

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



201 B

FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 24, 2013

SUBJECT: TENTATIVE TRACT MAP NO. 32627, MINOR CHANGE NO. 2 – Consider Addendum to previously adopted Mitigated Negative Declaration – Applicant: LS Terracina (Standard Pacific Homes) – Third/Third Supervisorial District – Location: southerly of Monte Verde Road and westerly of El Chimisal Road, along Anza Road – **REQUEST:** The second minor change proposes to connect Streets “A” and “J” of the approved tentative map to provide better circulation. The application is still a Schedule A subdivision of 65.4 acres into 115 single family residential lots, with a minimum lot size of 8,000 sq. ft. and an average lot size of 11,316 sq. ft., and 9 additional lots for open space, detention/water quality basins, a landscape lot, and a park.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission, where the following actions were taken:

CONSIDER the Addendum, with the **MITIGATED NEGATIVE DECLARATION** adopted by the Board of Supervisors on December 5, 2006 for **ENVIRONMENTAL ASSESSMENT NO. 40015**, which incorporated findings and conclusions in the initial study that this project will not have a significant effect on the environment; and,

APPROVE TENTATIVE TRACT MAP NO. 32627, MINOR CHANGE NO. 2, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director
(continued on next page)

Initials: CSL/hk *D.M.*

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Stone and duly carried by unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: July 16, 2013
XCSL HK - B Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: *Kecia Harper-Ihem*
Deputy

Prev. Agn. Ref.: _____ **District:** 3/3 **Agenda Number:** _____

REVIEWED BY EXECUTIVE OFFICE
DATE 7/3/13
Tina Grande
Departmental Concurrence

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

The Honorable Board of Supervisors

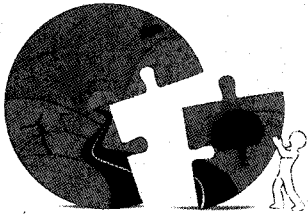
Re: TENTATIVE TRACT MAP NO. 32627, MINOR CHANGE NO. 2

Page 2 of 2

BACKGROUND:

At the Planning Commission's Hearing a memorandum, written on June 17, 2013 to correct typographical errors, reorder findings, and add language to Addendum to the Environmental Assessment No. 40015, was introduced into the public record. The Planning Commission also directed staff to add a condition to connect the trail system where feasible (50.Planning.36).

Y:\Planning Case Files-Riverside office\TR32627M2\PC-BOS Hearings\BOS\Form 11P - 062413 clean version.doc



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

DATE: June 20, 2013

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *P.M.*

SUBJECT: Tentative Tract Map No. 32627, Minor Change No. 2

(Charge your time to these case numbers)

2013

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Place on Administrative Action <small>(Receive & File; EOT)</small> | <input type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small> |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions; Ordinances; PNC)</small> | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GP/PP)</small> | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
| | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO |

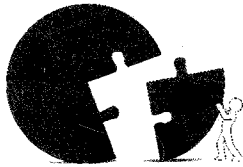
Documents to be sent to County Clerk's Office for Posting within five days:

No New Environmental Documents Required

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

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

"Planning Our Future... Preserving Our Past"



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
DATE: JUNE 19, 2013**

I. AGENDA ITEM 3.6: TENTATIVE TRACT MAP NO. 32627, MINOR CHANGE NO. 2

Addendum to Adopted Mitigated Negative Declaration Required – Applicant: LS Terracina (Standard Pacific Homes) – Third/Third Supervisorial District – Location: Northerly of Anza Road, southerly of Monte Verde Road and westerly of El Chimisal Road. (Legislative)

II. PROJECT DESCRIPTION:

The minor change proposes to connect Streets "A" and "J" of the approved tentative map to provide better circulation. The application is still a Schedule "A" subdivision of 65.4 acres into 115 single family residential lots, with a minimum lot size of 8,000 sq. ft. and an average lot size of 11,316 sq. ft., and 9 additional lots for open space, detention/water quality basins, a landscape lot, and a park.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: H. P. Kang at (951) 955-1888 or email hpkang@rctlma.org

Spoke in favor of the proposed project:

Danielle Fregoso (951) 509-7047

Stephanie Carter (951) 898-5512

No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Petty, 2nd by Commissioner Leach

A vote of 5-0

CONSIDERED ADDENDUM PER CEQA SECTION 15164; and,

APPROVED of TENTATIVE TRACT MAP NO. 32627, MINOR CHANGE NO. 2, subject to modifications.

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

Agenda Item No.:
Area Plan: Southwest
Zoning Area: Rancho California
Supervisorial District: Third/Third
Project Planner: H. P. Kang
Planning Commission: June 19, 2013

TENTATIVE TRACT MAP NO. 32627, MINOR
CHANGE NO. 2
CEQA EXEMPT
Applicant: LS Terracina (Standard Pacific
Homes)
Engineer/Rep.: Hunsaker & Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT

ADDENDUM TO STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The second minor change proposes to connect Streets "A" and "J" of the approved tentative map to provide better circulation. The application is still a Schedule A subdivision of 65.4 acres into 115 single family residential lots, with a minimum lot size of 8,000 sq. ft. and an average lot size of 11,316 sq. ft., and 9 additional lots for open space, detention/water quality basins, a landscape lot, and a park.

The project site is located southerly of Monte Verde Road and westerly of El Chimisal Road, along Anza Road.

ADDITIONAL INFORMATION

The prior approvals include Tentative Tract Map No. 32627, Change of Zone No. 7113 and Environmental Assessment No. 40015 for the request of changing the zoning from Rural Residential (R-R) to One-Family Dwelling (R-1) and Open Area Combining Zone – Residential Developments (R-5) and Schedule A subdivision of 66.7 gross acres into 119 single family residential lots. These items were reviewed by Planning Commission on October 4, 2006 and Board of Supervisors reviewed and adopted on December 5, 2006. Additionally, the Planning Commission reviewed and approved Tentative Tract Map No. 32627 Minor Change No. 1 for the request of replacing masonry wall to wooden fence (80.PLANNING.20 (e)). On March 25, 2008, the Board of Supervisors received and filed the Planning Commission's action.

SUMMARY OF FINDINGS:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) |
| 2. Surrounding General Plan Land Use: | Community Development: Medium Density Residential (CD: MDR) (2-5 D.U. Per Acre) to the north and east, Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) to the south and west. |
| 3. Existing Zoning: | One Family Dwellings – (R-1) and Open Area Combining Zone-Residential Developments – (R-5) |
| 4. Surrounding Zoning: | Rural Residential – (R-R) to the north, south, west, and east
Single Family Residential – (R-1-12,000) to the northeast
Residential Agricultural – 2½ Acre Minimum (R-A- |

¹ This addendum to the staff report has been created to reflect the changes introduced by staff at the Planning Commission hearing and subsequently included as part of the Commission's approval action.

5. Existing Land Use: 2½) to the north
Residential Agricultural – (R-A) to the northeast
Vacant
6. Surrounding Land Use: Vacant and Single Family Residences to the west;
north, and south
Single Family Residences to the northeast
7. Project Data: Total Acreage: 65.4 Gross Acres
Total Residential Lots: 115
Proposed Min. Lot Size: 8,002 square feet
Schedule: "A"
8. Environmental Concerns: Addendum to previously adopted EA No. 40015

RECOMMENDATIONS:

CONSIDER the Addendum with the **MITIGATED NEGATIVE DECLARATION** adopted by the Board of Supervisors on December 5, 2006 for **ENVIRONMENTAL ASSESSMENT NO. 40015**, which incorporated findings and conclusions in the initial study that this project will not have a significant effect on the environment; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32627, MINOR CHANGE NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) on the Southwest Area Plan.
2. The proposed residential subdivision, with a density of 1.8 dwelling units per acre, is lower than the 2 dwelling units per acres allowed by the Low Density Residential (CD: LDR) (½ Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) to the north, Community Development: Low Density Residential (CD: LDR) to the south and west.
4. The zoning for the subject site is One Family Dwelling (R-1) and Open Space Combining Zone-Residential Developments (R-5).
5. The proposed residential subdivision's design and layout conforms with the underlying One Family Dwelling (R-1) and Open Space Combining Zone-Residential Developments (R-5) zoning classifications.
6. The proposed residential subdivision is compliant with the development standards set forth in the two underlying zoning classifications.
7. The project site is surrounded by properties which are zoned Rural Residential – (R-R) to the north, south, west, and east; Single Family Residential – (R-1-12,000) to the northeast;

Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the north; and Residential Agricultural – (R-A) to the northeast.

8. Single family residential development use has been constructed in the project's vicinity.
9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
10. On December 5, 2006 the Board of Supervisors adopted Mitigated Negative Declaration for Environmental Assessment No. 40015, which studied the potential impacts on the environment by Tentative Tract Map No. 32627. Based upon that Mitigated Negative Declaration, the following listed impacts were fully mitigated to less than significant by the measures indicated in the environmental assessment, conditions of approval:
 - a. Aesthetics
 - b. Biological Resources
 - c. Cultural Resources
 - d. Geology/Soils
 - e. Hydrology/Water Quality
 - f. Noise

No other significant impacts were identified.

11. Per CEQA Section 15164 (b), an addendum to a previously adopted negative declaration is appropriate when there are only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a negative declaration have occurred.
12. Per CEQA Section 15162 (a) (1), no substantial changes are proposed in the project which require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects because the only change is connecting Streets "A" and "J."
13. Per CEQA Section 15162 (a) (2), there are no substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects because the only change is connecting Streets "A" and "J."
14. Per CEQA Section 15162 (a) (3), no 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 negative declaration was adopted.
15. This land division is located within a CAL FIRE state responsibility area.
16. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance Section 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

17. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
18. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 as reviewed by the Riverside County Fire Department with standards such as driveways less than 800 feet shall provide a turnout near a midpoint and driveway exceeding 800 feet shall provide turnouts at 400 feet apart with 10 feet minimum width and 30 feet minimum depth. Additional requirements such as fire brakes and fuel modification are incorporated in the Conditions of Approval.

CONCLUSIONS:

1. The proposed project is in conformance the Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the existing One Family Dwelling (R-1) and Open Space Combining Zone-Residential Developments (R-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A 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 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
8. Based on the CEQA findings, the proposed changes are not substantial; therefore, consideration of an Addendum to a previously adopted Mitigated Negative Declaration (EA No. 40015) on December 5, 2006 by the Board of Supervisors is appropriate.

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 100-year flood plain, an area drainage plan, or dam inundation area; or,
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. The City of Temecula Sphere of Influence;
 - b. The boundaries of the Temecula Valley Unified School District;
 - c. An Alquist-Priolo fault hazard zone; and,
 - d. The County Service Area No. 152.

TENTATIVE TRACT MAP NO. 32627 MINOR CHANGE NO. 2

Addendum to PC Staff Report: June 19, 2013

Page 5 of 5

4. The subject site is currently designated as Assessor's Parcel Number 917-260-044, 45, 47, 48, 54, 55, 66 – 68, and 86.

Y:\Planning Case Files-Riverside office\TR32627M2\DH-PC-BOS Hearings\DH-PC\Staff Report.TR32627M2.docx
Date Revised: 6/26/13

Agenda Item No.: 3.6
Area Plan: Southwest
Zoning Area: Rancho California
Supervisory District: Third/Third
Project Planner: H. P. Kang
Planning Commission: June 19, 2013

TENTATIVE TRACT MAP NO. 32627, MINOR
CHANGE NO. 2
CEQA EXEMPT
Applicant: LS Terracina (Standard Pacific
Homes)
Engineer/Rep.: Hunsaker & Associates

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The second minor change proposes to connect Streets "A" and "J" of the approved tentative map to provide better circulation. The application is still a Schedule A subdivision of 65.4 acres into 115 single family residential lots, with a minimum lot size of 8,000 sq. ft. and an average lot size of 11,316 sq. ft., and 9 additional lots for open space, detention/water quality basins, a landscape lot, and a park.

