

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



FROM: TLMA Planning Department

SUBMITTAL DATE:
November 5, 2015

SUBJECT: GENERAL PLAN AMENDMENT NO. 1039 AND TENTATIVE PARCEL MAP NO. 36860 -
Intent to adopt a mitigated negative declaration - Applicant: Henry P. Azarioon - Engineer/
Representative: Reza James - Rancho California Zoning Area - Third Supervisorial District - Southwest Area Plan: Rural: Rural Residential (R:RR) (5 acres minimum) - Location: Southwest corner of Delgado Way and Pardo Del Sol intersection - 6.96 Gross Acres - Zoning: Residential Agricultural - 2.5 Acre Minimum (R-A-2 1/2) Zone - **REQUEST:** The General Plan Amendment No. 1039 proposes to amend the land use designation from Rural: Residential to Rural Community: Estate Density Residential. Tentative Parcel Map No. 36860 proposes a Schedule H subdivision of 7.5 gross acres into two parcels with a minimum size of 2.5 acres. Parcel 1 is approximately 4.77 and Parcel 2 is approximately 2.73 gross acres. Deposit Based Funds 100%.

RECOMMENDED MOTION: That the Board of Supervisors:

- ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41872**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

(continued on next page)

Steve Weiss

Steve Weiss, AICP
Planning Director

(Continued on next page)

Juan C. Perez

Juan C. Perez
TLMA Director

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

SOURCE OF FUNDS: Deposit Based Funds	Budget Adjustment:
	For Fiscal Year:

C.E.O. RECOMMENDATION: APPROVE
BY: *Tina Grande*
Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Benoit and Ashley
Nays: None
Absent: None
Date: December 15, 2015
xc: Planning(2), Applicant, Co.Co.

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

A-30
 Positions Added
 4/5 Vote
 Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 1039, TENTATIVE PARCEL MAP NO. 36860**

DATE: November 5, 2015

PAGE: Page 2 of 2

2. TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1039, amending the Land Use Designation for the subject property from "Rural: Rural Residential" to "Rural Community: Estate Density Residential"; in accordance with Exhibit 6, and based on the findings and conclusions incorporated in the staff report, pending final adoption of the resolution by the Board of Supervisor; and,

3. APPROVE PARCEL MAP NO. 36860, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

The proposed land use designation from Rural: Rural Residential to Rural Community: Estate Density Residential along with the proposed Tentative Parcel Map No. 36860 (PM No. 36860) on the project site will permit a 2 ½ acre minimum subdivision. The proposed PM No. 36860 will create two parcels, one 4.77 gross acres and one 2.73 gross acres.

The existing 7.5 acre parcel was originally created by Tract Map No. 3944 that was recorded in the early 1970's. The map created 175 residential lots with a minimum lot size of 2 ½ acres. The existing zoning of Residential Agricultural - 2 ½ acre minimum (RA-2 ½) also reflects the requirement of Tract Map No. 3944. As a result of both the Tract Map and the zoning, the community at large has an expectation of a 2 ½ acre minimum lot size.

The proposed general plan land use designation furthers this expectation of the community by allowing the proposed 2 ½ acre minimum parcel map to be processed.

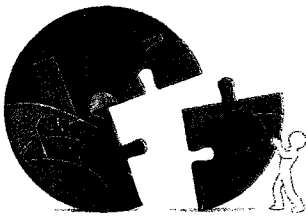
As part of the General Plan Initiation Process (GPIP), the proposed General Plan Amendment was before the Planning Commission on August 18, 2010 and was initiated by the Board of Supervisors (Board) on April 26, 2011. The GPA No. 1039 along with PM No. 36860 was presented to the Planning Commission for recommendation to the Board on November 4, 2015. The Planning Commission recommended approval of the project by a vote of 5-0.

Impact on Citizens and Businesses

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

ATTACHMENTS:

- A. November 4, 2015 Planning Commission Minutes**
- B. November 4, 2015 Planning Commission Staff Report**



**RIVERSIDE COUNTY
PLANNING DEPARTMENT**

Copy Original

Steve Weiss, AICP
Planning Director

12/15/15

DATE: November 5, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside

SUBJECT: General Plan Amendment No. 1039 and Tentative Parcel Map No. 36860
(Charge your time to these case numbers)

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

- Place on Administrative Action
 - Receive & File
 - EOT
- Labels provided If Set For Hearing
 - 10 Day 20 Day 30 day
- Place on Consent Calendar
- Place on Policy Calendar (Resolutions; Ordinances; PNC)
- Place on Section Initiation Proceeding (GPIP)
- Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
- Publish in Newspaper:
 - Press Enterprise – 3rd District
- Mitigated Negative Declaration
 - 10 Day 20 Day 30 day
- Notify Property Owners (app/agencies/property owner labels provided)

Designate Newspaper used by Planning Department for Notice of Hearing:
3rd District – Press Enterprise

OK KI

Planning Department is requesting 12-15-15 BOS Hearing.

**3 Extra sets were taken to:
Clerk of the Board**

W

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

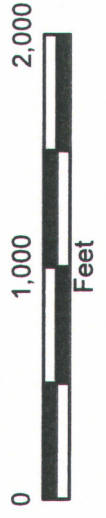
Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01039 / PM36860
VICINITY/POLICY AREAS

Chuck Washington
 District 3

Date Drawn: 10/20/2015
 Vicinity Map



Author: Stella Spadafora

Zoning Area: Rancho California

DISCLAIMER: On October 7, 2004, the County of Riverside adopted a new General Plan. 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)950-2000 (Western County) or in Palm Desert at (760)865-6277 (Eastern County) or website: <http://www.rivplanning.com/plan>

