, MORE OR LESS, AS SHOWN ON THE TENTATIVE PARCEL MAP NO. 36183, BEING A SUBDIVISION OF SAID LOT 107, FAHRAVEY FARMS, RECORDED IN MAP BOOK 6, PAGE 2, SECTION 23, TOWNSHIP 2 SOUTH, RANGE 6 WEST, S.E.M., RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

PREPARED LAND USE: SINGLE FAMILY RESIDENTIAL  
 EXISTING ZONING: A-1-4 (LIGHT AGRICULTURE)  
 PROPOSED ZONING: R-A, RESIDENTIAL AGRICULTURAL  
 EXISTING LAND USE: UNDEVELOPED  
 GENERAL PLAN: LDR-RC  
 NOT IN FLOOD ZONE  
 MAP NUMBER 0805002606 DATED 6/26/08  
 TOTAL AREA: 2.32 ACRES (NET)

NOTES:  
 1. THESE ARE FOUR (4) PARCELS PROPOSED AND A REMAINDER PARCEL.  
 2. THIS PROJECT IS NOT WITHIN A SPECIFIC PLAN.  
 3. THIS PROJECT IS NOT WITHIN COMMUNITY SERVICES DISTRICT.  
 4. THE LOTS ARE TO BE SEPARATED BY A 10' WIDE DRIVEWAY.  
 5. THE LOTS ARE TO BE SEPARATED BY A 10' WIDE DRIVEWAY.  
 6. THIS LAND IS NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD.  
 7. TOPOGRAPHIC SURVEY WAS PERFORMED ON JANUARY, 2009  
 BY: HP ENGINEERING, INC. L.S. 8048  
 8. THERE ARE NO EXISTING EASEMENTS ON SITE.  
 9. LOT "1" TO BE DEDICATED TO THE PUBLIC FOR ROAD AND PAVEMENT.  
 10. EXISTING TOPOGRAPHY WILL REMAIN.  
 11. THERE ARE NO EXISTING POWER POLES ON SITE.  
 12. THERE ARE NO STREET LIGHTS ON SITE.  
 13. STREET "A" TO BE DEDICATED TO THE PUBLIC.  
 14. STREET "A" TO BE DEDICATED TO THE PUBLIC.

UTILITIES:  
 1. ELECTRICITY - SOUTHERN CALIFORNIA Edison COMPANY  
 2. WATER - SOUTHERN CALIFORNIA GAS COMPANY  
 3. TELEPHONE - VERIZON  
 4. GAS - THE INLAND/ARIZONA GAS COMPANY  
 5. SEWER - WESTERN MUNICIPAL WATER DISTRICT  
 6. SCHOOL DISTRICT - JURUPA UNIFIED SCHOOL DISTRICT

KEYNOTES:  
 ① 6" PVC CURB AND GUTTER TYPE A-4, PER STD. 200  
 ② ASPHALT DRIVEWAY PER COUNTY SPECIFICATIONS  
 ③ CONSTRUCT ASPHALT CONCRETE PAVING  
 ④ CONSTRUCT SOFTER SERVICE LINE  
 ⑤ CONSTRUCT WATER SERVICE LINE  
 ⑥ CONSTRUCT WATERMAIN  
 ⑦ CONSTRUCT SIDEWALK



NO.	DATE	DESCRIPTION
1	1/23/09	REVISED DOWNSIDE CURB, STREET "A" GRADE AND SECTION
2	1/23/09	REVISED DOWNSIDE CURB, STREET "A" GRADE AND SECTION
3	1/23/09	REVISED DOWNSIDE CURB, STREET "A" GRADE AND SECTION

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 CIVIL ENGINEERING • LAND SURVEYING  
 14465 CHERYVIEW ROAD, REDLANDS, CA, 92374  
 Tel: (951) 799-6797 Fax: (951) 799-1508

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 42138

**Project Case Type (s) and Number(s):** Change of Zone No. 7713, Tentative Parcel Map No. 36183, and Variance No. 1867

**Lead Agency Name:** County of Riverside Planning Department

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

**Contact Person:** Jeff Horn

**Telephone Number:** (951) 955-4641

**Applicant's Name:** Arturo De La Torre

**Applicant's Address:** 5632 Tomal Lane, Pedley CA 92509

**Engineer's Name:** HP Engineering Inc.

**Engineer's Address:** 1465 Crestview Road, Redlands CA 92374

### I. PROJECT INFORMATION

#### A. Project Description:

**CHANGE OF ZONE NO. 7713** proposes to change the current zoning classification Light Agriculture - 4 Acre Minimum (A-1-4) to Residential Agricultural (R-A).