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ADDITIONAL INFORMATION

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SUMMARY OF FINDINGS:

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| 3. Existing Zoning: | One Family Dwellings – (R-1) and Open Area Combining Zone-Residential Developments – (R-5) |
| 4. Surrounding Zoning: | Rural Residential – (R-R) to the north, south, west, and east
Single Family Residential – (R-1-12,000) to the northeast
Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the north
Residential Agricultural – (R-A) to the northeast |
| 5. Existing Land Use: | Vacant |

D.M.

TENTATIVE TRACT MAP NO. 32627 MINOR CHANGE NO. 2

PC Staff Report: June 19, 2013

Page 2 of 4

6. Surrounding Land Use: Vacant and Single Family Residences to the west; north, and south
Single Family Residences to the northeast
7. Project Data: Total Acreage: 65.4 Gross Acres
Total Residential Lots: 115
Proposed Min. Lot Size: 8,002 square feet
Schedule: "A"
8. Environmental Concerns: CEQA Exempt per Section 15061 B-3

RECOMMENDATIONS:

FIND that the Addendum per CEQA Section 15164 is appropriate with the previously adopted **MITIGATED NEGATIVE DECLARATION** by the Board of Supervisors on December 5, 2006 for **ENVIRONMENTAL ASSESSMENT No. 40015**, which incorporated findings and conclusions in the initial study that this project will not have a significant effect on the environment; and,

APPROVAL of **TENTATIVE TRACT MAP NO. 32627, MINOR CHANGE NO. 2**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) on the Southwest Area Plan.
2. The proposed residential subdivision, with a density of 1.8 dwelling units per acre, is lower than the 2 dwelling units per acres allowed by the Low Density Residential (CD: LDR) (½ Acre Minimum) designation.
3. The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD: MDR) to the north, Community Development: Low Density Residential (CD: LDR) to the south and west.
4. The zoning for the subject site is One Family Dwelling (R-1) and Open Space Combining Zone-Residential Developments (R-5).
5. The proposed residential subdivision's design and layout conforms with the underlying One Family Dwelling (R-1) and Open Space Combining Zone-Residential Developments (R-5) zoning classifications.
6. The proposed residential subdivision is compliant with the development standards set forth in the two underlying zoning classifications.
7. The project site is surrounded by properties which are zoned Rural Residential – (R-R) to the north, south, west, and east; Single Family Residential – (R-1-12,000) to the northeast; Residential Agricultural – 2½ Acre Minimum (R-A-2½) to the north; and Residential Agricultural – (R-A) to the northeast.
8. Single family residential development use has been constructed in the project's vicinity.

9. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan.
10. Per CEQA Section 15162 (a) (1), there are no substantial changes are proposed in the project which require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
11. Per CEQA Section 15162 (a) (2), there are no substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
12. Per CEQA Section 15162 (a) (3), there are no 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 negative declaration was adopted.
13. Per CEQA Section 15164 (b), an addendum to an adopted negative declaration is prepared based on a minor technical changes, additions are necessary and none of the conditions described in Section 15162 calling for the preparation of a negative declaration has occurred.
14. Based upon the adopted Mitigated Negative Declaration adopted by the Board of Supervisors on December 5, 2006, the following 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:
 - a. Aesthetics
 - b. Biological Resources
 - c. Cultural Resources
 - d. Geology/Soils
 - e. Hydrology/Water Quality
 - f. Noise
15. This land division is located within a CAL FIRE state responsibility area.
16. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance Section 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
17. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
18. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 as reviewed by the Riverside County Fire Department with standards such as driveways less than 800 feet shall provide a turnout near a midpoint and driveway exceeding 800 feet shall provide turnouts at 400 feet apart with 10 feet minimum width and 30 feet minimum depth. Additional

requirements such as fire brakes and fuel modification are incorporated in the Conditions of Approval.

CONCLUSIONS:

1. The proposed project is in conformance the Community Development: Low Density Residential (CD: LDR) (½ Acre Minimum) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the existing One Family Dwelling (R-1) and Open Space Combining Zone-Residential Developments (R-5) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The proposed project is consistent with the Schedule A 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 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).
8. Based on the CEQA findings, the proposed changes are not substantial; therefore, consideration of an Addendum to a previously adopted Mitigated Negative Declaration (EA No. 40015) on December 5, 2006 by the Board of Supervisors is appropriate.

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 100-year flood plain, an area drainage plan, or dam inundation area; or,
 - b. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
3. The project site is located within:
 - a. The City of Temecula Sphere of Influence;
 - b. The boundaries of the Temecula Valley Unified School District;
 - c. An Alquist-Priolo fault hazard zone; and,
 - d. The County Service Area No. 152.
4. The subject site is currently designated as Assessor's Parcel Number 917-260-044, 45, 47, 48, 54, 55, 66 – 68, and 86.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
TR32627M2**

Supervisor Stone
District 3

Date Drawn: 05/09/2013
Vicinity Map

VICINITY/POLICY AREAS



Zoning Area: Rancho California
Township/Range: T8SR2W
Section: 22

Assessors Bk. Pg. 917-26
Thomas Bros. Pg. 979 J4
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-4277 (Eastern County) or website at <http://www.ltrisa.countyofriverside.ca.us/index.html>

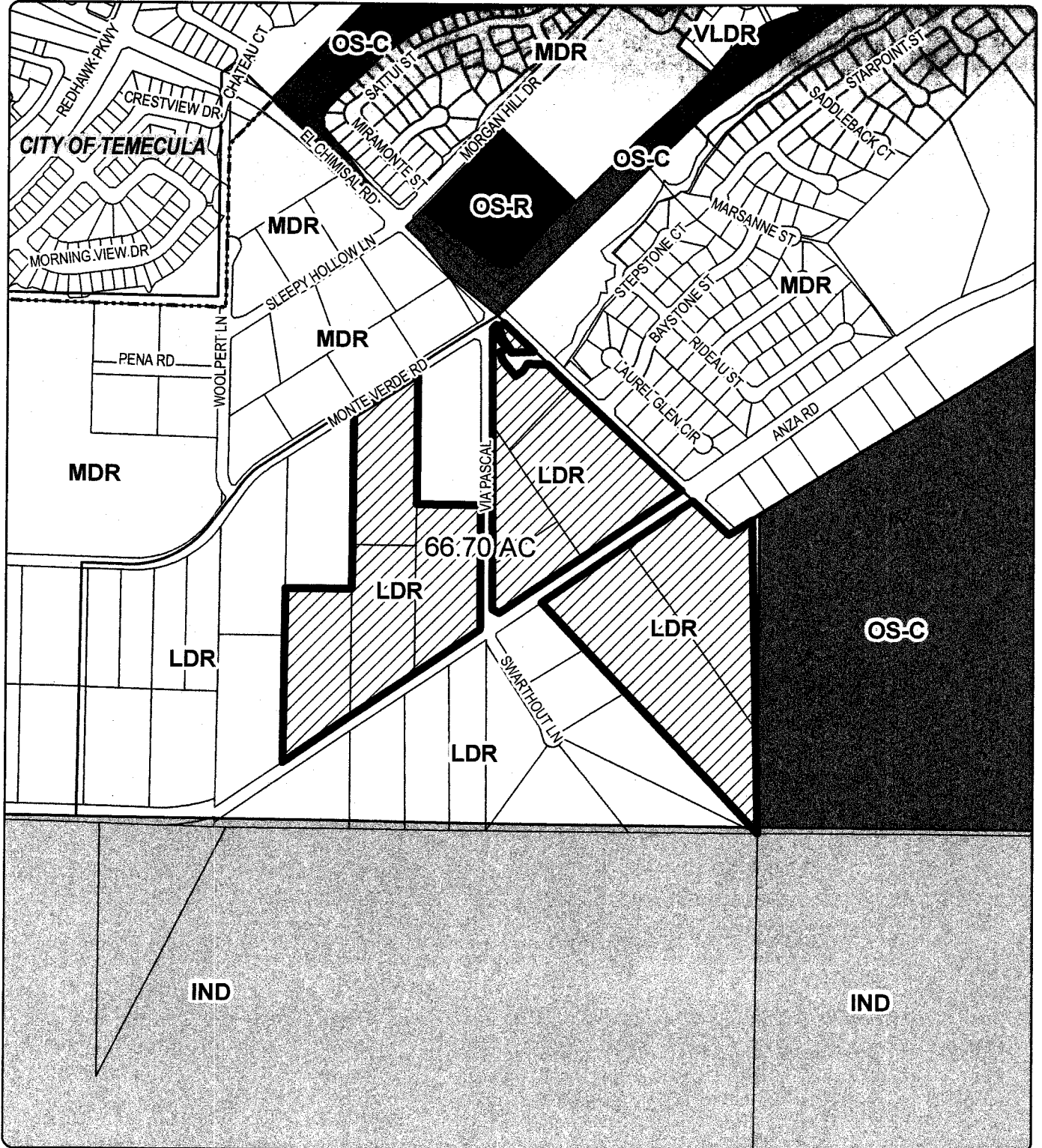
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR32627M2

EXISTING GENERAL PLAN

Supervisor Stone
District: 3

Date Drawn: 05/09/2013
Exhibit 5



Zoning Area: Rancho California
Township/Range: T8SR2W
Section: 22

Assessors Bk. Pg. 917-26
Thomas Bros. Pg. 979 J4
Edition 2011



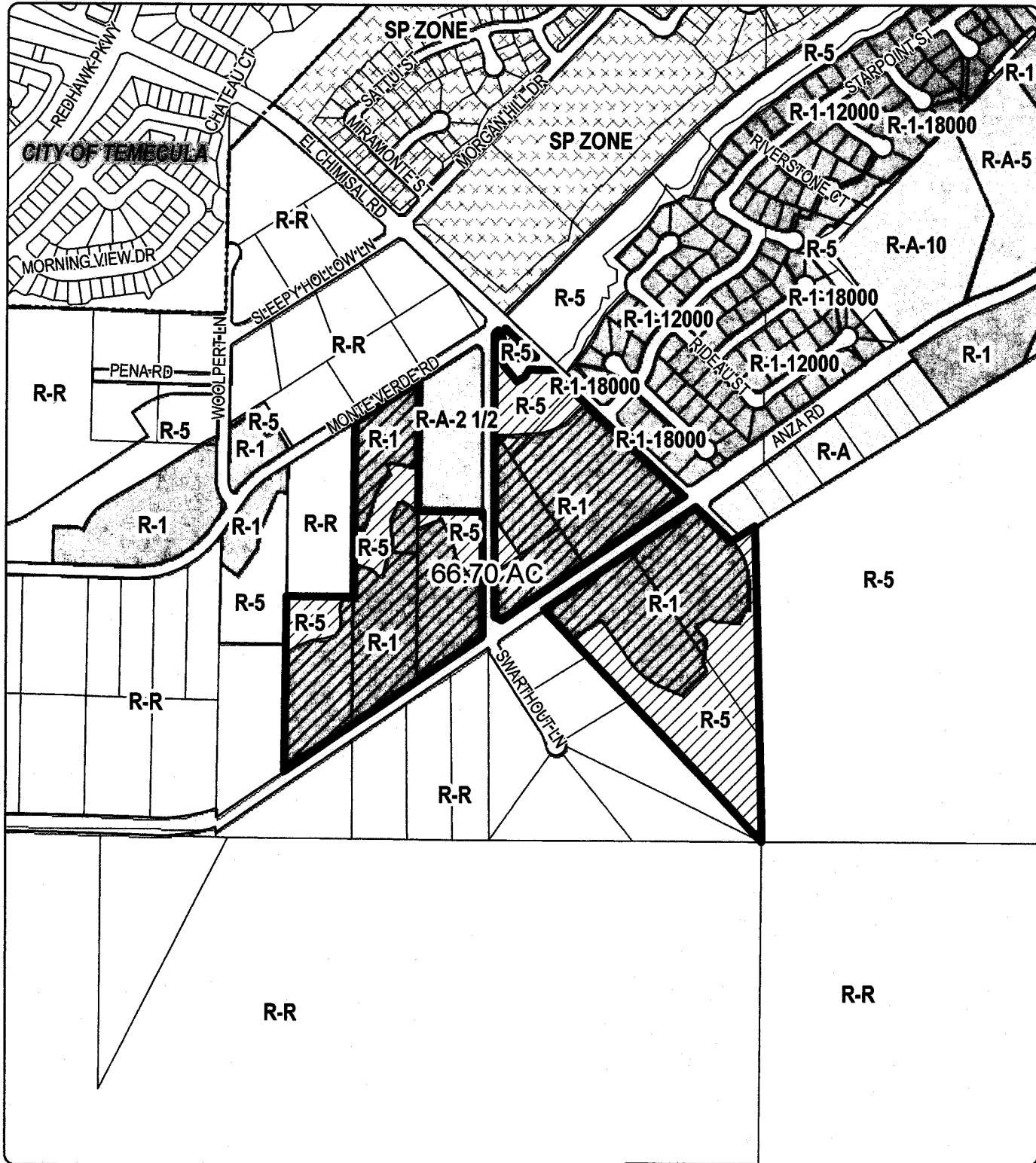
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please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