RIVERSIDE COUNTY PLANNING DEPARTMENT

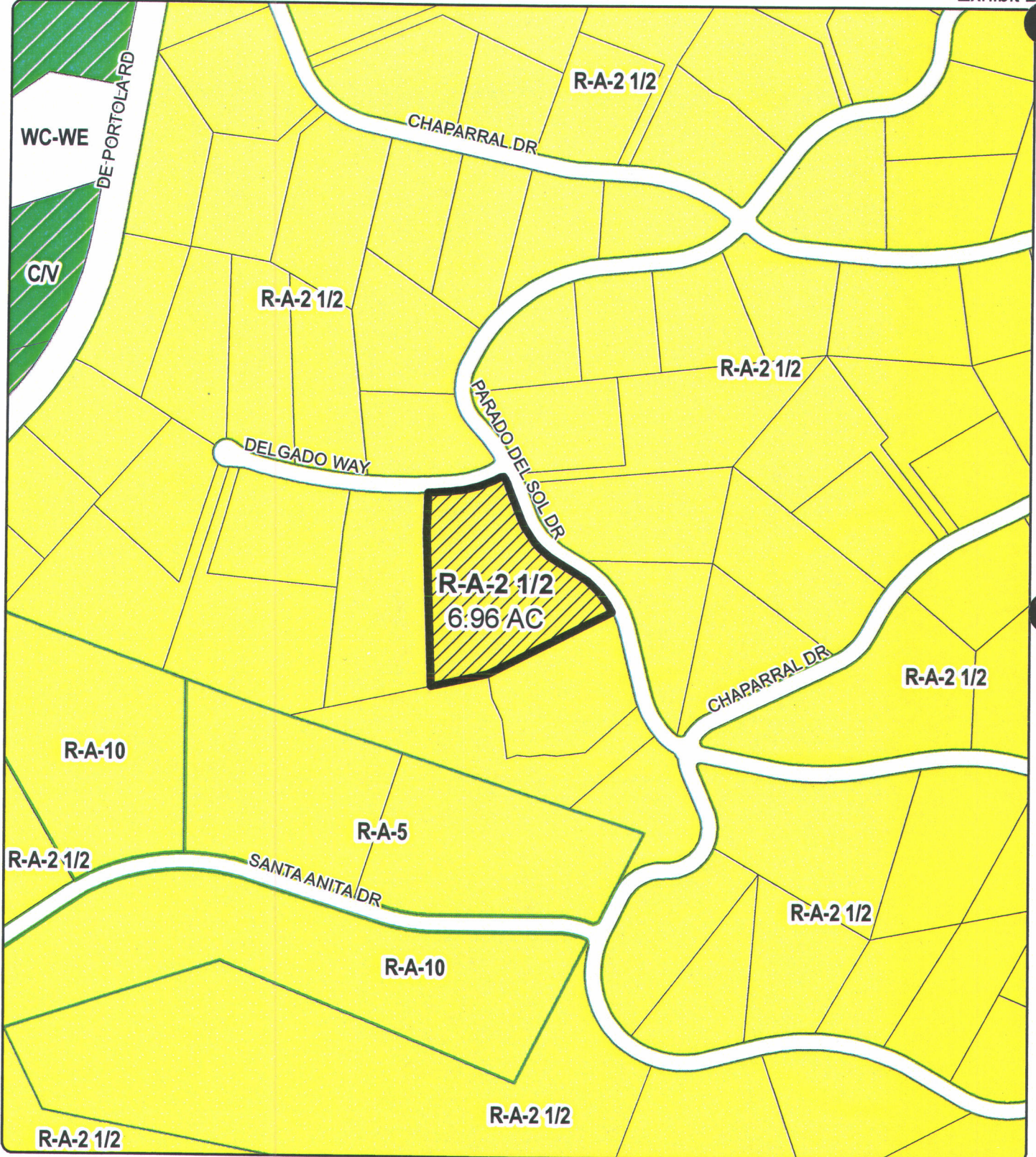
GPA01039 / PM36860

EXISTING ZONING

Date Drawn: 10/20/2015

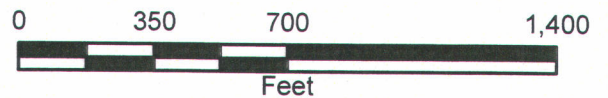
Exhibit 2

Chuck Washington
District 3



Zoning Area: Rancho California

Author: Stella Spadafora



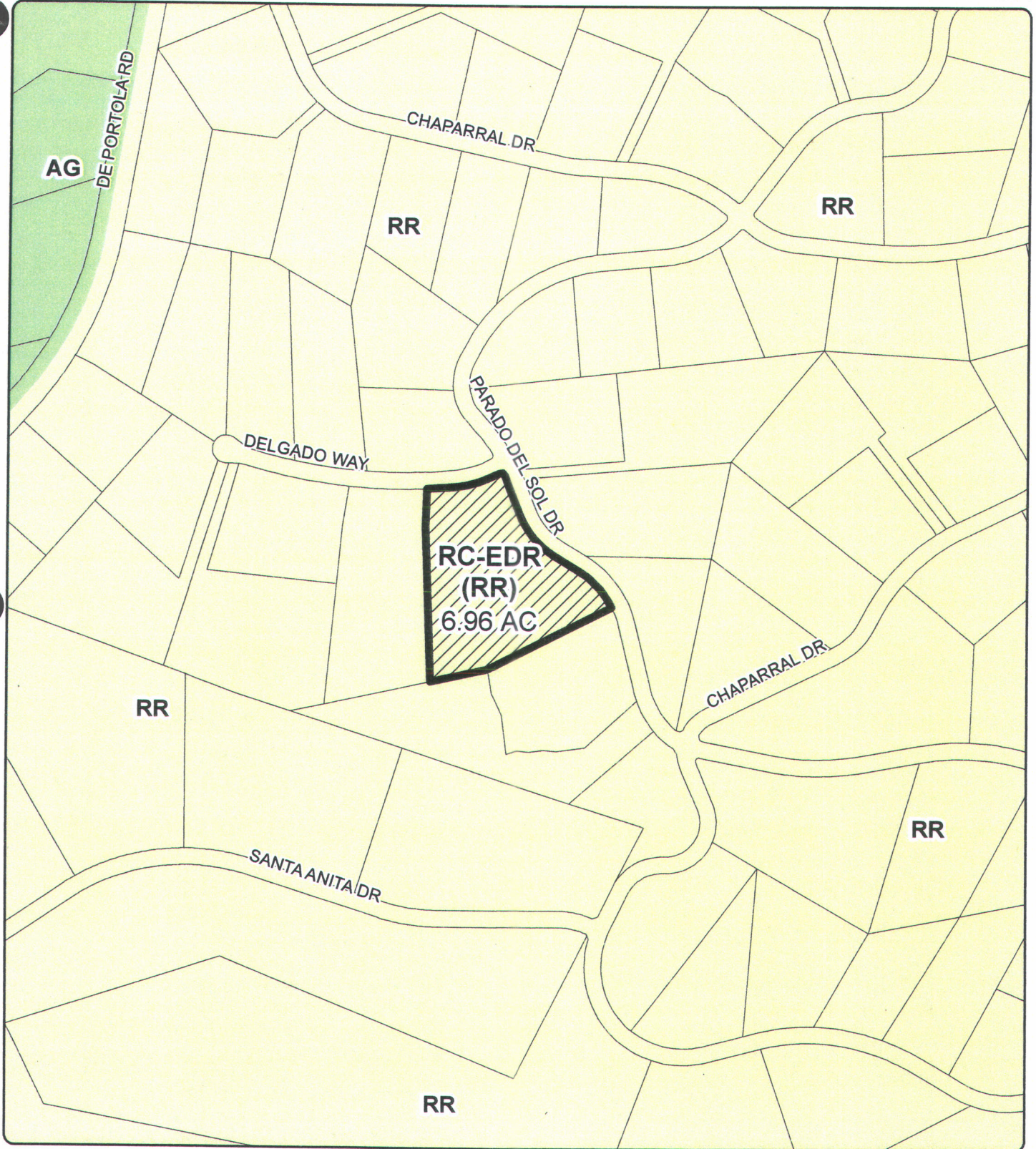
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01039 / PM36860
PROPOSED GENERAL PLAN

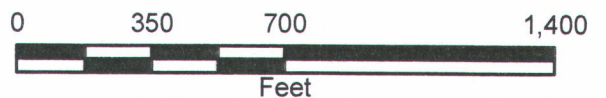
Chuck Washington
District 3

Date Drawn: 10/20/2015
Exhibit 6

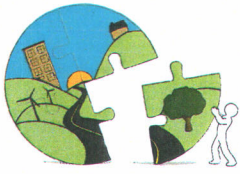


Zoning Area: Rancho California

Author: Stella Spadafora



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 4, 2015**

I. AGENDA ITEM 4.7

GENERAL PLAN AMENDMENT NO. 1039 AND TENTATIVE PARCEL MAP NO. 36860 - Intent to Adopt a Mitigated Negative Declaration - Applicant: Henry P. Azarioon - Engineer/Representative: Reza James - Rancho California Zoning Area - Third Supervisorial District - Southwest Area Plan: Rural: Rural Residential (R:RR) (5 acres minimum) - Location: Southwest corner of Delgado Way and Pardo Del Sol intersection - 6.96 Gross Acres - Zoning: Residential Agricultural - 2.5 Acre Minimum (R-A-2 ½) Zone.

II. PROJECT DESCRIPTION:

The General Plan Amendment No. 1039 proposes to amend the land use designation from Rural: Residential to Rural Community: Estate Density Residential. Tentative Parcel Map No. 36860 proposes a Schedule H subdivision of 7.5 gross acres into two parcels with a minimum size of 2.5 acres. Parcel 1 is approximately 4.77 and Parcel 2 is approximately 2.73 gross acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-6573 or email pnanthav@rctlma.org.

Spoke in favor of the proposed project:

- Henry Azarioon, Applicant, 41405 Pardo Del Sol Dr., Temecula (951) 296-7744

No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Public Comments: CLOSED

Motion by Commissioner Taylor Berger, 2nd by Chairman Valdivia

A vote of 5-0

APPROVE PLANNING COMMISSION RESOLUTION NO. 2015-026; and

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41872;** and,


TENTATIVELY APPROVAL of **GENERAL PLAN AMENDMENT NO. 1039;** and, **APPROVE** of **PARCEL MAP NO. 36860.**

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.

4.7

Agenda Item No.:
Area Plan: Southwest Area Plan
Zoning District: Rancho California
Supervisorial District: Third
Project Planner: Phayvanh Nanthavongdouangsy
Planning Commission: November 4, 2015

GENERAL PLAN AMENDMENT NO. 1039
TENTATIVE PARCEL MAP NO. 36860
Environmental Assessment No. 41872
Applicant: Henry Azarioon
Engineer/Representative: Reza James


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

General Plan Amendment No. 1039: The project proposes to amend the General Plan Foundation Component from Rural to Rural Community and the Land Use Designation from Rural Residential (R:RR) (5 Acre min. lot size) to Estate Density Residential (RC:EDR) (2 Acre minimum lot size) on the project site.

Parcel Map No. 36860: Proposes to divide the subject parcel of approximately 7.5 gross acres into two parcels. Parcel 1 will be approximately 4.77 gross acres and Parcel 2 will be 2.73 gross acres.