**TENTATIVE PARCEL MAP NO. 36183** proposes a proposes a Schedule G subdivision of 2.85 acres into four (4) single-family residential parcels with a minimum lot size of 21,652 square feet and one (1) 34,424 square foot remainder parcel.

**VARIANCE NO. 1867** proposes to allow a lot depth below the Residential Agricultural (R-A) zoning classification's minimum requirement of 150 feet for Parcels 1 through 4. Substandard lot depths range from 95.7 feet to 124.8 feet.

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

**C. Total Project Area:** 2.85 gross acres

<b>Residential Acres:</b> 2.85 acres	<b>Lots:</b> 5	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> 18
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Other:</b>			

**D. Assessor's Parcel No(s):** 165-070-005

**E. Street References:** Southerly of 56th Street, easterly of Tomal Lane and westerly of Van Buren Boulevard.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 2 South, Range 6 West, Section 23

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant. The majority of the site has been disturbed due to agricultural activities. The vegetation on the site consists of non-native grasslands. A watercourse traverses the northerly property line. The project site is also

surrounded is surrounded by single family residential and agricultural uses on large lots to the north, east and west and the city of riverside to the south.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The project site is currently designated "Rural Community: Low Density Residential" (RC:LDR) (1/2 Ac. Min.). The project shall be consistent with the Rural Community: Low Density Residential" (RC:LDR) (1/2 Ac. Min.) use designation and policies of the General Plan.
2. **Circulation:** Access to the project site is provided by 56<sup>th</sup> Street, which connects with Van Buren Blvd. 56<sup>th</sup> Street is designated as Local Road with a 88' foot ultimate right-of-way. The project shall comply with the Circulation element of the General Plan and all other applicable policies.
3. **Multipurpose Open Space:** The project site is located within the Western Riverside County Multispecies Habitat Conservation Plan; however, the project is not located with a criteria area. The project shall meet all applicable Multipurpose Open Space element policies.
4. **Safety:** The project site is not located within a high fire area. The project site is located within a flood plain. No housing or other structures will be placed within the flood plain. The project site is also within a fault zone and an area that is subject to liquefaction and subsidence. The project site has adequate access and any subsequent development shall comply with the applicable building codes to ensure the safety of the structures. The project shall comply with all applicable policies of the safety element.
5. **Noise:** The proposed project shall alter the land use designation of the site to allow for low residential uses. Neither use is considered to be a significant noise generating use. The project shall comply with all applicable policies of the noise element.
6. **Housing:** The general plan amendment will result in additional possible units within the project site. The project complies with all applicable policies of the housing element.
7. **Air Quality:** The general plan amendment will result in additional vehicle trips in the vicinity of the project. The project shall comply with all applicable policies of the air quality element.

**B. General Plan Area Plan(s):** Jurupa

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

**D. Existing Land Use Designation(s):** Low Density Residential" (RC:LDR) (1/2 Ac. Min.)

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

**F. Policy Area(s), if any:** Equestrian Sphere

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Jurupa to the north, south, east and west.

- 2. **Foundation Component(s):** Rural Community (RC) to the north, south, east and west.
- 3. **Land Use Designation(s):** Low Density Residential (LDR) (1/2 Acre Minimum) to the north, south, east, and west.
- 4. **Overlay(s) and Policy Area(s), if any:** Equestrian Sphere Policy Area

**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 – 4 Acre Minimum (A-1-4)

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

**K. Adjacent and Surrounding Zoning:** Residential Agriculture – 4 Acre Minimum (R-A-1) to the north, east, and west and Residential Agricultural (R-A) 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"/> Public Services                    |
| <input checked="" type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality                      | <input type="checkbox"/> Land Use/Planning             | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Biological Resources             | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Utilities/Service Systems          |
| <input 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 |

**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

May 10, 2010

Date

Jeff Horn

Printed Name

For Ron Goldman, Planning Director



**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

a) The project site is located approximately three-quarters of a mile to the west of Beaumont Avenue which is designated as a County Eligible Scenic Highway. Due to the distance from the scenic highway, impacts are considered to be less than significant.