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR32627M2
EXISTING ZONING

Date Drawn: 5/09/2013
Exhibit 2

Supervisor Stone
District 3



Zoning Area: Rancho California
Township/Range: T8SR2W
Section: 22

Assessors Bk. Pg. 917-26
Thomas Bros. Pg. 979 J4
Edition 2011



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RIVERSIDE COUNTY PLANNING DEPARTMENT

TR32627M2

LAND USE

Supervisor Stone
District 3

Date Drawn: 05/09/2013
Exhibit 1



Zoning Area: Rancho California
Township/Range: T8SR2W
Section: 22

Assessors Bk. Pg. 917-26
Thomas Bros. Pg. 979 J4
Edition 2011



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.lrms.co.riverside.ca.us/index.html>

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY
ADDENDUM

Environmental Assessment (E.A.) Number: Addendum to 40015
Project Case Type (s) and Number(s): Tentative Tract Map No. 32627, Minor Change No. 2
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92505-1409
Contact Person: H. P. Kang
Telephone Number: (951) 955-1888
Applicant's Name: LS Terracina - Standard Pacific Homes
Applicant's Address: 255 E. Rincon St., Suite 200, Corona, CA 92879

PROJECT INFORMATION

A. Project Description:

TENTATIVE TRACT MAP NO. 32627, MINOR CHANGE No. 2 The second minor change proposes to connect Streets "A" and "J" of the approved tentative map to provide better circulation. The application is still a Schedule A subdivision of 65.4 acres into 115 single family residential lots, with a minimum lot size of 8,000 sq. ft. and an average lot size of 11,316 sq. ft., and 9 additional lots for open-space, detention/water quality basins, a landscape lot, and a park.

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

C. Total Project Area: 65.4 Gross Acres

Residential Acres: 65.4	Lots: 119	Units: 115	Projected No. of Residents: 345
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Park	Lots: 1	Acres: 2.1	
Other: Detention Basin	Lots: 1	Acres: 3.3	
Other: Natural Open Space	Lots: 4	Acres: 13.8	

D. Assessor's Parcel No(s): 917-260-044, 045, 047, 048, 054, 055, 065, 066, 067, 068

E. Street References: The project site is located southerly of Monte Verde Road and westerly of El Chimisal Road, along Anza Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 22, Township 8 South, Range 2 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site's topography ranges from relatively flat terrain to steep hills, with substantial areas exceeding slopes of 25 percent or greater. An existing residence occupies the project site and is to remain. Surrounding land uses include vacant undeveloped land and rural residences.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements for the Low Density Residential (LDR) land use designation and all applicable land use policies.
2. **Circulation:** The project will add overall trips to the area. The proposed project provides greater opportunities for pedestrian and bicycle use and therefore reduces the reliance on automobiles for transportation. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within a high fire hazard area. The proposed project is not located within any other special hazard zone (including fault zone, flood zone, dam inundation zone, high liquefaction, etc.). The proposed project has allowed for the sufficient provision of emergency response services to the future residences of this project. The proposed project meets all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets with all other applicable Noise element policies.
6. **Housing:** The proposed project meets all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project has been designed to promote pedestrian and bicycle use and limit the use of automobiles for transportation, thereby reducing air pollution. The proposed project meets with all other applicable Air Quality Element policies.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Low Density Residential (LDR) (1/2 Acre Minimum)

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest
2. **Foundation Component(s):** Community Development
3. **Land Use Designation(s):** Medium Density Residential (MDR), Low Density Residential (LDR), Open Space Conservation (OS-C), and Open Space Recreation (OS-R)

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

H. Adopted Specific Plan Information

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

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

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

J. Proposed Zoning, if any: One Family Dwelling (R-1) and Open Area Combining Zone – Residential Developments (R-5).

K. Adjacent and Surrounding Zoning: Rural Residential (R-R), Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½), Residential Agricultural (R-A), One Family Dwelling – 18,000 square foot minimum (R-1-18000)

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 checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input checked="" 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 checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input checked="" 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 **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

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 22, 2013

Date

H. P. Kang, Project Planner
Printed Name

For Carolyn Syms Luna, Community Development Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact: The project site is located southerly of Monte Verde Road and westerly of El Chimisal Road, along Anza Road. The RCIP indicates that the project is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands are vacant or have rural residential developments and are planned for similar residential development.

The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project will be developed pursuant to the Countywide Design Standards and Guidelines and therefore will not create an aesthetically offensive project.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the scenic resources above what has been identified in the prior environmental assessment.

The potential environmental effects of the Proposed Project were fully studied in Environmental Assessment No. 40015. Moreover, the necessary changes to the Proposed Project are further studied in this Environmental Assessment for the Addendum to the previously adopted Mitigated Negative Declaration. The necessary change to connect streets A and J will not result in any new significant environmental effects not identified in Environmental Assessment No. 40015, nor will it substantially increase the severity of the environmental effects identified in Environmental Assessment No. 40015. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. As a result, no further environmental documentation is required for Minor Change No. 2 to Tract Map No. 32627.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

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

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

Findings of Fact: According to the RCIP, the project site is located 13.60 miles away from the Mt. Palomar Observatory; which is within the designated 30-mile (ZONE A) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact.

Mitigation: A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 50.PLANNING.20)

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

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: Project Application Description

Findings of Fact: The project will not create substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. While the adjacent properties are vacant, residential development is planned for the adjacent properties which would be fitting for the amount of ambient light this project would create. The project proposes a single-family residential development and is in the immediate proximity of planned uses and would therefore not generate any unacceptable light levels.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the other lighting issues above what has been identified in the prior environmental assessment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE RESOURCES Would the project				
4. Agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: The project is located within the boundaries of land designated as farmland of local importance (designated farmland)-as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). The project will contribute to the cumulative loss of farmland in the County. The project is not located within an agricultural preserve. The General Plan determined that the loss of prime, unique, and statewide important farmland remains a significant unavoidable impact of implementing the adopted General Plan. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003.

The project is not located within 300 feet of existing agriculturally zoned property and will not conflict with any existing agricultural use or a Williamson Act contract.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project				
5. Air Quality Impacts	<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	<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
exceed quantitative thresholds for ozone precursors)?				
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact: The project will not conflict with or obstruct implementation of the applicable air quality plans. The project, proposing 115 single family residential lots, will not have a significant impact to air quality standards, or contribute substantially to an existing or projected air quality violation. According to the SCAQMD Handbook, the project falls below the potentially significant air quality impact threshold.

This project will be required to reduce all foreseeable impacts to air quality including standard dust control and grading mitigation issued by the Department of Building and Safety-Grading Division as conditions of approval. Pre-construction and construction activities are considered to be short term and will not have a significant effect on the environment. These short-term effects do not violate any existing air quality standards and will not exceed any current air quality standards of Riverside County. COA (10.BS GRADE.04)

The proposal of connecting the street "A" and "J" for improved internal circulation will not have significant impact beyond the General Plan EIR No. 441; EA No. 38614 (adopted and filed on October 7, 2003) identified. Therefore, the proposed street connection within the previously approved tract is anticipated to have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Wildlife & Vegetation				
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or	<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
regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, PDB 4157 – Burrowing Owl Habitat Assessment, prepared by Tom Dodson, dated November, 2005

Findings of Fact: The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project required a burrowing owl habitat assessment. The study concluded that no sensitive species exist on site. The project will not result in adverse impacts on MSHCP-listed plant or animal species. A natural watercourse traverses the northern tip of the project site and may affect the “waters of the United States”, “wetlands” or “jurisdictional streambeds”.

No suitable habitat was found for the burrowing owl onsite. Long- and short-term impacts to wildlife species will occur as a result of construction activities and the conversion of the proposed project site to residential development. No species of animal or plant listed as endangered or threatened was observed or is expected on-site; therefore, no impacts related to sensitive wildlife species are anticipated.

The proposal of connecting the street “A” and “J” for improved internal circulation will not impact the biological resources above what has been identified in the prior environmental assessment.

The potential environmental effects of the Proposed Project were fully studied in Environmental Assessment No. 40015. Moreover, the necessary changes to the Proposed Project are further studied in this Environmental Assessment for the Addendum to the previously adopted Mitigated Negative Declaration. The necessary change to connect streets A and J will not result in any new significant environmental effects not identified in Environmental Assessment No. 40015, nor will it substantially increase the severity of the environmental effects identified in Environmental Assessment No. 40015. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. As a result, no further environmental documentation is required for Minor Change No. 2 to Tract Map No. 32627.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: Prior to the issuance of grading permits, written notification shall be provided that the appropriate California Department of Fish And Game notification pursuant to Sections 1601/1603 has taken place. (60.PLANNING.12, 60.PLANNING.13)

Monitoring: Monitoring shall be conducted through the Environmental Programs Department and the Planning Department.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Historic Resources	<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, A Phase I Cultural Resources Assessment, prepared by Jean A. Keller, dated October 2005

Findings of Fact: Literary records search indicate that no archaeological or historical sites had been recorded within the project's boundaries. The subject property is located within a relatively unstudied area with eight cultural resource surveys having been conducted within a half mile radius. No archaeological sites of either prehistoric or historical origin were recorded during the course of these studies. On-site field surveys conducted in 2004 and 2005 failed to indicate the presence of prehistoric or historical resources.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the cultural resources above what has been identified in the prior environmental assessment.

The potential environmental effects of the Proposed Project were fully studied in Environmental Assessment No. 40015. Moreover, the necessary changes to the Proposed Project are further studied in this Environmental Assessment for the Addendum to the previously adopted Mitigated Negative Declaration. The necessary change to connect streets A and J will not result in any new significant environmental effects not identified in Environmental Assessment No. 40015, nor will it substantially increase the severity of the environmental effects identified in Environmental Assessment No. 40015. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. As a result, no further environmental documentation is required for Minor Change No. 2 to Tract Map No. 32627.