Location: The property is located on the southwest corner of the Parado Del Sol Dr. and Delgado Way intersection at 41485 Parado Del Sol Drive, Temecula, CA 92592

BACKGROUND:

The project is requesting a Foundation Level change. The application was submitted February 13, 2008. The application for the change was submitted during the permitted window in 2008 and is therefore consistent with the 'Certainty System' as outlined in the General Plan.

The proposed General Plan Amendment was before the Planning Commission on August 18, 2010 and before the Board of Supervisors on April 26, 2011 as part of the General Plan Initiation process (GPIP).

The subject site is located in the "Rancho California" community within the Southwest Area Plan. The site is surrounded by parcels designated Rural: Rural Residential, in all directions with parcel sizes ranging from 2.6 acres to 5.6 acres. The applicant's proposed RC: EDR and parcel size 4.77 and 2.73 is similar in character with the surrounding parcels. It is also consistent with the area's existing zoning of Residential Agricultural, 2 ½ acre minimum lot size (R-A-2 ½).

On February 18, 1970, Tentative Tract No. 3944 was recorded. This map is 175 residential lots with a minimum lot size of 2 ½ gross acres, but vary in size up to a maximum of 27.43 net acres, and have a median acreage of about 4 acres. The zoning was established to be Residential Agriculture 2 ½ acre minimum, and the CC&Rs for the home owners association established a 2 ½ minimum lot size as part of their regulations.

In 2003, when the map for the General Plan was established all the lots in this subdivision were given the designation Rural Residential, which has a 5 acre minimum. The logic behind this was that the median acreage appeared to be about 4 acres, and there was no 2 ½ acre general plan designation, so

W

the designation of Rural Residential 5 acre minimum appear to be the best fit. If the designation of RC-EDR which has a two acre minimum would have been used, then the expectation would have been that the land could be divided into two acre lots, which would have been contrary to the established community standards of 2 ½ acre minimums.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural: Rural Residential (R:RR) (5 Acre Min.) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural: Rural Residential (R: RR) (5 Acre Min.) |
| 3. Existing Zoning (Ex. #2): | Residential Agricultural, 2 ½ acre min. (R-A-2 ½) |
| 4. Surrounding Zoning (Ex. #2): | Residential Agricultural, 2 ½ acre min. (R-A-2 ½) |
| 5. Existing Land Use (Ex. #1): | Single Family Residential, Horse Corral, Barn |
| 6. Surrounding Land Use (Ex. #1): | Single Family Residential, Citrus Groves |
| 7. Project Data: | Total Acreage: 6.96 Net Acres
Total Proposed Lots: 2
Proposed Min. Lot Size: 2.5
Schedule: H |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

APPROVE PLANNING COMMISSION RESOLUTION NO. 2015-026 recommending adoption of General Plan Amendment No. 1039 to the Riverside County Board of Supervisors;

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

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41872**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 1039, amending the Land Use Designation for the subject property from "Rural: Rural Residential" to "Rural Community: Estate Density Residential"; in accordance with Exhibit #6, and based on the findings and conclusions incorporated in the staff report; and,

APPROVE PARCEL MAP NO. 36860, 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 Rural: Rural Residential on the Southwest Area Plan.
2. The proposed use, residential parcels with a minimum lot size of 2.73 acres, is permitted use in the proposed General Plan land use designation of Rural Community: Estate Density Residential designation which has a minimum lot size requirement of 2 acres.

3. This Foundation Component General Plan Amendment was applied for during the regular General Plan review cycle on February 15, 2008.
4. As the required findings for a Foundation Change – Regular and Entitlement/Policy Change are substantially the same in both the Administrative Element of the General Plan and Sections 2.4 and 2.5 of Ordinance No. 348, the required findings for the both demonstrate that the project is consistent with both the General Plan and Zoning Ordinance No. 348.
5. Based upon staff analysis the proposed change does not involve a change in or conflict with the Riverside County Vision. The project furthers the Riverside County Vision for Housing by increasing the potential number of units on the project site and thus bring the County closer to the State required number of housing units and therefore bringing the County more into line with the regional forecasts. The project also furthers the Riverside County Vision for Population Growth by providing an area where growth could be accommodated without causing random sprawl and also maintain the existing community vision as expressed in the previously recorded tract subdivision No. 3944.
6. Based upon staff analysis the proposed change does not involve a change in or conflict with the Principals in General Plan Appendix B. The project furthers the Riverside County General Plan principals for Maturing Communities by allowing the community established by Tract No. 3944 mature at its own pace and with its own context by allowing a 2 ½ minimum acre submission. The principal in its entirety:

The General Plan Vision acknowledges that every community in the County is maturing in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community.

The project also furthers the Riverside County General Plan principals for Community Variety, Choice and Balance by allowing a density that is constant with the community vision for the area. The principal in its entirety:

It is the intent of the General Plan to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices.

Therefore, based upon the above there is no conflict with General Plan Principals in General Plan Appendix B.

7. The proposed change does not involve a change in or conflict with any Foundation Component Designation in the General Plan. Upon changing the Foundation from Rural to Rural Community the designation change from Rural Residential to Estate Density Residential is consistent with Rural Community Foundation. Once foundation change to Community Development has been changed, no further changes will be needed.

The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum would not be detrimental to them. The project will contribute to the purposes of the General Plan by implementing LU 22.4 of the General Plan, which states that one of its goals is to “accommodate the development of a variety of housing types, styles and

densities that are accessible to and meet the needs of a range of lifestyles, physical abilities, and income levels." Therefore based upon the above the project would contribute to the achievement of the purposes of the General Plan.

8. The proposed project change would not create an internal inconsistency among the elements of the General Plan. The County General Plan consists of nine elements; these elements include Vision, Land Use, Circulation, Multipurpose Open Space, etc. The project has been reviewed against these elements and staff has determined that the project is consistent with them and that the project causes no internal inconsistency among the elements. Therefore, the project will not create an internal inconsistency among the elements of the General Plan.
9. There are new conditions or special circumstances that were disclosed during the review process that were unanticipated in preparing the General Plan and subsequently justify modifying the General Plan. The special circumstance is that this project is consistent with Tract No. 3944 and the local community vision for the area, however this vision of minimum 2 21/2 acre lots does not fit perfectly into the categories for land use designations, and some accommodation needs to be made to allow this community vision to continue. Therefore a case by case analysis for land divisions in this unique community is warranted. This change justifies modifying the General Plan in this special circumstance.
10. The proposed designation of Rural Community: Estate Density Residential (RC: EDR) (2 acre min.) is consistent with the surrounding area's development pattern. Recorded tract no. 3944 which was recorded February 16, 1970, which this project is lot 80 of 175 lots, required a 2.5 gross acre minimum lot size. This tract created a home owners association which is very active today, and it maintains as part of the HOA's requirements that subdivisions may not go below 2.5 acres. The lots within the tract have the minimum of 2.5 gross acres, but vary in size up to a maximum of 27.43 acres.
11. The project site is surrounded by properties which are designated Rural: Rural Residential (R:RR).
12. The zoning for the subject site is R-A-2 1/2.
13. The proposed residential use is consistent with the proposed RC: EDR designation and permitted in the R-A 2 1/2 zoning classification, since the project's minimum lot size of 2.73 acres does not exceed the minimum of lot size of 2 acres for RC:EDR designation.
14. The proposed residential use, is consistent with the development standards set forth in the R-A 2 1/2 zone by both proposed lots exceeding the minimum lot size and dimensions required by the R-A—2 1/2 zone.
15. The project site is surrounded by properties which are zoned R-A- 2 1/2.
16. Single Family Residential units and Citrus Groves have been constructed and are operating in the project vicinity.
17. This project is located within Criteria Area 6694 Group "C" of the Western Riverside County Multiple Species Habitat Conservation Plan. The property has completed the Habitat Acquisition and Negotiation Strategy Process through HANS 2103. The Project has fulfilled its requirement towards the MSHCP by delineating the Spineflower Habitat on the Environmental Constraint

Sheet (ECS). The ECS shall also note the following on the exhibit "No disturbances may occur within the boundaries of the constraint areas. Brush management to reduce the fuel loads to protect urban uses (fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas. And night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased." The project is also conditioned to conduct a Migratory Bird Treaty Act (MBTA) Survey if habitat clearance for migratory birds occur during nesting season.