b) The project site was previously used for agricultural purposes. Due to the previous disturbance, the site does not contain significant rock outcroppings, vegetation or unique landmark features. However, a watercourse traverses the southern portion of the site. The watercourse is primarily located within the portion of the site to be developed as one-acre parcels and shall be avoided by future development. The project shall not obstruct any prominent scenic vista or view open to the public. The project will not result in an aesthetically offensive view open to the public and any future residential development would have to comply with the County's design guidelines and landscaping requirements. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located 55.99 miles from Mt. Palomar Observatory and within Zone B of Ordinance 655. The project has the potential to interfere with the Observatory. The project is required to comply with Riverside County Ordinance No. 655 which is intended to restrict the use of certain light fixtures emitting light into the night sky that can create undesirable light glow and detrimentally effect astronomical observations and research and a general planning condition has been placed on the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>3. Other Lighting Issues</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would accompany any new residences; however the new source of light is not anticipated to be of significant levels. Lighting will be hooded and shielded in accordance with County requirements to prevent creation of substantial light. Reflective surfaces will be minimized in construction of the development which would limit the potential for substantial glare created by the project. With adherence to the Ordinance No. 655 lighting control measures and landscape buffering it is not anticipated that spill-over light would adversely surrounding properties. Therefore, the project shall not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. Therefore, the impact is considered less than significant.

b) The amount of light that will be created is consistent with levels found in typical residential developments. There are existing residences surrounding the proposed project to the north, east, and west. The amount of light created by the proposed project is not anticipated to be at substantial levels. Lighting will be hooded and shielded in accordance with City requirements to prevent spillover onto adjacent properties. With adherence to the Ordinance No. 655 lighting control measures and landscape buffering it is not anticipated that spill-over light would adversely surrounding properties. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Therefore, the impact is considered 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
<b>AGRICULTURE RESOURCES</b> Would the project				
<b>4. Agriculture</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project site is designated as Farmland of Local Importance. The project site does not currently facilitate any agriculture activity. There are limited active agricultural uses surrounding the project site and the area primarily consists of single family residential uses on large lots. The conversion of this site from agricultural to residential would be an extension of the surrounding uses.

b) The proposed project is not Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps).

c) The project would result in the creation of residential uses within 300 feet of property zoned for Agricultural uses. The parcels to the north and west of the site are zoned Light Agriculture – 4 Acre Minimum (A-1-4); however, they do not currently contain active agricultural uses. Subsequent developments within this site would be required to prepare an environmental constraints sheet to advise prospective home buyers of the existence on possible agricultural uses within the project vicinity. A note shall appear on an Environmental Constraints Sheet for this property that makes notification to all future and surrounding property owners that this property is located wholly or partly within land zoned for agricultural uses by the County of Riverside. Therefore, any impacts are considered less than significant. (COA 50.PLANNING.24)

d) The land uses surrounding the project site do not include active agricultural activities and are primarily residential. Therefore, the project is not anticipated to result in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, the impact is considered less than significant.

Mitigation: This subdivision will be required to notify all future occupants that such property resides within the 300-foot boundary of an agriculture zone. A note shall appear on an Environmental

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Constraints Sheet for this property that makes notification to all future and surrounding property owners that this property is located wholly or partly within land zoned for agricultural uses by the County of Riverside. (COA 50.PLANNING.24)

Monitoring: The Riverside County Planning Department will monitor the project conditions of approval prior to approval of the Final Map.

**AIR QUALITY** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

- a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.
- b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed project will have a less than significant impact on the exposure of sensitive receptors to substantial pollutant concentrations. The proposed project may expose sensitive receptors to pollutant concentrations during project grading and construction. The nearest sensitive receptors to the project site include scattered single-family homes to the north, south, east, and west of the project site.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

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

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)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, General Plan

Findings of Fact:

- a) Based on the review conducted by the Environmental Programs Department (EPD), the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, there will be no impacts as a result of the project.
- b) Based on the review conducted by the EPD, the project will not 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). Therefore, there will be no impact as a result of the project.
- c) Based on the review conducted by the EPD, the project will not 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. Therefore, there will be no impact as a result of the project.
- d) Based on the review conducted by the EPD, the project will not Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, there will be no impact as a result of the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) Based on the review conducted by the EPD, the project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service. Therefore, there will be no impact as a result of the project.
- f) Based on the review conducted by the EPD, the project will not 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. Therefore, there will be no impact as a result of the project.
- h) Based on the review conducted by the EPD, the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there will be no impact as a result.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

<b>CULTURAL RESOURCES</b> Would the project				
<b>7. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The project site is vacant and does not contain any historical structures. Therefore, no impacts are anticipated.
- b) The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, no impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

d) Restrict existing religious or sacred uses within the potential impact area?