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
8. Archaeological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Project Application Materials, A Phase I Cultural Resources Assessment, prepared by Jean A. Keller, dated October 2005

Findings of Fact: Literary records search indicate that no archaeological or historical sites had been recorded within the project's boundaries. The subject property is located within a relatively unstudied area with eight cultural resource surveys having been conducted within a half mile radius. No archaeological sites of either prehistoric or historical origin were recorded during the course of these studies. On-site field surveys conducted in 2004 and 2005 failed to indicate the presence of prehistoric or historical resources. The proposed project will not alter or destroy an archaeological site of significance, nor disturb any human remains.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the archaeological resources above what has been identified in the prior environmental assessment.

Mitigation: Prior to grading, the project proponent shall retain a qualified archaeologist and Native American monitor for consultation and monitoring during grading activities. If archaeological resources are detected during grading activities, such activities shall be halted until the significance of the resources has been evaluated. (60.PLANINNG.21, 60.PLANNING.26, 60.PLANNING.28)

Monitoring: Monitoring shall be conducted by the Planning Department and Building and Safety Department.

9. Paleontological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact: The project site is located within a High A (Ha) paleontologically sensitive area which suggests that the potential for unearthing paleontological resources is high. With incorporation of the recommended mitigation measures, the impact to paleontological resources will be less than significant.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the paleontological resources above what has been identified in the prior environmental assessment.

Mitigation: A qualified paleontologist shall be retained prior to grading for consultation during grading activities. (60.PLANNING.3)

Monitoring: Monitoring shall be conducted by the Planning Department and the Building and Safety Department.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, GEO 1596

Findings of Fact: The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest active fault is the Wildomar fault, also known as the Temecula segment of the Elsinore fault, located about 2,800 feet to the southwest of the site. A very faint photo lineament, suggestive of faulting has been mapped traversing the site. Trenching of this feature indicated that it is not coincident with any faulting.

It is likely that the project could experience very strong ground motions due to the presence of the nearby active Elsinore fault. 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 residential development they are not considered mitigation for CEQA implementation purposes.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the geology or soils above what has been identified in the prior environmental assessment.

The potential environmental effects of the Proposed Project were fully studied in Environmental Assessment No. 40015. Moreover, the necessary changes to the Proposed Project are further studied in this Environmental Assessment for the Addendum to the previously adopted Mitigated Negative Declaration. The necessary change to connect streets A and J will not result in any new significant environmental effects not identified in Environmental Assessment No. 40015, nor will it substantially increase the severity of the environmental effects identified in Environmental Assessment No. 40015. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. As a result, no further environmental documentation is required for Minor Change No. 2 to Tract Map No. 32627.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS, GEO 1596

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The County Geological Report (GEO) No. 1596 was prepared by LOR Geotechnical Group, dated January 27, 2006. The report concluded that portions of the site underlain by bedrock are not prone to liquefaction due to the presence of these bedrock units on the site. The removal and recompaction of the alluvial soils on the site during grading activities will mitigate the susceptibility of liquefaction.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the liquefaction potential above what has been identified in the prior environmental assessment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest active fault is the Wildomar fault, also known as the Temecula segment of the Elsinore fault, located about 2,800 feet to the southwest of the site. It is likely that the project could experience very strong ground motions due to the presence of the nearby active Elsinore fault. 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 residential development they are not considered mitigation for CEQA implementation purposes.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the ground shaking above what has been identified in the prior environmental assessment.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", GEO 1596

Findings of Fact: The project site lies in an area of mixed topography, with substantial areas of slopes 25 percent or greater. Several of the areas with 25 percent slopes or greater shall be maintained as natural open space. Previous geotechnical evaluations presented no evidence of past landsliding that was noted on the project site. GEO 1596 further noted that slopes are anticipated to be stable. The project is not located on a geologic unit or soil that is unstable or that would become

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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unstable as a result of the project, therefore, the project has no potential to landslide or rockfall hazards. (10. PLANNING. 17 now changed to 10.PLANNING.20)

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the landslide risk above what has been identified in the prior environmental assessment.

Mitigation: Prior to the issuance of grading permits, a Slope Stability Report shall be submitted to the County Geologist for review and approval. The geologic consultant and County Geologist shall also review the grading plans for review and evaluation of slope stability, to serve as re-evaluation at the design stage. (60. PLANNING. 19, 60. PLANNING. 30)

Monitoring: Monitoring shall be conducted by the Planning Department and Building and Safety Department.

14. Ground Subsidence

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

Source: RCIP Figure S-7 "Documented Subsidence Areas"

Findings of Fact: 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 residential development, they are not considered mitigation for CEQA implementation purposes.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the ground subsidence above what has been identified in the prior environmental assessment. The road improvements will meet or exceed the latest County adopted construction requirements.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

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

Source: Project Application Materials, GEO 1596

Findings of Fact: GEO No. 1596 did not identify any other geologic hazards such as seiche, mudflow, or volcanic hazard on the project site.

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

Source: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review

Findings of Fact: The project site's topography ranges from relatively flat terrain to steep hills, with substantial areas exceeding slopes of 25 percent or greater. Most of the 25 percent or greater slopes will be retained as undisturbed open space; however the project proposes pads within the areas with 25 percent or greater slopes. The proposed project will result in modifications to the existing topography; the general shape of the slope will be maintained, but as stepped building pads, rather than existing slopes. Grading will not negate or affect the subsurface sewage disposal systems.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the slope above what has been identified in the prior environmental assessment.

Mitigation: Grading plans shall conform to the Hillside Development Standards. In addition, the developer shall incorporate grading techniques that reflect the natural terrain. (60.PLANNING.6, 60.PLANNING.7)

Monitoring: Monitoring shall be conducted by the Planning Department and Building and Safety Department.

17. Soils	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, application materials

Findings of Fact: The development of the project site may have the potential to result in soil erosion during grading and construction. In addition, the site is largely covered with soils generally exhibiting low to moderate expansiveness. With submittal of a grading plan, Storm Water Pollution Prevention Plan (SWPPP), and incorporating the following mitigation measures, potential impacts to soil will be reduced to a less than significant level.

Mitigation: A geotechnical soils report shall be prepared and submitted the Department of Building and Safety prior to issuance of a grading permit. The project shall incorporate county grading

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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standards, best management practices, and a SWPPP to eliminate significant erosion hazards. (60.BS GRADE.3 now changed to 60. BS GRADE.14, 60.BS GRADE.12 now changed to 60.BS GRADE.1)

Monitoring: Monitoring shall be conducted by the Building and Safety Department.

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

Source: Flood Control Review

Findings of Fact: The proposed project may temporarily change deposition, siltation, or erosion on or off site. The following mitigation measures will reduce potential impacts related to erosion to less than significant levels.

Mitigation: The project shall incorporate county grading standards, best management practices, and a SWPPP to eliminate significant erosion hazards. (60.BS GRADE.3, 60.BS GRADE.12)

Monitoring: Monitoring shall be conducted by the Department of Building and Safety.

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

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

Findings of Fact: The project site lies within a moderate 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. A condition has been placed on the project to control dust created during grading activities. (10.BS GRADE.4)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the	<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
environment through reasonably foreseeable upset and 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact: The proposed subdivision will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard. Therefore, hazard material impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

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.

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 proposed project is not located within a high fire area; however, the project is adjacent to a high fire area. With incorporation of the recommended mitigation measures, impacts will be reduced to less than significant.

Mitigation: Prior to the issuance of grading permits, the developer shall prepare and submit a protection/vegetation management plan to the Fire Department for approval. (50.PLANNING.6)

Monitoring: Monitoring shall be conducted by the Riverside County Fire Department.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

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

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

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

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

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

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

g) Otherwise substantially degrade water quality?

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?

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

Findings of Fact: A natural watercourse traverses the northern tip of this site. Tract 29473 to the east is constructing a 13'x 8' RCB (Q100 = 954cfs, v =19.8 fps) culvert across El Chimisal Road as shown on the tentative exhibit. The rock energy dissipater for the RCB outlet is shown on Lot 121. The creek is to remain natural as it traverses the northern portion of this site and the floodplain limits are shown on the map.

The development of this site would increase peak flow rates on downstream properties. An increased runoff/water quality basin (outside of the mainstream) is proposed. The applicant's engineer has submitted a preliminary study which shows that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development. In addition, the design of the basin provides appropriate slopes and maintenance access. Final design of the basin will not be required until the improvement plan stage of this development. The basin may need minor modifications at the plan check stage in order to comply with the increased runoff criteria and/or water quality basin design criteria.

The majority of the onsite flows are proposed to drain via storm drains and streets to the detention/water quality basin. This is a minor diversion of flows. However, the diversion would only affect the property owner to the west (PM 32587), and would provide significant flood protection to this property owner. Therefore, this is acceptable to the District.

A small portion of this site drains to Anza Road. To mitigate for the impacts to water quality, a bio-swale is proposed along the northern portion of the park. The bio-swale calculations and cross section in the final WQMP will need to be modified to address offsite tributary flows.

The southern portion of the site receives offsite flows from a drainage area of approximately 54-acres. A separate storm drain is proposed to collect these flows, and convey them to the natural watercourse (bypassing the mitigation basin). The drainage study dated March 27, 2006 shows additional collection points along Anza Road in lieu of the long graded swale shown on the tentative map exhibit. The study's proposal is preferred. (10.FLOOD RI.1)

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the water quality impacts above what has been identified in the prior environmental assessment.

The potential environmental effects of the Proposed Project were fully studied in Environmental Assessment No. 40015. Moreover, the necessary changes to the Proposed Project are further studied in this Environmental Assessment for the Addendum to the previously adopted Mitigated Negative Declaration. The necessary change to connect streets A and J will not result in any new significant environmental effects not identified in Environmental Assessment No. 40015, nor will it substantially increase the severity of the environmental effects identified in Environmental Assessment No. 40015. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. As a result, no further environmental documentation is required for Minor Change No. 2 to Tract Map No. 32627.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: All drainage facilities shall be designed in accordance with Riverside County Flood Control & Water Conservation District's letter regarding this application or, if not specifically addressed in their letter, to accommodate 100 year storm flows. A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. (80.FLOOD RI.2, 60.BS GRADE.4)

Monitoring: Monitoring shall be conducted by the Flood Control & Water Conservation District.

24. Floodplains

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The project will alter the existing pattern of drainage on the site at a less than significant level and will direct onsite flow into drainage facilities. The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site, but at a less than significant level. The project area is not located within a dam inundation area. The project will affect the amount of surface water in the flood control facilities served by this project due to the expedited flow of water off the site, but at a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

25. Land Use	<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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and/or within adjacent city or county boundaries?

Source: RCIP, GIS database, Project Application Materials, Letter from the City of Temecula dated July 31, 2006

Findings of Fact: According to the RCIP, within the Community Development Foundation Component, the allowable density of a particular land use designation could be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/acre remains within the allowable density range associated with the designation. The proposed project is located within the Community Development: Low Density Residential (LDR) Land Use Designation, which allows 1/2-acre minimum lot sizes or a density of 2 dwelling units per acre. The project proposes 117 lots with a minimum lot size of 8,000 square feet and the conservation of 13.8 acres for an overall density of 1.9 dwelling units per acre.

The project is located within the City of Temecula sphere of influence and, as such, has been transmitted to the City for comment. In a letter dated July 31, 2006, the City of Temecula indicated that the project is located within an area designated as Low Density Residential (1/2 Acre Minimum) and Very Low Density Residential (2.5 Acre Minimum), which would allow a total of 78 lots. If the project area were to annex into the City, the proposed 119 lots would be nonconforming lots.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact: The proposed zone change from Rural Residential (R-R) to One Family Dwelling (R-1) will make the project consistent with the RCIP land use designation of Low Density Residential (LDR). The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MINERAL RESOURCES Would the project

27. Mineral Resources

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

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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

d) 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: The project is located in an area where the available geologic information indicates that the mineral deposits are likely to exist; however, the significance of the deposit is undetermined. No abandoned, existing, or proposed quarries or mines are within the immediate project vicinity. According to the General Plan, the project is not designated for mineral uses or mining activities. The project site is designated for residential land uses, which preclude mining activities.