18. This project is not within a City Sphere of Influence.
19. The proposed project meets the improvement requirements of a Schedule H map and all the other lot requirements as stated in section 3.8 of Ordinance No. 460.
20. This land division is located within a CAL FIRE state responsibility area. The site currently maintains three access points, Delgado Way to the north of the site and two access points from Parado Del Sol Drive located to the east of the site. The nearest fire station is located approximately three miles from the site and a fire hydrant is located at the southeast corner of the property.
21. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by provide blue dot reflectors and Schedule H fire protection approved standard fire hydrants with no portion of any lot frontage more than 600 feet from a hydrant. Minimum fire flow shall be 1,000 GMP for 2 hour duration at 20 PSI.
22. Fire protection and suppression services will be available for the subdivision through County Fire Department.
23. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to **Section 4290 of the Public Resources Code** and Riverside County Ordinance No. 787 by road standards for fire equipment access – ECS sheet should not that driveway exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end. An approved turnaround shall be provided at all buildings sites on driveways over 150 feet in length, and shall be within 50' of the building. Access will be designed to withstand the weight of 70 thousand pounds. Access will have a turning radius of 38 feet capable of accommodating fire apparatus. - standards for signs identifying streets, roads and buildings – blue dot reflectors shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants, minimum private water supply reserves for emergency fire use –Schedule H fire protection approved standard fire hydrants minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI, Gate entrance shall be at least two feet wider than the width of the traffic lanes serving that gate- Gates shall be automatic minimum 20 feet in width and shall be equipped with a rapid entry system.
24. This Foundation Component General Plan Amendment was applied for during the regular General Plan review cycle on February 15, 2008.

25. The additional parcel will be provided water by Rancho California Water District, the site has sufficient circulation that will support an additional one-family dwelling unit, the watercourse that traverse the project site shall be kept free from obstructions, the Spineflower Habitat shall not be disturbed, a Migratory Bird Survey shall be conducted if habitat clearance is proposed during nesting season, and the project has been conditioned to address fire safety and soil suitability for seepage pits. If future development requires ground disturbance, the project is conditioned to address protection of cultural and paleontological resources.
26. The project has complied with the provisions of both SB-18 and AB-52.
27. Environmental Assessment No. 41872 identified the following potentially significant impacts:
 - a. Biology
 - b. Utility and Service Systems

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

CONCLUSIONS:

1. The proposed project is in conformance with the RC: EDR Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Residential Agricultural 2 ½ acre min (R-A 2 ½) 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 H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is clearly compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received beyond the two opposition letters received during the General Plan Initiation Process. A letter was received from Dan Silver of Endangered Habitats League, and also a letter from Ms. Terilee Hammett, a local resident. Both letters are attached to the staff report for reference.
2. The project site is not located within:
 - a. The City of Temecula sphere of influence;
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area;

- c. The Stephens Kangaroo Rat Fee Area or Core Reserve Area;
 - d. Liquefaction potential area;
 - e. Subsidence area;
 - f. High Fire Area;
 - g. A Parks and Recreation District or a CSA
3. The project site is located within:
- a. Low paleontological sensitivity area; and,
 - b. A half mile of an unnamed fault in Elsinore Fault Zone.
4. The subject site is currently designated as Assessor's Parcel Number: 927-260-015.

Y:\Planning Case Files-Riverside office\PM36860\DH-PC-BOS Hearings\DH-PC\Staff Report GPA 1039 PP36860 from email version revised further.docx
Date Prepared: 01/01/01
Date Revised: 10/20/15

2
3 **RESOLUTION 2015-026**
4 **RECOMMENDING ADOPTION OF**
5 **GENERAL PLAN AMENDMENT NO. 1039**
6

7 **WHEREAS**, pursuant to the provisions of Government Code Section(s) 65350/65450 et. seq.,
8 public hearings were held before the Riverside County Planning Commission in Riverside, California on
9 November 4, 2015, to consider the above-referenced matter; and,

10 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and
11 Riverside County CEQA implementing procedures have been met and the environmental document
12 prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on
13 the environment and measures necessary to avoid or substantially lessen such effects have been evaluated
14 in accordance with the above-referenced Act and Procedures; and,

15 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
16 public and affected government agencies; now, therefore,

17 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning
18 Commission of the County of Riverside, in regular session assembled on November 4, 2015, that it has
19 reviewed and considered the environmental document prepared or relied on and recommends the
20 following based on the staff report and the findings and conclusions stated therein:
21

22 **CERTIFICATION** of the environmental document, Environmental Assessment No. 41872; and
23 **ADOPTION** of General Plan Amendment No. 1039
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RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01039 / PM36860

Chuck Washington
District 3

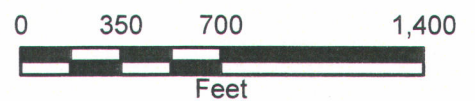
Date Drawn: 10/20/2015
Exhibit 1

LAND USE



Zoning Area: Rancho California

Author: Stella Spadafora



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctlma.org>

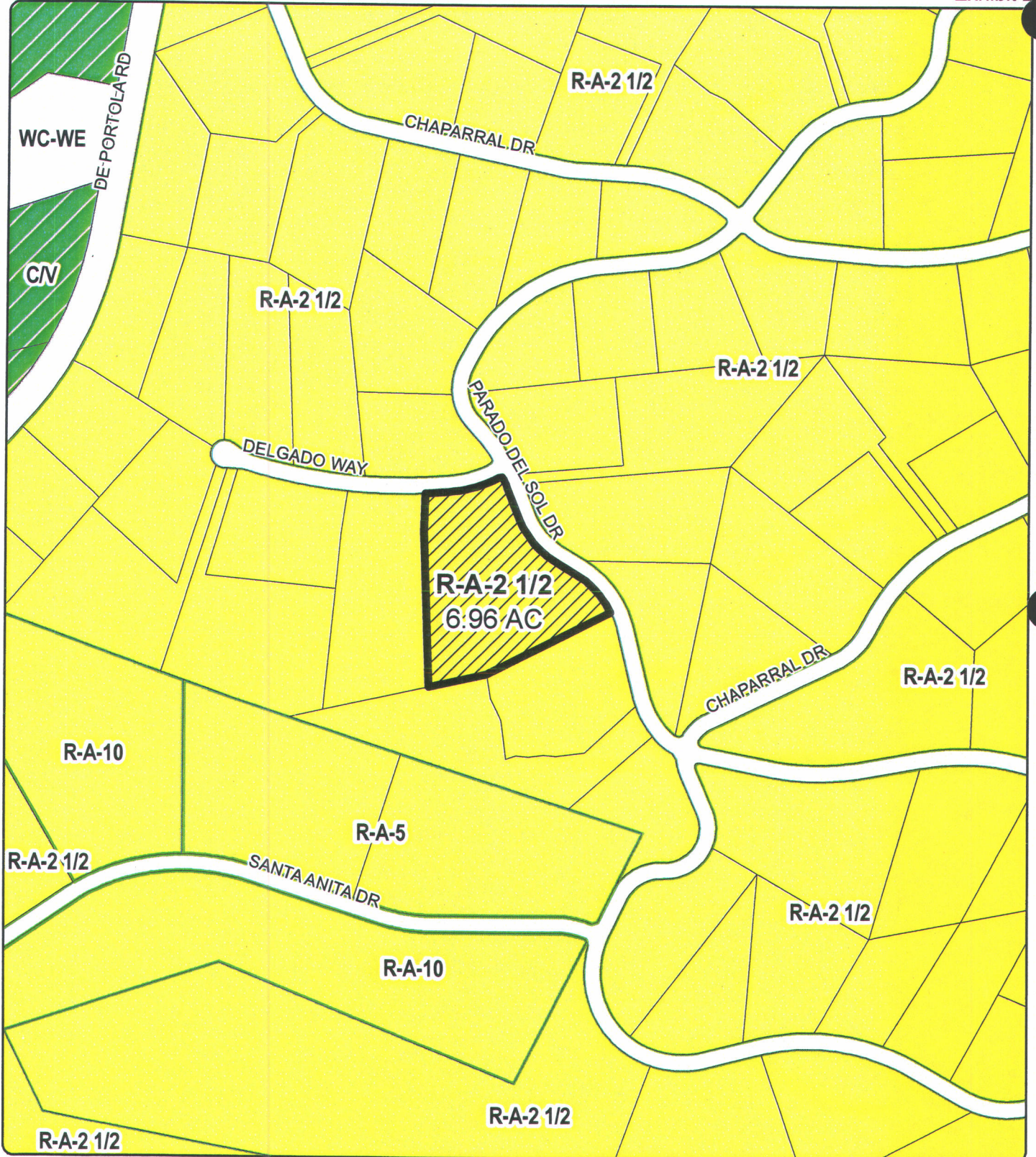
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01039 / PM36860