Source: Project Application Materials

Findings of Fact:

- a) Per the review conducted by the Riverside County Archaeologist, the proposed project will not alter or destroy an archaeological site. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific procedures as outlined in the conditions of approval must be followed. Therefore, less than significant impacts are anticipated.
- b) Per the review conducted by the Riverside County Archaeologist, the proposed project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. In the event that during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, specific procedures as outlined in the conditions of approval must be followed. Therefore, less than significant impacts are anticipated.
- c) Per the review conducted by the Riverside County Archaeologist, the proposed project will not disturb any human remains, including those interred outside of formal cemeteries. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98(b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Therefore, less than significant impacts are anticipated.
- d) The proposed project will not restrict known existing religious or sacred uses within the potential impact area. Therefore, no impacts are anticipated.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**9. Paleontological Resources**

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) The project site is located within an area that is classified as having an high potential for paleontological resources. Prior to a issuance of a grading permit for the site, the developer would have to do the following: 1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist). 2.The project paleontologist retained shall review the approved development plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit. If the project paleontologist finds fossil remains, earthmoving activities will be diverted temporarily around the fossil site until the remains have been evaluated and recovered. Earthmoving will be allowed to proceed through the site when the project paleontologist determines the fossils have been recovered and/or the site mitigated to the extent necessary. (COA 60.PLANNING.01)

Mitigation: Prior to issuance of a grading permit, the applicant will be required to obtain a Paleontologist to monitor grading activities and prepare a Paleontological Resource Impact Mitigation Program. (COA 60.PLANNING.01)

Monitoring: Monitoring shall be conducted by the Planning Department during the Building and Safety plan check process

**GEOLOGY AND SOILS** Would the project

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

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

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

Findings of Fact: The project site is not within an Alquist-Priolo Earthquake Fault Zone. The Riverside County Geologist has reviewed the project proposal and has deemed it designed to protect the public health, safety, and welfare.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**11. Liquefaction Potential Zone**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be subject to seismic-related ground failure, including liquefaction?

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

Findings of Fact:

a) The project is located in an area of low liquefaction potential. Therefore, impacts are considered to be less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**12. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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

Findings of Fact:

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

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

**13. Landslide Risk**

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

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

Findings of Fact:

a) Due to the relatively level terrain in the area, the project site is not subject to landslide, collapse, or rockfall hazards. In addition, the project site is not located within an area subject to unstable geologic units or soil.

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

Monitoring: No monitoring required

**14. Ground Subsidence**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**15. Other Geologic Hazards**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is not subject to any other geologic hazards, such as seiche, mudflow, or volcanic hazards

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**16. Slopes**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Project Application Materials, On-site Inspection, Flood Hazards Report and Geology Department Review

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

- a) The project area is relatively flat and will not require an extensive amount of grading. The design and safety of proposed slopes has been reviewed by the Building and Safety – Grading Division, Riverside County Geologist and the Riverside County Planning Department. All agencies have deemed the project proposal to be designed to protect the health, safety, and welfare of the public. Standard conditions of approval have been issued regarding slopes that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.
- b) The project does not propose slopes greater than 2:1 or higher than 10 feet.
- c) Grading will not negate or affect the subsurface sewage disposal systems.