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 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels; or within the vicinity of a private airstrip, that would expose people residing on the project site to excessive noise levels.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the airport noise being exposed to people above what has been identified in the prior environmental assessment. The proposal reduces the number of lots from 119 to 115. Therefore, the project will have reduced the exposure to potential sensitive receptors.

The potential environmental effects of the Proposed Project were fully studied in Environmental Assessment No. 40015. Moreover, the necessary changes to the Proposed Project are further studied in this Environmental Assessment for the Addendum to the previously adopted Mitigated Negative Declaration. The necessary change to connect streets A and J will not result in any new significant environmental effects not identified in Environmental Assessment No. 40015, nor will it substantially increase the severity of the environmental effects identified in Environmental Assessment No. 40015. In addition, no considerably different mitigation measures have been identified and no mitigation measures found infeasible have become feasible. As a result, no further environmental documentation is required for Minor Change No. 2 to Tract Map No. 32627.

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

Findings of Fact: The project is not located adjacent to or near any railroads.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the railroad noise above what has been identified in the prior environmental assessment. The proposal reduces the number of lots from 119 to 115. Therefore, the project will have reduced the exposure to potential sensitive receptors.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA A B C D

Source: Project Application Materials

Findings of Fact: The project site is not located adjacent to or near any highways.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The closest highway is Highway 79 at approximately 1.75 miles to the north and Interstate 15 Freeway is approximately 3.75 miles to the west from the proposed project site. There are detached single-family homes constructed as large master tracts within the City of Temecula that buffers the highway noise to the project site.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the highway noise above what has been identified in the prior environmental assessment. The proposal reduces the number of lots from 119 to 115. Therefore, the project will have reduced the exposure to potential sensitive receptors.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

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: Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(Short-term) and operational (long-term) noise levels. The project will not expose any person to excessive ground-borne vibration or ground-borne noise levels.

The proposal of connecting the street "A" and "J" for improved internal circulation will not impact the noise effects on or by the project above what has been identified in the prior environmental assessment.

Mitigation: The developer shall construct a five foot high (noise barrier) masonry block wall on lots 41-42 and 55-56 along El Chimisal Road, a six foot high (noise barrier) masonry block wall on lots 26-40 and 101-108 along Anza Road, a 7 ½ foot high (noise barrier) masonry block wall on lots 94-96 and 99-100 along Anza Road, and an 8 foot high (noise barrier) masonry block wall on lots 89-93 along Anza Road. (80.PLANNING.20 now changed to 80.PLANNING.18)

Monitoring: Monitoring shall be conducted by the Planning Department and Building and Safety Department.

POPULATION AND HOUSING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: An existing residence will remain on the project site, thus the project will not displace existing housing. The site is not located in a County Redevelopment Area. The project could encourage additional residential developments in the area, but the development would have to be consistent with the land uses designated with the General Plan; therefore, the project would not cumulatively exceed regional or local population projections.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 proposed project will incrementally increase the demand for fire services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff Services

Source: RCIP

Findings of Fact: The proposed project will incrementally increase the demand for Sheriff's services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance 659.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Temecula Valley Unifies School District. This project is subject to the payment of school fees. However, the project will not require the provision of new or altered government facilities at this time. This project is conditioned for the payment of standard school impact fees in accordance with state law. (80.PLANNING.12)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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37. Libraries

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

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services

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

Findings of Fact: The proposed project will not create a significant incremental demand for health services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

39. Parks and Recreation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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: The project is located within the boundaries of the County Service Area 152 and is conditioned to pay park and recreation fees and/or dedication of land in accordance with Section 10.35 of County Ordinance No. 460 (Quimby Fees). This is a standard condition of approval and is not considered mitigation under CEQA.

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.

40. Recreational Trails

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Parks, RCIP Figure C-7 "Trails and Bikeway System"

Findings of Fact: A trail is proposed along both the north and south side of Anza Road, along the west side of proposed street "C", and throughout the development.

Mitigation: The land divider shall form or annex into a trails maintenance district for the maintenance of the trail. In addition, grading plans shall be submitted showing grading adjacent to the proposed trail. (50.PLANNING.10, 60.PLANNING.2)

Monitoring: Monitoring shall be conducted through the Building and Safety Permit Review Process.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

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

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

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

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

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project will not result in inadequate parking capacity, result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks, alter waterborne, rail or air traffic, or substantially increase hazards to a design feature. A traffic impact analysis conducted for this project estimates a trip generation of approximately 3,187 trip ends per day with 249 vehicles per hour during the AM peak hour and 373 vehicles per day during the PM peak hour. The traffic study concluded that, with implementation of the proposed mitigation measures, all study intersections are projected to operate at an acceptable level of service during peak hours.

Mitigation: Interior streets shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section A. (36'/56') Streets "C", "E", and "H" (entry) shall be improved within the dedicated right-of-way with 6' median and sidewalk adjacent to right-of-way, in accordance with County Draft Standard No. 103, Section A. (46'/76') (Modified) Street "K" (entry) shall be improved within the dedicated right-of-way, with 10' median and sidewalk adjacent to right-of-way, in accordance with County Draft Standard No. 103, Section "A". (50'/80') (Modified) El Chimisal Road, half width along the tract boundary, shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 94. (32'/50') Anza Road, full width along the tract boundary between Lot 1 and El Chimisal Road, shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 94. (76'/118') Anza Road, 56' pavement over 89' right-of-way, along the tract boundary between Lot 1 and Lot 92 shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 93. (56'/118') (50.TRANS.3 now changed to 50.TRANS.1)

Monitoring: Monitoring shall be conducted by the Transportation Department.

42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: The project is not located adjacent to or nearby any designated bike trail.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project will be served by Eastern Municipal Water District (EMWD) with existing water facilities pursuant to the arrangement of financial agreements. The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact: The proposed subdivision is located within the Eastern Municipal Water District (EMWD) sewer services area. The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not physically alter existing facilities or result in the construction of new

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Utilities

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

a) Electricity?	<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: Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Note that offsite modifications to the storm water drainage system are not forecast to be required for this project and street lighting must conform with the Palomar lighting standards (see discussion under Aesthetics). Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways within their existing rights-of-way.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

47. Other: N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review

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

Mitigation: N/A

Monitoring: N/A

OTHER

48. Other: N/A

Source: Staff review

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

OTHER

49. Other: N/A

Source: Staff review

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Mitigation measures have been incorporated to protect any biological and cultural resources that may potentially exist on the site.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 51. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Both short-term and long-term environmental goals are being met through the mitigation placed on the project and the project design.

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|
| 52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. All cumulative impacts resulting from this project and those around it have been evaluated as part of this Initial Study and the EIR prepared for the General Plan.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 53. 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

PDB 4157 – Burrowing Owl Habitat Assessment, prepared by Tom Dodson, dated November, 2005.

GEO 1596 – Response to Review Comments, County Geologic Report No. 1596 (Geologic) Consolidated Report of Preliminary Geotechnical Investigations, Tentative Tract Map No. 32627, Temecula Area, Riverside County, California, prepared by LOR Geotechnical Group, Inc., dated March 8, 2006.

PDA 4011 – A Phase I Cultural Resources Assessment of Tentative Tract Map No. 32627, prepared by Jean A. Keller, Ph.D., dated October, 2005.

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

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

Y:\Planning Case Files-Riverside office\TR32627\EA40015.doc
Revised: 8/7/06

NOTICE OF PUBLIC HEARING
SCHEDULING REQUEST FORM

DATE SUBMITTED: 6/18/13

TO: Planning Commission Secretary

FROM: Matt Straite

(Riverside)

PHONE No.: 951-955-8631

E-Mail: mstraite@rctlma.org

SCHEDULE FOR: Planning Commission on **August 21, 2013**

10-Day Advertisement: Addendum to an Approved EIR

SPECIFIC PLAN NO. 312 AMENDED NO. 1, CHANGE OF ZONE NO. 7769, TENTATIVE TRACT MAP NO. 36418, TENTATIVE TRACT MAP NO. 32289 MINOR CHANGE NO. 1 – EA42492 – Applicant: Riverside Mitland 03, LLC- Third/Third Supervisorial District – French Valley and Rancho California Zoning Area – Southwest Area Plan: Community Development- Medium Density Residential (MDR), Parks (P), Open Space/Detention (OS-D), Elementary Schools, Open Space/ Expanded Parkways, and Commercial (C) as reflected on the Land Use Plan – Location: Easterly of Briggs Road, westerly of Highway 79 and Leon Road, southerly of Keller Road – 607.8 Gross Acres - Zoning: Specific Plan (SP) – **REQUEST:** The **Specific Plan Amendment** proposes to revise the Land Use Plan by reclassifying designations in some Planning Areas and reconfigure some Planning Area boundaries. Additionally, the Amendment proposes to rename all Planning Area Land Use Designations to be consistent with the current General Plan nomenclature and reduce the total unit count from 1,793 to 1,671. The **Change of Zone** proposes to modify the zoning standards for Planning Area 8, 15, 16, 18A, 19 and 20/21, in addition the Planning Area boundaries would be formalized. **Tentative Tract Map No. 36418** proposes a schedule A subdivision of 10.06 gross acres into 50 residential lots, 1 utility lot, and 3 open space lots. **Tentative Tract Map No. 32289 Minor Change No.1** proposes to merge lots 181-183, 184-197 and 214-216. There will be a total of 179 residential lots, 18 open space lots, and 2 detention basin lots on 81.87 gross acres. After all lots are merged, 19 total lots are being merged.– APN: The TR is 480-090-060, the TRM is 480090033, 063, 064, 038, 047, 049, 030, 043, and 045, the SP list is provided under separate cover.

STAFF RECOMMENDATION:

- APPROVAL (CONSENT CALENDAR)
- APPROVAL
- APPROVAL WITHOUT DISCUSSION
- CONTINUE WITH DISCUSSION TO _____.
- CONTINUE WITHOUT DISCUSSION TO _____.
- CONTINUE WITHOUT DISCUSSION OFF CALENDAR
- DENIAL
- SCOPING SESSION
- INITIATION OF THE GENERAL PLAN AMENDMENT
- DECLINE TO INITIATE THE GENERAL PLAN AMENDMENT
-

Provide one set of mailing labels, including surrounding property owners, Non-County Agency and Interested Parties and, owner, applicant, and engineer/representative *(Confirmed to be less than 6 months old from date of preparation to hearing date)*

Provide one set of labels for owner, applicant, and engineer/representative.

Fee Balance: \$ 10,416.55, as of 6/18/13.

CFG Case # 05864 - Fee Balance: \$ 64

Estimated amount of time needed for Public Hearing: 20 Minutes (Min 5 minutes)

Controversial: YES NO

Provide a very brief explanation of controversy (1 short sentence)

Principal's signature/initials: _____

Date: _____

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40015
Project Case Type (s) and Number(s): Change of Zone No. 7113, Tentative Tract Map No. 32627
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92505-1409
Contact Person: Kenya Huezo
Telephone Number: (951) 955-9075
Applicant's Name: Highpointe Communities
Applicant's Address: 24361 El Toro Road, Suite 100, Laguna Woods, CA 92653

PROJECT INFORMATION

A. Project Description:

CHANGE OF ZONE NO. 7113 proposes to change the current zone from Rural Residential (R-R) to One-Family Dwelling (R-1) and Open Area Combining Zone – Residential Developments (R-5). The proposed zone change shall consist of 47.4 acres as One-Family Dwelling (R-1), and 19.3 acres as Open Area Combining Zone – Residential Developments (R-5).