EXISTING ZONING

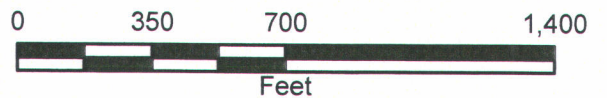
Chuck Washington
District 3

Date Drawn: 10/20/2015
Exhibit 2



Zoning Area: Rancho California

Author: Stella Spadafora



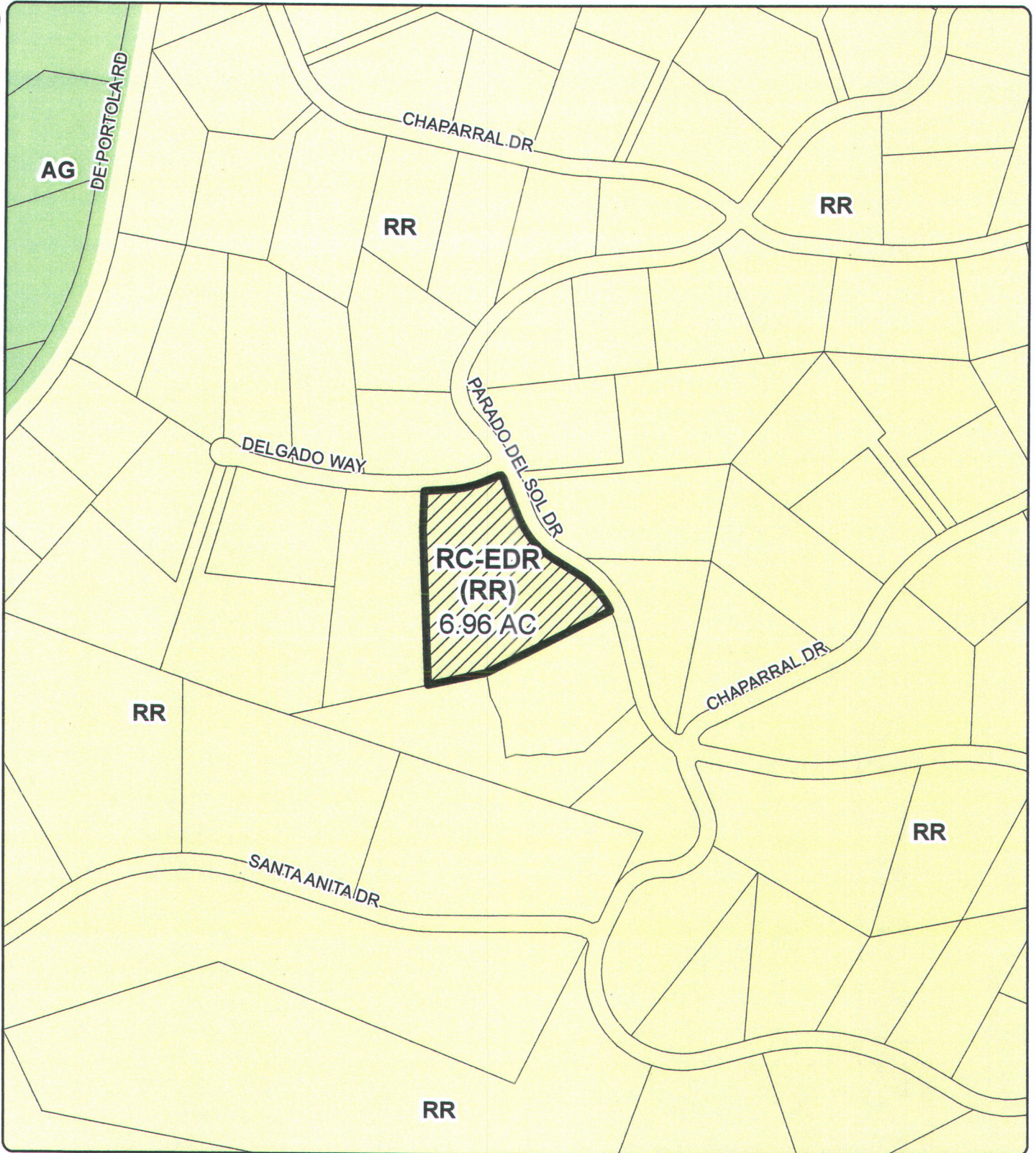
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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA01039 / PM36860
PROPOSED GENERAL PLAN

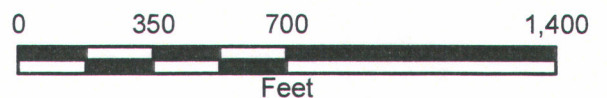
Chuck Washington
District 3

Date Drawn: 10/20/2015
Exhibit 6



Zoning Area: Rancho California

Author: Stella Spadafora



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Chuck Washington
District 3

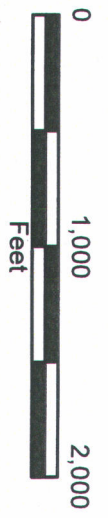
RIVERSIDE COUNTY PLANNING DEPARTMENT
GPA01039 / PM36860
VICINITY/POLICY AREAS

Date Drawn: 10/20/2015
Vicinity Map



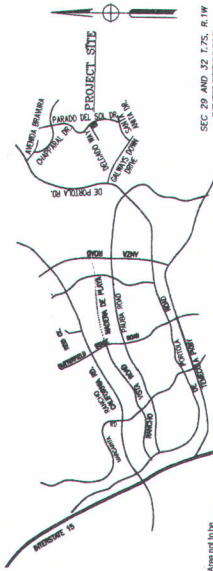
Zoning Area: Rancho California

Author: Stella Spadafora



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County. Planning Department offices in Riverside at (951)935-3200 (Western County) or in Palm Desert at (760)963-9277 (Eastern County) or Website: <http://www.riverside.ca.gov>

TENTATIVE PARCEL MAP NO. 36860
LOT 80 TRACT NO. 3944
APN: 927-260-015
RIVERSIDE COUNTY, CALIFORNIA



OWNER/APPLICANT:
 HENRY AZARCON
 41485 PARADO DEL SOL
 TEMECULA, CA 92592

SITE ADDRESS:
 ALICE PARADO DEL SOL
 TEMECULA, CA 92592

REPRESENTATIVE:
 Migrate Design and 3D Drafting
 Land Design, Residential, Commercial, TI
 P.O. Box 1000
 Temecula, CA 92593 ATTENTION: REZA JAMES
www.migratedesign.com

SOURCE OF TOPOGRAPHY:
 BANCROFT SURVEY TOPO
 MAP DATE: JANUARY 2000
 COLLECTED: DECEMBER 2000

NUMBER OF PROPOSED PARCELS:
 PARCEL 1 = 4.77 ACROSS 4.8 ACRES NET
 PARCEL 2 = 2.73 ACROSS 3.8 ACRES NET

PROJECT AREA:
 5.50 ACRES GROSS

THOMAS GUIDE:
 SAN BERNARDINO COUNTY / RIVERSIDE COUNTY, YEAR 2008
 T.B.G.B. PAGE 984, GRID F2,F3,G2

LEGAL DESCRIPTION:
 LOT 80 OF TR. 3944, PM 64/52, IN THE COUNTY OF RIVERSIDE,
 STATE OF CALIFORNIA.
 SEC. 29 AND 30 T. 25. S. 17W

UTILITY PURVEYORS & SCHOOL DISTRICT:
 BANCROFT WATER DISTRICT
 S.D. CAL. Edison
 VERSON ENERGY ASSOCIATIONS
 TEMECULA VALLEY UNITED SCHOOL DISTRICT

ZONING/JUSE:
 R-4-2.5
 RURAL RESIDENTIAL (RR)

EXISTING LAND USE:
 R-4-2.5

PROPOSED LAND USE:
 RC EDI

NOTES:

1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP
2. THIS LAND IS NOT SUBJECT TO LIQUIDATION OR OTHER GEOLOGIC
3. THIS MAP IS NOT INCLUDED IN THE FEMA FLOODWAY MAP OF RIVERSIDE COUNTY, CA (FEMA REGISTRATION ZONE "C")
4. ALL DIMENSIONS NOT TO EXCEED 10% SPACE.
5. THERE ARE EXISTING SEPTIC SYSTEMS ON THE PROPERTY.
6. NO FLAMMABLE/COMBUSTIBLE LIQUID IN THE PROPERTY.
7. NO REFRIGERANT/COOLING PROPOSED
8. THE FINAL DESIGN WILL CONSIDER LAND COMBLY
9. THE PROPERTY IS NOT WITHIN A COMMUNITY SERVICE DISTRICT.
10. THERE ARE NO IMPROVED AREAS OR STRUCTURES PROPOSED FOR THIS PROJECT.
11. THERE ARE NO IMPROVED AREAS OR STRUCTURES PROPOSED FOR THIS PROJECT.
12. THERE ARE NO IMPROVED AREAS OR STRUCTURES PROPOSED FOR THIS PROJECT.
13. THERE ARE NO IMPROVED AREAS OR STRUCTURES PROPOSED FOR THIS PROJECT.
14. THERE ARE NO IMPROVED AREAS OR STRUCTURES PROPOSED FOR THIS PROJECT.
15. THERE ARE NO IMPROVED AREAS OR STRUCTURES PROPOSED FOR THIS PROJECT.