**Mitigation:** No mitigation measures are required

**Monitoring:** No monitoring measures are required

<b>17. Soils</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in 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"/>

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

**Findings of Fact:**

- a) The development of the project may have the potential to result in soil erosion during grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.
- b) The geologic reports prepared for the project did not identify any expansive soils on the surface of the site. The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required

<b>18. Erosion</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change deposition, siltation, or erosion that may	<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
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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: County Flood Department Review and Building & Safety Department review

Findings of Fact:

- a) The proposed project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. Therefore, there will be no impact as a result of the project.
- b) The inclusion of flood control facilities and impermeable surfaces will increase runoff from the site. Existing flood control facilities will provide adequate capture of these increased flows. Riverside County Flood Control and Water Conservation District has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

- a) The project site lies within a high area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. The project will be condition to control dust created during grading activities. This is a standard condition of approval and is not considered mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. 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?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
accident conditions involving the release of hazardous materials into the environment?				
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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

- a) The project proposes residential land uses; therefore, the project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Through the implementation of project conditions of approval and standard county requirements, the project will have a less than significant impact from hazardous materials.
- b) The project proposes residential land uses; therefore, it will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project will provide adequate access to the residential land uses, and will not encroach on any right-of-way; the project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project proposes residential land uses, and no schools are located within one-quarter mile of the project site. Therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- e) The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>21. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The project site is not located within the vicinity of any public or private airport.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**22. Hazardous Fire Area**

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

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

Findings of Fact:

The project is not located in a high fire hazard area. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1. (This is a standard condition of approval and is not considered mitigation under CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**23. Water Quality Impacts**

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

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

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



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the site or area.
- b) The creation of five residential lots on 2.85 gross acres will not violate any water quality standards or waste discharge requirements.
- c) The Jurupa Community Service District will provide water during construction, and after construction to the development through its established system and various water resources. There should be no significant impact to aquifers. Surface runoff has been designed to filtrate and should contribute to recharge the groundwater. The proposed development shall not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- d) Proposed site is not located within a 100-year zone and does not propose housing, therefore, the project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation maps.
- e) The project will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows.
- f) The project will not otherwise substantially degrade water quality.
- g) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**24. Floodplains**

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

NA - Not Applicable

U - Generally Unsuitable

R - Restricted

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

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

Findings of Fact:

- a. No natural watercourses exist onsite. The project will be designed to not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff.
- b. The proposed residential subdivision shall not create changes in absorption rates or the rate and amount of surface runoff.
- c. Proposed pads are not located within a flood plain and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).
- d. The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**LAND USE/PLANNING** Would the project

<b>25. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

- a) The proposed project is consistent with the General Plan Land Use Designation Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum). The subject parcel is surrounded by

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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single family residences to the north, east, south, and west. The project will continue the future and logical development of the area. The project will not result in a substantial alteration of the present or planned land use of this area. Therefore, impacts are considered less than significant.

- b) The project is not located within a city sphere of influence and is not adjacent to a city or county boundary. Therefore, there will be no impact as a result of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>26. Planning</b>				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project includes a proposed Variance application to deviate from the required lot depth of 150-foot minimum pursuant to the development and construction of Angela Ave. The Variance findings have been incorporated into the staff report and upon approval of the variance application, the project will be consistent with the development standards of the R-A zone.
- b) The project's existing zone is Light Agriculture - 4 Acre Minimum (A-1-4). The proposed zone is Residential Agricultural (R-A). Any proposed projects will be consistent and permitted uses within the respective zoning classification, upon approval of the variance application.
- b) The project site is surrounded by properties zoned Light Agricultural – 4 Acre Minimum (A-1-4) to the north, east, and west, and the Residential Agricultural (R-A) to the south. The proposed subdivision will be consistent and compatible with surrounding zonings.
- c) The project is surrounded by as scattered single-family residential to the north east, south, and west. Any proposed projects will be consistent with the existing and planned surrounding land use.
- d) The project site has a Land Use Designations of Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum), which is consistent with the proposed R-A zoning. Any

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

Monitoring: No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**27. Mineral Resources**

f) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?

g) 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?

h) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

i) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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

**28. 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project area to excessive noise levels?

NA  A  B  C  D

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

NA  A  B  C  D

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

Findings of Fact:

a-b) The project site is not located within an Airport Influence Area or within the vicinity of a private airstrip therefore no impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**29. Railroad Noise**

NA  A  B  C  D

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**30. Highway Noise**

NA  A  B  C  D

Source: On-site Inspection, Project Application Materials

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Other Noise**

NA  A  B  C  D

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. 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: Project Application Materials

Findings of Fact:

a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with a residential subdivision. However, due to the minimal number of additional trips generated through implementation of this project, impacts are anticipated to be less than significant.

b) The proposed project will result in an increase to existing noise levels due to short-term construction activities. Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.