TENTATIVE TRACT MAP NO. 32627 proposes a Schedule A subdivision of 66.7 gross acres into 119 single family residential lots, with a minimum lot size of 8,000 square feet and an overall density of 1.8 dwelling units per acre, one 3.3-acre detention basin, one 5.7-acre site with a 1.9 acre pad for a park, one 13,030 square foot linear park lot, and 5 natural open space lots.

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

C. Total Project Area: 66.7 Gross Acres

Residential Acres: 66.7	Lots: 126	Units: 119	Projected No. of Residents: 357
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: Park	Lots: 1	Acres: 5.7	
Other: Detention Basin	Lots: 1	Acres: 3.3	
Other: Natural Open Space	Lots: 5	Acres: 13.8	

D. Assessor's Parcel No(s): 917-260-041, 044, 045, 047, 048, 054, 055, 065, 066, 067, 068

E. Street References: The project site is located southerly of Monte Verde Road and westerly of El Chimisal Road, along Anza Road.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 22, Township 8 South, Range 2 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site's topography ranges from relatively flat terrain to steep hills, with substantial areas exceeding slopes of 25 percent or greater. An existing residence occupies the project site and is to remain. Surrounding land uses include vacant undeveloped land and rural residences.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements for the Low Density Residential (LDR) land use designation and all applicable land use policies.
2. **Circulation:** The project will add overall trips to the area. The proposed project provides greater opportunities for pedestrian and bicycle use and therefore reduces the reliance on automobiles for transportation. Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within a high fire hazard area. The proposed project is not located within any other special hazard zone (including fault zone, flood zone, dam inundation zone, high liquefaction, etc.). The proposed project has allowed for the sufficient provision of emergency response services to the future residences of this project. The proposed project meets all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project meets with all other applicable Noise element policies.
6. **Housing:** The proposed project meets all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project has been designed to promote pedestrian and bicycle use and limit the use of automobiles for transportation, thereby reducing air pollution. The proposed project meets with all other applicable Air Quality Element policies.

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

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

D. **Land Use Designation(s):** Low Density Residential (LDR) (1/2 Acre Minimum)

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

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

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest

2. **Foundation Component(s):** Community Development

3. **Land Use Designation(s):** Medium Density Residential (MDR), Low Density Residential (LDR), Open Space Conservation (OS-C), and Open Space Recreation (OS-R)

4. **Overlay(s) and Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

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

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

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

J. **Proposed Zoning, if any:** One Family Dwelling (R-1) and Open Area Combining Zone – Residential Developments (R-5).

K. **Adjacent and Surrounding Zoning:** Rural Residential (R-R), Residential Agricultural – 2 ½ Acre Minimum (R-A-2 ½), Residential Agricultural (R-A), One Family Dwelling – 18,000 square foot minimum (R-1-18000)

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 checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture Resources | <input checked="" 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 checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input checked="" 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
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> 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
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment NOTHING FURTHER IS REQUIRED because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards

and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

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

August 16, 2006
Date

Kenya Huezo, Project Planner
Printed Name

For Robert C. Johnson, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact: The project site is located southerly of Monte Verde Road and westerly of El Chimisal Road, along Anza Road. The RCIP indicates that the project is not located within a designated scenic corridor. Development of the project site will not affect any scenic resources, as adjacent lands are vacant or have rural residential developments and are planned for similar residential development.

The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project will be developed pursuant to the Countywide Design Standards and Guidelines and therefore will not create an aesthetically offensive project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: According to the RCIP, the project site is located 13.60 miles away from the Mt. Palomar Observatory; which is within the designated 30-mile (ZONE A) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact.

Mitigation: A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 50.PLANNING.20)

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

3. Other Lighting Issues

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

Source: Project Application Description

Findings of Fact: The project will not create substantial light or glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. While the adjacent properties are vacant, residential development is planned for the adjacent properties which would be fitting for the amount of ambient light this project would create. The project proposes a single-family residential development and is in the immediate proximity of planned uses and would therefore not generate any unacceptable light levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: The project is located within the boundaries of land designated as farmland of local importance (designated farmland)-as designated by the most recent version of the Important Farmland Map (as prepared by the California Department of Conservation, Farmland Mapping and Monitoring Program). The project will contribute to the cumulative loss of farmland in the County. The project is not located within an agricultural preserve. The General Plan determined that the loss of prime, unique, and statewide important farmland remains a significant unavoidable impact of implementing the adopted General Plan. The Board of Supervisors found that there were no feasible mitigation measures or alternatives that could have satisfied the loss of prime Farmland designated for statewide importance. Therefore, the Board of Supervisors adopted findings of overriding considerations on October 7, 2003.

The project is not located within 300 feet of existing agriculturally zoned property and will not conflict with any existing agricultural use or a Williamson Act contract.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

5. Air Quality Impacts	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The project will not conflict with or obstruct implementation of the applicable air quality plans. The project, proposing 119 single family residential lots, will not have a significant impact to air quality standards, or contribute substantially to an existing or projected air quality violation. According to the SCAQMD Handbook, the project falls below the potentially significant air quality impact threshold.

This project will be required to reduce all foreseeable impacts to air quality including standard dust control and grading mitigation issued by the Department of Building and Safety-Grading Division as conditions of approval. Pre-construction and construction activities are considered to be short term and will not have a significant effect on the environment. These short-term effects do not violate any existing air quality standards and will not exceed any current air quality standards of Riverside County. COA (10.BS GRADE.04)

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)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) 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?

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?

g) Conflict with any local policies or ordinances

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP, PDB 4157 – Burrowing Owl Habitat Assessment, prepared by Tom Dodson, dated November, 2005

Findings of Fact: The project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The project required a burrowing owl habitat assessment. The study concluded that no sensitive species exist on site. The project will not result in adverse impacts on MSHCP-listed plant or animal species. A natural watercourse traverses the northern tip of the project site and may affect the “waters of the United States”, “wetlands” or “jurisdictional streambeds”.

No suitable habitat was found for the burrowing owl onsite. Long- and short-term impacts to wildlife species will occur as a result of construction activities and the conversion of the proposed project site to residential development. No species of animal or plant listed as endangered or threatened was observed or is expected on-site; therefore, no impacts related to sensitive wildlife species are anticipated.

Mitigation: Prior to the issuance of grading permits, written notification shall be provided that the appropriate California Department of Fish And Game notification pursuant to Sections 1601/1603 has taken place. (60.PLANNING.12, 60.PLANNING.13)

Monitoring: Monitoring shall be conducted through the Environmental Programs Department and the Planning Department.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Historic Resources	<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, A Phase I Cultural Resources Assessment, prepared by Jean A. Keller, dated October 2005

Findings of Fact: Literary records search indicate that no archaeological or historical sites had been recorded within the project’s boundaries. The subject property is located within a relatively unstudied area with eight cultural resource surveys having been conducted within a half mile radius. No archaeological sites of either prehistoric or historical origin were recorded during the course of these studies. On-site field surveys conducted in 2004 and 2005 failed to indicate the presence of prehistoric or historical resources.

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

Source: Project Application Materials, A Phase I Cultural Resources Assessment, prepared by Jean A. Keller, dated October 2005

Findings of Fact: Literary records search indicate that no archaeological or historical sites had been recorded within the project's boundaries. The subject property is located within a relatively unstudied area with eight cultural resource surveys having been conducted within a half mile radius. No archaeological sites of either prehistoric or historical origin were recorded during the course of these studies. On-site field surveys conducted in 2004 and 2005 failed to indicate the presence of prehistoric or historical resources. The proposed project will not alter or destroy an archaeological site of significance, nor disturb any human remains.

Mitigation: Prior to grading, the project proponent shall retain a qualified archaeologist and Native American monitor for consultation and monitoring during grading activities. If archaeological resources are detected during grading activities, such activities shall be halted until the significance of the resources has been evaluated. (60.PLANING.21, 60.PLANING.26, 60.PLANING.28)

Monitoring: Monitoring shall be conducted by the Planning Department and Building and Safety Department.

9. Paleontological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: The project site is located within a High A (Ha) paleontologically sensitive area which suggests that the potential for unearthing paleontological resources is high. With incorporation of the recommended mitigation measures, the impact to paleontological resources will be less than significant.

Mitigation: A qualified paleontologist shall be retained prior to grading for consultation during grading activities. (60.PLANING.3)

Monitoring: Monitoring shall be conducted by the Planning Department and the Building and Safety Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project

10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, GEO 1596

Findings of Fact: The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest active fault is the Wildomar fault, also known as the Temecula segment of the Elsinore fault, located about 2,800 feet to the southwest of the site. A very faint photo lineament, suggestive of faulting has been mapped traversing the site. Trenching of this feature indicated that it is not coincident with any faulting.

It is likely that the project could experience very strong ground motions due to the presence of the nearby active Elsinore fault. 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 residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS, GEO 1596

Findings of Fact: The County Geological Report (GEO) No. 1596 was prepared by LOR Geotechnical Group, dated January 27, 2006. The report concluded that portions of the site underlain by bedrock are not prone to liquefaction due to the presence of these bedrock units on the site. The removal and recompaction of the alluvial soils on the site during grading activities will mitigate the susceptibility of liquefaction.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?	<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: 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: The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest active fault is the Wildomar fault, also known as the Temecula segment of the Elsinore fault, located about 2,800 feet to the southwest of the site. It is likely that the project could experience very strong ground motions due to the presence of the nearby active Elsinore fault. 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 residential development they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

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

Source: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", GEO 1596

Findings of Fact: The project site lies in an area of mixed topography, with substantial areas of slopes 25 percent or greater. Several of the areas with 25 percent slopes or greater shall be maintained as natural open space. Previous geotechnical evaluations presented no evidence of past landsliding that was noted on the project site. GEO 1596 further noted that slopes are anticipated to be stable. The project is not located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, therefore, the project has no potential to landslide or rockfall hazards. (10. PLANNING. 17)

Mitigation: Prior to the issuance of grading permits, a Slope Stability Report shall be submitted to the County Geologist for review and approval. The geologic consultant and County Geologist shall also review the grading plans for review and evaluation of slope stability, to serve as re-evaluation at the design stage. (60. PLANNING. 19, 60. PLANNING. 30)

Monitoring: Monitoring shall be conducted by the Planning Department and Building and Safety Department.

14. Ground Subsidence

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

Source: RCIP Figure S-7 "Documented Subsidence Areas"

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

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

Source: Project Application Materials, GEO 1596

Findings of Fact: GEO No. 1596 did not identify any other geologic hazards such as seiche, mudflow, or volcanic hazard on the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: RCIP figure S-5 "Regions Underlain by Steep Slopes", Building and Safety – Grading Review

Findings of Fact: The project site's topography ranges from relatively flat terrain to steep hills, with substantial areas exceeding slopes of 25 percent or greater. Most of the 25 percent or greater slopes will be retained as undisturbed open space; however the project proposes pads within the areas with 25 percent or greater slopes. The proposed project will result in modifications to the existing topography; the general shape of the slope will be maintained, but as stepped building pads, rather than existing slopes. Grading will not negate or affect the subsurface sewage disposal systems.