LEGEND:

- PROPERTY LINE
- NEW LOT LINE
- EXISTING ELEV. (1940)
- DRAINAGE FLOW

GRAPHIC SCALE:
 0 60 120 180 240
 (in feet)
 1 inch = 60 ft.

TYPICAL STREET SECTION:
 N.T.S.

ASSASSORS BOOK 927 PAGE 26
 APN 927260022 RA-2 1/2 OCCUPIED

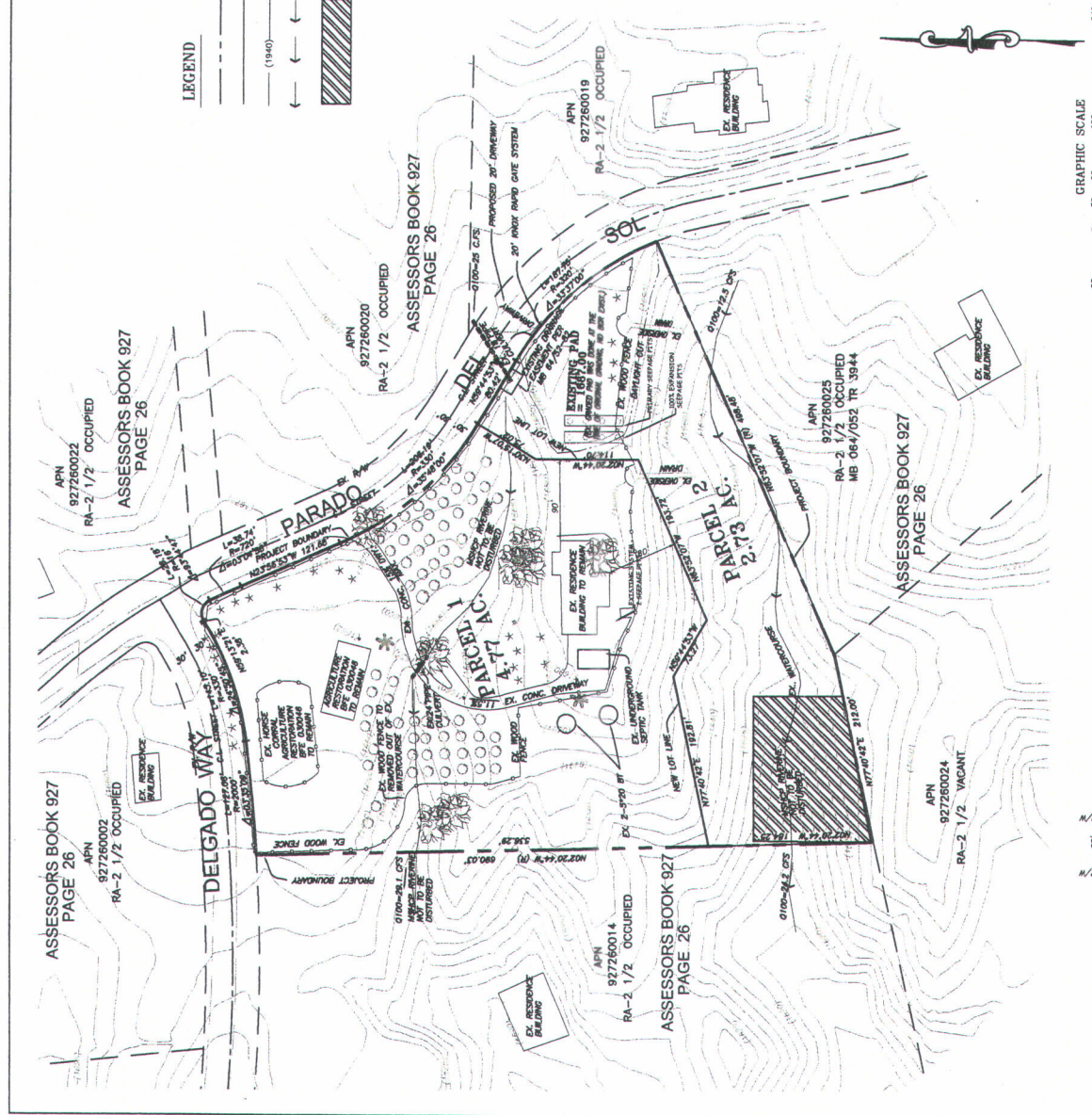
ASSASSORS BOOK 927 PAGE 26
 APN 927260020 RA-2 1/2 OCCUPIED

ASSASSORS BOOK 927 PAGE 26
 APN 927260019 RA-2 1/2 OCCUPIED

ASSASSORS BOOK 927 PAGE 26
 APN 927260025 RA-2 1/2 OCCUPIED MB 064/052 TR 3944

ASSASSORS BOOK 927 PAGE 26
 APN 927260024 RA-2 1/2 VACANT

MSDP AREA: Stormwater Area not to be used for any other purpose. See the MSMP Assessment & MSMP Compliance Report (Date: 12/29/13) by Nias J. Nish (updated April 4, 2014)



COUNTY OF RIVERSIDE		SHEET NO.
TPM NO. 36860		1
LOT 80 TRACT NO. 3944		OF 1 SHEETS
APN: 927-260-015		FILE NO.
DATE PREPARED: JULY, 2012	REV. MAY, 2015	