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

c) The proposed project also has the potential to result in the exposure of persons to, or generation of, noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has no proposed residential pads within the site. Impacts however, will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.

d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>33. Housing</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The proposed development is for the five residential lots. There are no existing residences on the project site that will remain; therefore the project will increase the housing within the area.
- b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, future development of single-family homes will increase the number of available housing units and the population in the area.
- c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- d-f) The proposed project will not affect a County Redevelopment Area, cumulatively exceed official regional or local population projections, or induce substantial population growth in an area directly or indirectly.

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

Monitoring: No monitoring measures are required.

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

**34. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact: The project area is serviced by the Riverside County Fire Department. Any effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**35. Sheriff Services**

Source: RCIP

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

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

Mitigation: No mitigation measures are required.



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

**36. Schools**

Source: GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Riverside Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**37. Libraries**

Source: RCIP

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**38. Health Services**

Source: RCIP

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The proposed residential uses will cause a less than significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**RECREATION**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>39. Parks and Recreation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

- a) The proposed residential uses and land subdivision and will not be required to provide recreational facilities or the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- b-c) The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the County Service Area which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460. The TENTATIVE MAP is located within an area of the County which does not have a CSA. If a CSA forms prior to the TENTATIVE MAP recording it must join the newly formed CSA and is at that time subject to QUIMBY Fees. (COA 50.PLANNING.7 and 90.PLANNING.4) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

**Mitigation:** No mitigation measures are required.

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

**40. Recreational Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP, Open Space and Conservation Map for Western County trail alignments

Findings of Fact: There are no General Plan Trails located adjacent to or within the vicinity of the proposed project site. Therefore no recreational trails shall be proposed.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**TRANSPORTATION/TRAFFIC** Would the project

**41. Circulation**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b. Result in inadequate parking capacity?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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j. Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Source: RCIP, Transportation Department Review, *Trip Generation*, 8<sup>th</sup> Edition.

a) The proposed four (4) parcels and a remainder lot with a 1/2 acre minimum lot size will not cause an increase in traffic which is substantial in relation to the existing traffic load and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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capacity of the street system (i.e. result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections).

- b) The project will not result in inadequate parking capacity nor will it exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.
- c) The project shall not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways.
- d) The project will not 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 nor will it alter waterborne, rail or air traffic.
- d) The project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) or conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).
- e) The project shall not alter waterborne, rail or air traffic.
- f) The project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment) or conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)
- g) The project will require the dedication and construction of Angelina Road to a 50 foot full-width right-of-way.
- h) The project shall not cause an effect upon circulation during the project's construction.
- i) The project is not located in a high fire area and is not required to provide physical primary and secondary access.
- j) The Project does not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**42. Bike Trails**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: RCIP, Jurupa Area Plan, Figure 9 "Trails and Bikeway System"

Findings of Fact: There are no general plan designated bike trails adjacent to the project site therefore no bike trails are proposed.

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

Monitoring: No monitoring measures are required.

**UTILITY AND SERVICE SYSTEMS** Would the project

**43. Water**

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

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

Source: Department of Environmental Health Review, Staff Review, application materials.

Findings of Fact: The project will be served by Jurupa Community Services District with existing water facilities pursuant to the arrangement of financial agreements. The Department of Environmental Health has required the project to obtain a will serve letter from the Jurupa Community Services District. The proposed project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. (10.E Health.01)

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**44. Sewer**

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

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

Source: Department of Environmental Health Review.

Findings of Fact:

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

Mitigation: No mitigation required.

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

**45. Solid Waste**

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

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

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact: The project will be served by Riverside County Waste Management Department with solid waste removal pursuant to the arrangement of financial agreements. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**46. Utilities**

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

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

Source: RCIP

Findings of Fact: Letters to the applicable servicing entities did not elicit any responses indicating that the proposed project would require substantial new facilities or expand facilities.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

**MANDATORY FINDINGS OF SIGNIFICANCE**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, 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 degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

48. Does the project have 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 other current projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

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

49. 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"/>
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Source: Staff review, project application

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

## VI. EARLIER ANALYSES

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:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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*Riverside County Integrated Project*, prepared by the County of Riverside, dated October 2003, certified by the Board of Supervisors October 7, 2003.

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

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

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

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

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

JH:jh

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