Mitigation: Grading plans shall conform to the Hillside Development Standards. In addition, the developer shall incorporate grading techniques that reflect the natural terrain. (60.PLANNING.6, 60.PLANNING.7)

Monitoring: Monitoring shall be conducted by the Planning Department and Building and Safety Department.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
17. Soils	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP figure S-6 "Engineering Geologic Materials Map", Flood Control review, Building and Safety Grading review, application materials

Findings of Fact: The development of the project site may have the potential to result in soil erosion during grading and construction. In addition, the site is largely covered with soils generally exhibiting low to moderate expansiveness. With submittal of a grading plan, Storm Water Pollution Prevention Plan (SWPPP), and incorporating the following mitigation measures, potential impacts to soil will be reduced to a less than significant level.

Mitigation: A geotechnical soils report shall be prepared and submitted the Department of Building and Safety prior to issuance of a grading permit. The project shall incorporate county grading standards, best management practices, and a SWPPP to eliminate significant erosion hazards. (60.BS GRADE.3, 60.BS GRADE.12)

Monitoring: Monitoring shall be conducted by the Building and Safety Department.

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

Source: Flood Control Review

Findings of Fact: The proposed project may temporarily change deposition, siltation, or erosion on or off site. The following mitigation measures will reduce potential impacts related to erosion to less than significant levels.

Mitigation: The project shall incorporate county grading standards, best management practices, and a SWPPP to eliminate significant erosion hazards. (60.BS GRADE.3, 60.BS GRADE.12)

Monitoring: Monitoring shall be conducted by the Department of Building and Safety.

19. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	<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: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact: The project site lies within a moderate 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. A condition has been placed on the project to control dust created during grading activities. (10.BS GRADE.4)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact: The proposed subdivision will not create or require transportation of hazardous materials. However, it may result in the use and disposal of substances such as household and commercial cleaning products, fertilizers, pesticides, automotive fluids, etc, but the nature and volume of such substances associated with residential use would not present the potential to create a significant public or environmental hazard. Therefore, hazard material impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The project site is not located within 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 proposed project is not located within a high fire area; however, the project is adjacent to a high fire area. With incorporation of the recommended mitigation measures, impacts will be reduced to less than significant.

Mitigation: Prior to the issuance of grading permits, the developer shall prepare and submit a protection/vegetation management plan to the Fire Department for approval. (50.PLANNING 6)

Monitoring: Monitoring shall be conducted by the Riverside County Fire Department.

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

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

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

Findings of Fact: A natural watercourse traverses the northern tip of this site. Tract 29473 to the east is constructing a 13'x 8' RCB (Q100 = 954cfs, v =19.8 fps) culvert across El Chimisal Road as shown on the tentative exhibit. The rock energy dissipater for the RCB outlet is shown on Lot 121. The creek is to remain natural as it traverses the northern portion of this site and the floodplain limits are shown on the map.

The development of this site would increase peak flow rates on downstream properties. An increased runoff/water quality basin (outside of the mainstream) is proposed. The applicant's engineer has submitted a preliminary study which shows that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development. In addition, the design of the basin provides appropriate slopes and maintenance access. Final design of the basin will not be required until the improvement plan stage of this development. The basin may need minor modifications at the plan check stage in order to comply with the increased runoff criteria and/or water quality basin design criteria.

The majority of the onsite flows are proposed to drain via storm drains and streets to the detention/water quality basin. This is a minor diversion of flows. However, the diversion would only affect the property owner to the west (PM 32587), and would provide significant flood protection to this property owner. Therefore, this is acceptable to the District.

A small portion of this site drains to Anza Road. To mitigate for the impacts to water quality, a bio-swale is proposed along the northern portion of the park. The bio-swale calculations and cross section in the final WQMP will need to be modified to address offsite tributary flows.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The southern portion of the site receives offsite flows from a drainage area of approximately 54-acres. A separate storm drain is proposed to collect these flows, and convey them to the natural watercourse (bypassing the mitigation basin). The drainage study dated March 27, 2006 shows additional collection points along Anza Road in lieu of the long graded swale shown on the tentative map exhibit. The study's proposal is preferred. (10.FLOOD RI.1)

Mitigation: All drainage facilities shall be designed in accordance with Riverside County Flood Control & Water Conservation District's letter regarding this application or, if not specifically addressed in their letter, to accommodate 100 year storm flows. A copy of the improvement plans, grading plans, final map, environmental constraint sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. (80.FLOOD RI.2, 60.BS GRADE.4)

Monitoring: Monitoring shall be conducted by the Flood Control & Water Conservation District.

24. Floodplains

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

NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The project will alter the existing pattern of drainage on the site at a less than significant level and will direct onsite flow into drainage facilities. The project will increase the amount of impermeable surfaces, which will decrease the absorption rates of the site, but at a less than significant level. The project area is not located within a dam inundation area. The project will affect the amount of surface water in the flood control facilities served by this project due to the expedited flow of water off the site, but at a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LAND USE/PLANNING Would the project

25. Land Use

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

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

Source: RCIP, GIS database, Project Application Materials, Letter from the City of Temecula dated July 31, 2006

Findings of Fact: According to the RCIP, within the Community Development Foundation Component, the allowable density of a particular land use designation could be clustered in one portion of the site in smaller lots, as long as the ratio of dwelling units/acre remains within the allowable density range associated with the designation. The proposed project is located within the Community Development: Low Density Residential (LDR) Land Use Designation, which allows 1/2-acre minimum lot sizes or a density of 2 dwelling units per acre. The project proposes 119 lots with a minimum lot size of 8,000 square feet and the conservation of 13.8 acres for an overall density of 1.8 dwelling units per acre.

The project is located within the City of Temecula sphere of influence and, as such, has been transmitted to the City for comment. In a letter dated July 31, 2006, the City of Temecula indicated that the project is located within an area designated as Low Density Residential (1/2 Acre Minimum) and Very Low Density Residential (2.5 Acre Minimum), which would allow a total of 78 lots. If the project area were to annex into the City, the proposed 119 lots would be nonconforming lots.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Planning

a) Be consistent with the site's existing or proposed zoning?

b) Be compatible with existing surrounding zoning?

c) Be compatible with existing and planned surrounding land uses?

d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

Findings of Fact: The proposed zone change from Rural Residential (R-R) to One Family Dwelling (R-1) will make the project consistent with the RCIP land use designation of Low Density Residential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(LDR). The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

27. Mineral Resources

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

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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

d) 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: The project is located in an area where the available geologic information indicates that the mineral deposits are likely to exist; however, the significance of the deposit is undetermined. No abandoned, existing, or proposed quarries or mines are within the immediate project vicinity. According to the General Plan, the project is not designated for mineral uses or mining activities. The project site is designated for residential land uses, which preclude mining activities.

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 project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels; or within the vicinity of a private airstrip, that would expose people residing on the project site to excessive noise levels.

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

Findings of Fact: The project is not located adjacent to or near any railroads.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Highway Noise

NA A B C D

Source: Project Application Materials

Findings of Fact: The project site is not located adjacent to or near any highways.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

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

Monitoring: No monitoring measures are required.

32. 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: Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (Short-term) and operational (long-term) noise levels. The project will not expose any person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: The developer shall construct a five foot high (noise barrier) masonry block wall on lots 41-42 and 55-56 along El Chimisal Road, a six foot high (noise barrier) masonry block wall on lots 26-40 and 104-111 along Anza Road, a 7 1/2 foot high (noise barrier) masonry block wall on lots 97-99 and 102-103 along Anza Road, and an 8 foot high (noise barrier) masonry block wall on lots 92-96 along Anza Road. (80.PLANNING.20)

Monitoring: Monitoring shall be conducted by the Planning Department and Building and Safety Department.

POPULATION AND HOUSING Would the project

33. Housing

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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: An existing residence will remain on the project site, thus the project will not displace existing housing. The site is not located in a County Redevelopment Area. The project could encourage additional residential developments in the area, but the development would have to be consistent with the land uses designated with the General Plan; therefore, the project would not cumulatively exceed regional or local population projections.

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 proposed project will incrementally increase the demand for fire services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance No. 659.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Sheriff 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 project will incrementally increase the demand for Sheriff's services within Riverside County. However, the project will not require the provision of new or altered government facilities at this time.

This project has been conditioned for the payment of standard mitigation fees pursuant to Ordinance 659.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact: The proposed project is located within the Temecula Valley Unifies School District. This project is subject to the payment of school fees. However, the project will not require the provision of new or altered government facilities at this time. This project is conditioned for the payment of standard school impact fees in accordance with state law. (80.PLANNING.12)

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact: The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: RCIP

Findings of Fact: The proposed project will not create a significant incremental demand for health services. The project will not require the provision of new or altered government facilities at this time.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

39. Parks and Recreation

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

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?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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: The project is located within the boundaries of the County Service Area 152 and is conditioned to pay park and recreation fees and/or dedication of land in accordance with Section 10.35 of County Ordinance No. 460 (Quimby Fees). 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.

40. Recreational Trails

Source: Riverside County Parks, RCIP Figure C-7 “Trails and Bikeway System”

Findings of Fact: A trail is proposed along both the north and south side of Anza Road, along the west side of proposed street “C”, and throughout the development.

Mitigation: The land divider shall form or annex into a trails maintenance district for the maintenance of the trail. In addition, grading plans shall be submitted showing grading adjacent to the proposed trail. (50.PLANNING.10, 60.PLANNING.2)

Monitoring: Monitoring shall be conducted through the Building and Safety Permit Review Process.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

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)?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>
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"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, Project Materials

Findings of Fact: The project will not result in inadequate parking capacity, result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks, alter waterborne, rail or air traffic, or substantially increase hazards to a design feature. A traffic impact analysis conducted for this project estimates a trip generation of approximately 3,187 trip ends per day with 249 vehicles per hour during the AM peak hour and 373 vehicles per day during the PM peak hour. The traffic study concluded that, with implementation of the proposed mitigation measures, all study intersections are projected to operate at an acceptable level of service during peak hours.

Mitigation: Interior streets shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 105, Section A. (36'/56') Streets "C", "E", and "H" (entry) shall be improved within the dedicated right-of-way with 6' median and sidewalk adjacent to right-of-way, in accordance with County Draft Standard No. 103, Section A. (46'/76') (Modified) Street "K" (entry) shall be improved within the dedicated right-of-way, with 10' median and sidewalk adjacent to right-of-way, in accordance with County Draft Standard No. 103, Section "A". (50'/80') (Modified) El Chimisal Road, half width along the tract boundary, shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 94. (32'/50') Anza Road, full width along the tract boundary between Lot 1 and El Chimisal Road, shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 94. (76'/118') Anza Road, 56' pavement over 89' right-of-way, along the tract boundary between Lot 1 and Lot 92 shall be improved within the dedicated right-of-way in accordance with County Draft Standard No. 93. (56'/118') (50.TRANS.3)

Monitoring: Monitoring shall be conducted by the Transportation Department.

42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: RCIP

Findings of Fact: The project is not located adjacent to or nearby any designated bike trail.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The project will be served by Eastern Municipal Water District (EMWD) with existing water facilities pursuant to the arrangement of financial agreements. The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact: The proposed subdivision is located within the Eastern Municipal Water District (EMWD) sewer services area. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Any construction of new facilities required by the

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

45. Solid Waste

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

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

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

Findings of Fact: According to the Riverside County Waste Management Department, the proposed project has the potential to impact landfill capacity from the generation of solid waste during construction. The project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Utilities

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

a) Electricity?	<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: Implementation of the project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Note that offsite modifications to the storm water drainage system are not forecast to be required for this project and street lighting must conform with the Palomar lighting standards (see discussion under Aesthetics). Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways within their existing rights-of-way.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

47. Other: N/A

Source: Staff review

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

OTHER

48. Other: N/A

Source: Staff review

Findings of Fact: N/A

Mitigation: N/A

Monitoring: N/A

OTHER

49. Other: N/A

Source: Staff review

Findings of Fact: N/A

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: N/A

Monitoring: N/A

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Mitigation measures have been incorporated to protect any biological and cultural resources that may potentially exist on the site.

51. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Both short-term and long-term environmental goals are being met through the mitigation placed on the project and the project design.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. All cumulative impacts resulting from this project and those around it have been evaluated as part of this Initial Study and the EIR prepared for the General Plan.

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

PDB 4157 – Burrowing Owl Habitat Assessment, prepared by Tom Dodson, dated November, 2005.

GEO 1596 – Response to Review Comments, County Geologic Report No. 1596 (Geologic) Consolidated Report of Preliminary Geotechnical Investigations, Tentative Tract Map No. 32627, Temecula Area, Riverside County, California, prepared by LOR Geotechnical Group, Inc., dated March 8, 2006.

PDA 4011 – A Phase I Cultural Resources Assessment of Tentative Tract Map No. 32627, prepared by Jean A. Keller, Ph.D., dated October, 2005.

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

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

Y:\Planning Case Files-Riverside office\TR32627\EA40015.doc
Revised: 8/7/06

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The second minor change proposes to connect Streets "A" and "J" of the approved tentative map to provide better circulation. The application is still a Schedule A subdivision of 65.4 acres into 115 single family residential lots, with a minimum lot size of 8,000 sq. ft. and an average lot size of 11,316 sq. ft., and 9 additional lots for open space, detention/water quality basins, a landscape lot, and a park.

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is

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10. GENERAL CONDITIONS

10. EVERY. 2 MAP - HOLD HARMLESS (cont.) RECOMMND

ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

10. EVERY. 3 MAP - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 32627, Minor Change No. 2 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 32627, Minor Change No. 2, dated April 22, 2013.

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

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10. GENERAL CONDITIONS

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

RECOMMND

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

10.BS GRADE. 6 MAP - NPDES INSPECTIONS

RECOMMND

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

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

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

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

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10. GENERAL CONDITIONS

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

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

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

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 14 MAP - SLOPES IN FLOODWAY

RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building and Safety Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 19 MAP - RETAINING WALLS

RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES

RECOMMND

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

10.BS GRADE. 24 MAP - FINISH GRADE

RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 RCWD POTABLE WATER SERVICE

RECOMMND

Tract Map#32627 Minor Change#2 is proposing Rancho California Water District (RCWD) potable water service. It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

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10. GENERAL CONDITIONS

10.E HEALTH. 2 EMWD SANITARY SEWER SERVICE RECOMMND

Tract Map#32627 Minor Change#2 is proposing Eastern Municipal Water District (EMWD) sanitary sewer service. It is the responsibility of the developer to ensure that all requirements to obtain sanitary sewer service are met with EMWD as well as all applicable agencies.

10.E HEALTH. 3 RETENTION BASINS - NO VECTORS RECOMMND

Any proposed retention basin must be constructed and maintained in a manner that prevents vector breeding or vector nuisances.

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 500 feet apart in any direction, with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT RECOMMND

Tract Map No. 32627M2 is a proposal to subdivide 60.9 gross acres into single family lots. The site is located in the Temecula area, north of Anza Road, south of Monte Verde Road and west of El Chimisal Road.

The site drains to the northwest and west. The western portion of the site drains to Monte Verde Road. The remaining and majority of the site drains to a natural watercourse which traverses the northern tip of this site.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

As part of Tract 29473 to the east, a 13'x 8' RCB culvert (Q100 = 954cfs, v =19.8 fps, project number 7-0059, drawing number 7-0473) has been constructed across El Chimisal Road as shown on the tentative exhibit. The rock energy dissipator for the RCB outlet is shown on Lot 117. The creek is to remain natural as it traverses the northern portion of this site and the floodplain limits are shown on the map, except for a new crossing proposed at Monte Verde Road with a 8'H x 25'W RCB. The culvert size may need to be increased to accommodate the wide floodplain, just upstream. The existing culvert within Via Pascal is proposed to be removed. Improvements to the floodplain will require a zero rise in water surface elevation to ensure no negative effects to neighboring property owners. The proposed culverts and the associated rip rap pads are proposed to be maintained by the Transportation Department.

The majority of the onsite flows are proposed to drain via storm drains and streets. There is a diversion of flows of approximately a third (1/3) of an acre. However, the diversion would only affect the property owner to the west (PM 32587), and would provide significant flood protection to this property owner. Therefore, this is acceptable to the District. The southern portion of Altree Court flows northerly then easterly along Edge Lane. The emergency escape flows within the street must also be ensured to turn easterly to flow along Edge Lane. Redundant catch basins may be required.

The southern portion of the site receives offsite flows from a drainage area of approximately 54-acres. Street widening along Anza Road is proposed in this area. A separate graded swale and storm drain system is proposed to collect these flows, and convey them to the natural watercourse (bypassing the mitigation basin).

The development of this site would increase peak flow rates on downstream properties and adversely impact water quality. To mitigate these impacts, 2 extended detention basins are proposed at the northern portion of the site and outside of the mainstream floodplain limits. A geotechnical report received on April 4, 2013 and supplemental report received April 18, 2013, have been submitted to substantiate the integrity of the larger basin, up to 11 feet of embankment with both 2:1 and 4:1

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT (cont.) (cont.) RECOMMND

side slopes. The extended detention basins will mitigate both increased runoff and water quality.

Street improvements and drainage improvements on the north side of Monte Verde Road, show offsite grading and drainage improvements for a proposed culvert. The culvert shall extend as far as right of way is permissible. Offsite drainage facilities shall be located within dedicated drainage easements obtained from the affected property owner(s). A Storm Drain Easement Agreement has been provided to ensure the feasibility of these facilities.

Questions related to this case may be directed to Everett Duckworth at 951.955.9412 or Henry Olivo at 951.955.1214.

10.FLOOD RI. 3 MAP 10 YR CURB - 100 YR ROW RECOMMND

The 10 year storm flow shall be contained within the curb and the 100 year storm flow shall be contained within the street right of way. When either of these criteria is exceeded, additional drainage facilities shall be installed. The property shall be graded to drain to the adjacent street or an adequate outlet.

10.FLOOD RI. 4 MAP 100 YR SUMP OUTLET RECOMMND

Drainage facilities outletting sump conditions shall be designed to convey the tributary 100 year storm flows. Additional emergency escape shall also be provided.

10.FLOOD RI. 5 MAP PERP DRAINAGE PATTERNS RECOMMND

he property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Otherwise, a drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review.

10.FLOOD RI. 9 MAP MAJOR FACILITIES RECOMMND

Major flood control facilities are being proposed. These shall be designed and constructed to District standards including those related to alignment and access to both

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10. GENERAL CONDITIONS

10.FLOOD RI. 9 MAP MAJOR FACILITIES (cont.)

RECOMMND

inlets and outlets. The applicant shall consult the District early in the design process regarding materials, hydraulic design, and transfer of rights of way.

10.FLOOD RI. 12 MAP INCREASED RUNOFF

RECOMMND

The development of this site will adversely impact downstream property owners by increasing the rate and volume of flood flows. To mitigate this impact, the developer has proposed a detention basin. Although final design of the basin will not be required until the improvement plan stage of this development, the applicant's engineer has submitted a preliminary hydrology and hydraulics study that indicates that the general size, shape, and location of the proposed basin is sufficient to mitigate the impacts of the development.

10.FLOOD RI. 13 MAP INCREASED RUNOFF CRITERIA

RECOMMND

The development of this site would increase peak flow rates on downstream properties. Mitigation shall be required to offset such impacts. An increased runoff basin shall be shown on the exhibit and calculations supporting the size of the basin shall be submitted to the District for review.

The entire area of proposed development will be routed through a detention facility(s) to mitigate increased runoff. All basins must have positive drainage; dead storage basins shall not be acceptable.

A complete drainage study including, but not limited to, hydrologic and hydraulic calculations for the proposed detention basin shall be submitted to the District for review and approval.

Storms to be studied will include the 1-hour, 3-hour, 6-hour and 24-hour duration events for the 2-year, 5-year and 10-year return frequencies. Detention basin(s) and outlet(s) sizing will ensure that none of these storm events has a higher peak discharge in the post-development condition than in the pre-development condition. For the 2-year and 5-year events the loss rate will be determined using an AMC I condition. For the 10-year event AMC II will be used. Constant loss rates shall be used for the 1-hour, 3-hour and 6-hour events. A variable loss rate shall be used for the 24-hour events.

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10. GENERAL CONDITIONS

10.FLOOD RI. 13

MAP INCREASED RUNOFF CRITERIA (cont.)

RECOMMND

Low Loss rates will be determined using the following:

1. Undeveloped Condition --> LOW LOSS = 90%
2. Developed Condition --> LOW LOSS = .9 - (.8x%IMPERVIOUS)
3. Basin Site --> LOW LOSS = 10%

Where possible and feasible the on-site flows should be mitigated before combining with off-site flows to minimize the size of the detention facility required. If it is necessary to combine off-site and on-site flows into a detention facility two separate conditions should be evaluated for each duration/return period/before-after development combination studied; the first for the total tributary area (off-site plus on-site), and the second for the area to be developed alone (on-site). It must be clearly demonstrated that there is no increase in peak flow rates under either condition (total tributary area or on-site alone), for each of the return period/duration combinations required to be evaluated. A single plot showing the pre-developed, post-developed and routed hydrographs for each storm considered, shall be included with the submittal of the hydrology study.

No outlet pipe(s) will be less than 18" in diameter. Where necessary an orifice plate may be used to restrict outflow rates. Appropriate trash racks shall be provided for all outlets less than 48" in diameter.

The basin(s) and outlet structure(s) must be capable of passing the 100-year storm without damage to the facility. Embankment shall be avoided in all cases unless site constraints or topography make embankment unavoidable in the judgment of the General Manager-Chief Engineer.

Mitigation basins should be designed for joint use and be incorporated into open space or park areas. Sideslopes should be no steeper than 4:1 and depths should be minimized where public access is uncontrolled.

A viable maintenance mechanism, acceptable to both the County and the District, should be provided for detention facilities. Generally, this would mean a CSA, landscape district, parks agency or commercial property owners association. Residential homeowners associations are discouraged.

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10. GENERAL CONDITIONS

10.FLOOD RI. 14 MAP WATERS OF THE US (NO FEMA) RECOMMND

A portion of the proposed project may affect "waters of the United States", "wetlands" or "jurisdictional streambeds". Therefore, a copy of appropriate correspondence and necessary permits, or correspondence showing the project to be exempt, from those government agencies from which approval is required by Federal or State law (such as Corps of Engineers 404 permit or Department of Fish and Game 1603 agreement) shall be provided to the District prior to the recordation of the final map.

All Regulatory Permits (and any attachments thereto such as Habitat Mitigation and Monitoring Plans, Conservation Plans/Easements) to be secured by the Developer shall be submitted to the District for review. The terms of the Regulatory Permits shall be approved by the District prior to improvement plan approval, map recordation or finalization of the Regulatory Permits. There shall be no unreasonable constraint upon the District's ability to operate and maintain the flood control facility to protect public health and safety.

10.FLOOD RI. 15 MAP INTERCEPTOR DRAIN CRITERIA RECOMMND

The criteria for maintenance access of terrace/interceptor is as follows: flows between 1-5 cfs shall have a 5-foot wide access road, flows between 6-10 cfs shall be a minimum 6-foot rectangular channel. Terrace/interceptor drains are unacceptable for flows greater than 10 cfs. Flows greater than 10 cfs shall be brought to the street.

10.FLOOD RI. 16 MAP WQMP ESTABL MAINT ENTITY RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowner's association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.