NO.	DATE	DESCRIPTION

REVISIONS

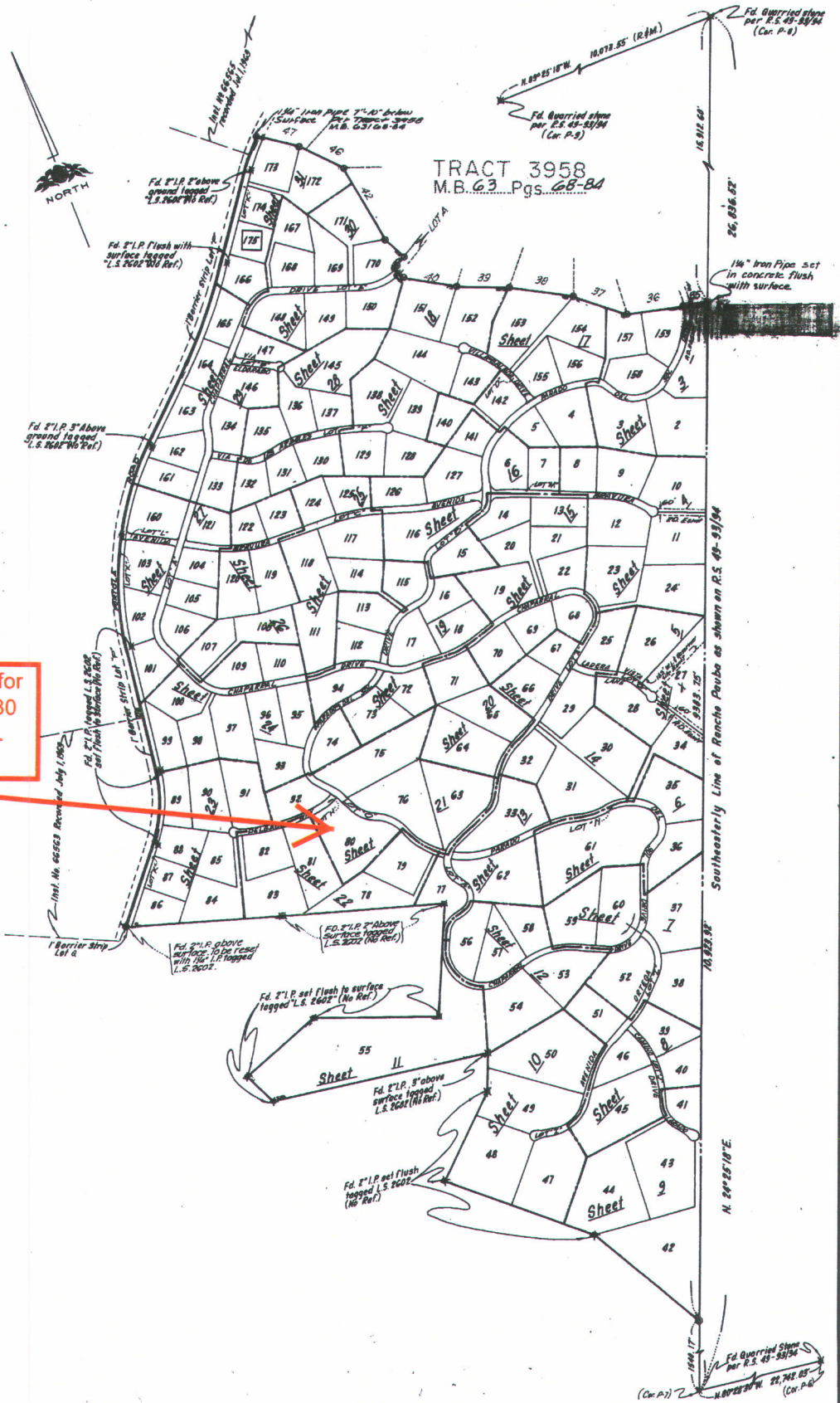
CASE NUMBER:
 EXHIBIT A
 15-11-11-11
 PLANNER: P. HANSEN

SCALE: 1" = 600'

TRACT No. 3944

Being a Subdivision of a portion of the Rancho Pauba

TRACT 3958
M.B. 63 Pgs. 68-84



The project site for PM36860 is lot 80 of Tract Map No. 3944.



ENDANGERED HABITATS LEAGUE

DEDICATED TO ECOSYSTEM PROTECTION AND SUSTAINABLE LAND USE



July 12, 2010

VL ELECTRONIC MAIL AND FACSIMILE

Riverside County Planning Commission
 ATTN: Mike Harrod
 County of Riverside
 4080 Lemon St., 9th Floor
 Riverside, CA 92501

**RE: Item 6.0, General Plan Amendment Initiation Proceedings
 (July 14, 2010)**

Dear Chair and Commission Members:

The Endangered Habitats League (EHL) appreciates the opportunity to comment on these landowner-initiated GPA proposals, which once again call for planning rigor and retaining the integrity of the Foundation system. We find serious problems with many of the staff recommendations.

Item 6.1, GPA 981 (Coachella Valley)

Concur with staff recommendation to decline to initiate. The property lies in two hazard zones. As noted, "Employment and service opportunities are limited in the vicinity and commuting outside of the area for these opportunities would be likely." Thus, rather than new circumstances supporting conversion from Rural Desert to Community Development, there are strong planning reasons to maintain this rural demarcation.

Item 6.2, GPA 964 (Elsinore)

Disagree with staff recommendation to initiate. This 84-acre site may require a technical amendment to correct for portions without slopes so steep as to trigger the Rural Mountainous designation. However, as the property is within the sphere of influence of the City of Lake Elsinore, any urban development should occur through an orderly process of annexation. There is also no evidence that the existing General Plans (County and City) do not have ample capacity to absorb population growth, or that infill within Lake Elsinore would not be a better alternative.

Item 6.3, GPA 1030 (Temescal)

Disagree with staff recommendation to initiate. The proposal is to change 446 acres within MSHCP Criteria Cells from the relatively restrictive designations of Open Space-Rural and Rural to a mixture of high and low density residential and commercial retail and open space. This land is highly important wildlife habitat, with Temescal Wash

as an outstanding feature. While nearby urbanization exists, this does not *in and of itself* constitute justification to convert all surrounding land to the same use. No planning need for additional urban land has been provided in the form of an absorption study.

We appreciate the new information in the staff report on MSHCP assembly, specifically that the recommended land use plan would be consistent with a HANS determination. However, Exhibit 7 is troubling in that lands labeled Open Space Conservation Habitat (OS-CH) are *co-labeled* as Open Space Rural (OS-RUR). OS-RUR is 1 du per 20 acres and *not* conserved habitat. This apparent conflict should be clarified in favor of OS-CH.

Disagree with staff recommendation to initiate. The proposal is to triple the effective density of a 7 acre Rural parcel to allow 2-acre estate lots under Rural Community. The parcel map and the designator map do *not* show that the current Rural designator is wrong. Rather, they show that 2-acre lots would be out of character with the surrounding larger-parcel agricultural uses and, indeed, would constitute a *spot zone* within surrounding Rural. It should be noted that due to the parcel size of 7 acres, the proposal would produce 3 total units instead of the current 1 total unit.

This merit-less proposal would maximize greenhouse gas emissions due to a highly automobile dependent, dispersed pattern of development, ruin the agricultural potential of the site due to estate lot conversion, and subject more residences to fire risk. The substantial density increase may also prejudice MSHCP assembly. Finally, approval would incentivize others to request similar, unjustified up-planning.

Item 6.5, GPA 1098 (Coachella Valley)

Disagree with staff recommendation to initiate. This proposal would convert 40 acres of Agriculture to Community Development MDR. It is a *piecemeal tract map* without any tie to a Community Center or other relatively sustainable pattern of greenfield development, and promises high vehicle miles traveled and greenhouse gas emissions.

Furthermore, the site is part of the Vista Santa Rosa *unapproved* conceptual plan. Vista Santa Rosa proposes massive development in the Coachella Valley that is an anachronism in the age of climate change. No absorption study for the Coachella Valley shows a need for the project. Community separation between municipalities would be erased. At a minimum, approval of Vista Santa Rosa via GPA 960 should *precede* piecemeal tract maps.

The pattern of development of Vista Santa Rosa would consume large amounts of land – and agriculture – to house relatively few people. Indeed, in its predominance of low density (2 du/ac) and estate density (0.5-1 du/ac) housing, it is far more *inefficient* than the medium-density (2-5 du/ac) sprawl common elsewhere. The token inclusion of a village center and “lifestyle corridors” cannot disguise the unsustainability of the concept as a whole.

In conclusion, the outdated Vista Santa Rosa Policy Area is bankrupt from a planning perspective and negates any progressive trends, such as Community Centers, that were inherent in the 2003 General Plan Update. It – and this piecemeal GPA – need to go back to the drawing board.

Item 6.6. GPA 1101 (Coachella Valley)

No position.

Thank you for considering our views, and we look forward to working with you as the Five-Year Update proceeds.

Sincerely,

Dan Silver, MD
Executive Director

Electronic cc: Board Offices
George Johnson, TLMA
Ron Goldman, Planning Dept.
Katherine Lind, County Counsel

5 October 2010

Ms. Tamara Harrison
Riverside Co. Planning Dept.
4080 Lemon St., 12th Fl.
Riverside, CA 92501

RE: GPA 1039, Agenda Item 3.1
Planning Commission 10-6-10

Dear Ms. Harrison:

After two conversations with you and the applicants, I still feel the need to voice my concerns about this application. The application requests to change from the Rural foundation to Rural Community and RR land use to EDR. My reasons are as follows:

- 1) This parcel is one in the 307-parcel **GlenOak Hills Community Association**, which is not mentioned anywhere in the staff report or applicant's information.
- 2) The GP's definition of RR includes the sentence: "For multi-lot developments, the minimum lot size per residential unit is 2.5 acres, though the overall density of the development must not exceed 0.2 dwelling units per acre." The GlenOak Hills Community would seem to fit this definition as a "multi-lot development," so why is the GPA necessary?
- 3) This application, as it stands, constitutes "**spot zoning**" and should not be allowed, due to the direct effect on the other 306 parcels in this community. This property does not "stand alone" in Rancho California, but is tied to a legal community of 307 parcels.
- 4) Mr. Dan Silver also correctly views this application as **spot zoning**, per the case file.
- 5) This application will **set a precedent** in the community.
- 6) The applicant's statement in the memo dated 6-3-10, item 12 states "GlenOak Hills is well developed community of some 298 lots, almost all are 2.5 ac." The accuracy of this statement is questionable.
- 7) All 307 parcels are on **septic systems**. There is concern for the viability of these systems, in addition to the **availability of water** in the years to come, if numerous parcels divide and develop our community of 307 into 400 parcels. Water and septic systems must be seriously considered for the benefit of all GlenOak Hills property owners.

Thank you for your consideration.

Sincerely,
Terilee Hammett
40540 Chaparral Drive
Temecula, CA

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA 41872

Project Case Type(s) and Number(s): General Plan No. 1039 and Tentative Parcel Map No. 36860

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Phayvanh Nanthavongdouangsy, Urban Regional Planner IV

Telephone Number: 951.955.6573

Applicant's Name: Henry Azaroon

Applicant's Address: 41485 Parado Del Sol Drive, Temecula, CA 92592

I. PROJECT INFORMATION

A. Project Description:

The project includes General Plan Amendment No. 1039 (GPA No. 1039) and Tentative Parcel Map No. 36860 (PM No. 36860).

GPA No. 1039 proposes to amend the parcel's existing General Plan land use designation of Rural: Residential (R:RR) to Rural Community: Estate Density Residential (RC:EDR). The land use designation RC: EDR permits a minimum lot size of 2 acres.

PM No. 36860 proposes a Schedule H Subdivision to divide a 7.5 gross acres parcel into two parcels, Parcel 1 will be approximately 4.77 gross acres and Parcel 2 will be 2.73 gross acres. The subdivision is consistent with the proposed general plan land use designation, surrounding parcel size, and existing Residential Agricultural – 2.5-acre min (R-A-2.5) Zone.

The project is located at 41485 Parado Del Sol Drive and is approximately 7.5 gross acres.

Figure 1, Vicinity Map

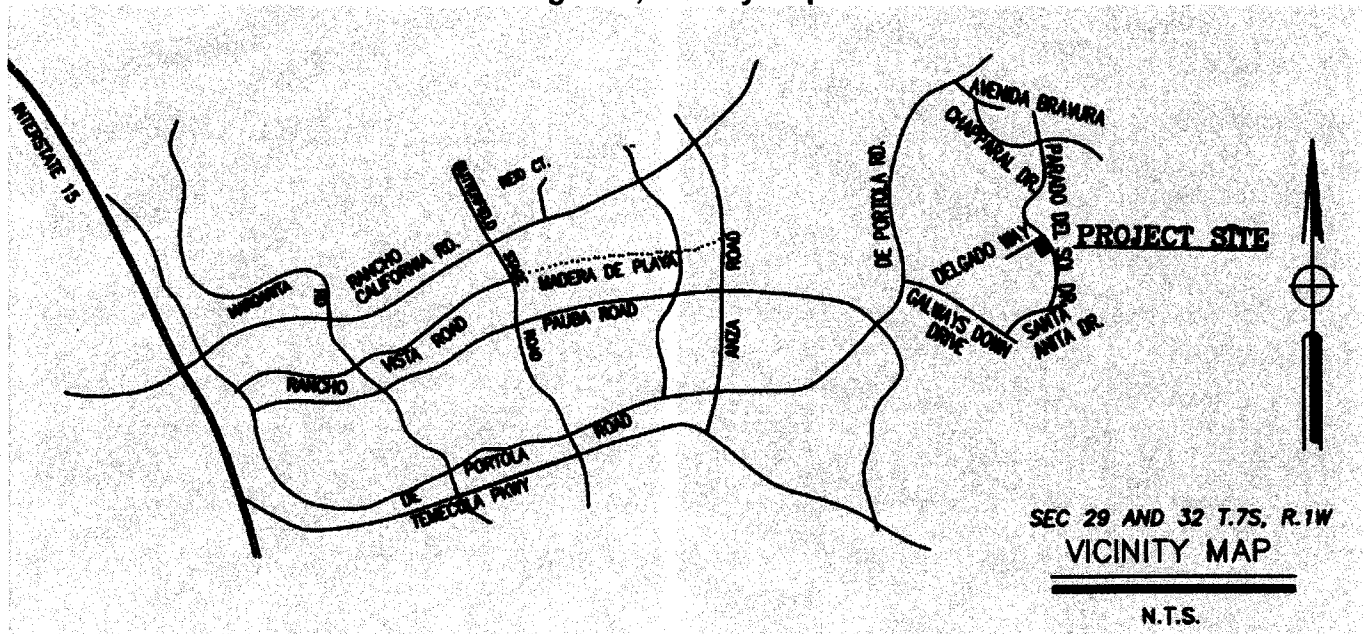
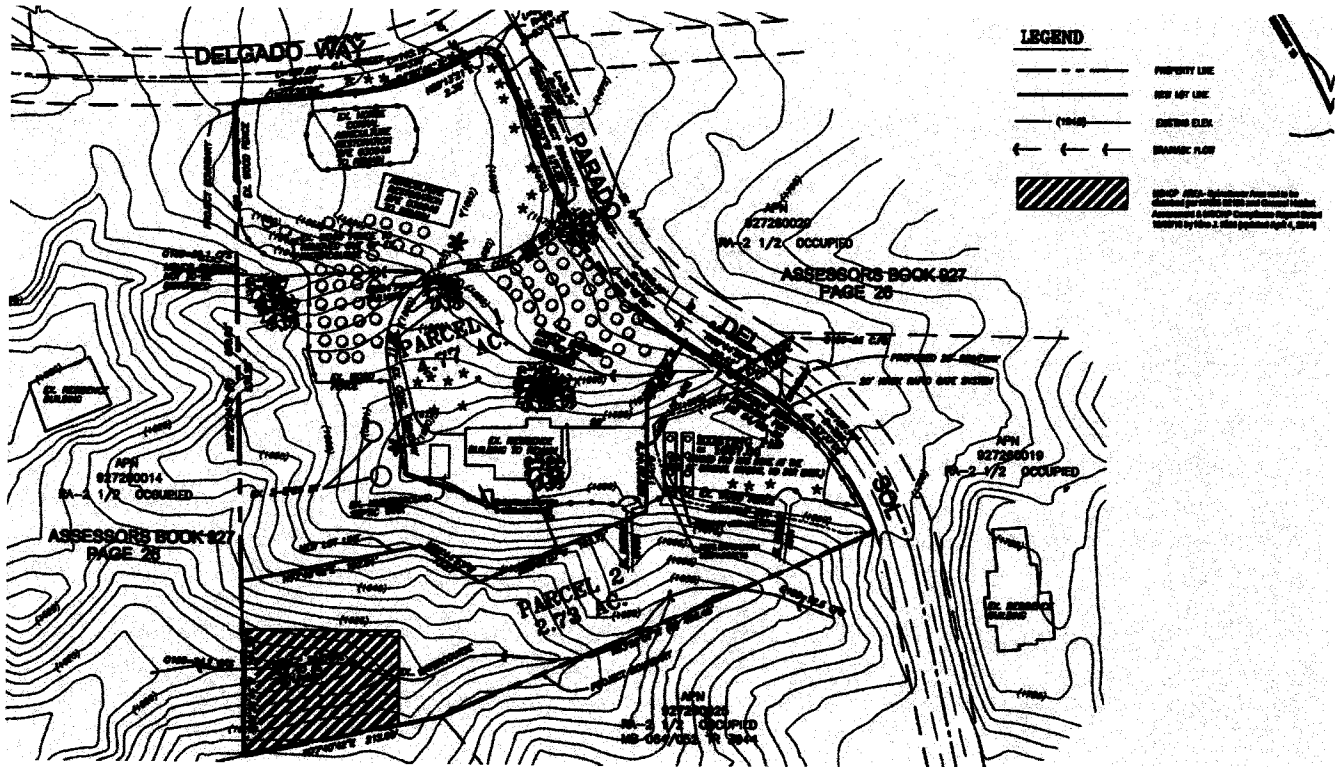


Figure 2, Tentative Parcel Map No. 36860



Utilities

All utilities and public services are currently available on, or adjacent to, the proposed Project site. Utility and Service providers are as follows:

- Electricity: Southern California Edison
- Water: Rancho California Water District
- Sewer: Septic and seepage tanks
- Cable: Inland Valley Cablevision
- Gas: Southern California Gas
- Telephone: Verizon

Construction Scenario

N/A

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

B. **Total Project Area:** 7.5 acres (gross)/6.96 acres (net)

Residential Acres: 7.5	Lots: 2	Units: 1 existing	Projected No. of Residents: 5
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area:	
Est. No. of Employees: N/A			
Open Space Acres: N/A			
Open Space – Recreation Acres: N/A			
Open Space – Conservation Acres: N/A			
Public Facilities Acres (K-8 School): N/A			

Major Circulation Acres: N/A
Industrial Acres: N/A

C. Assessor's Parcel No(s): 927260015

Street References: southwest corner of the Parado Del Sol Dr. and Delgado Way intersection at 41485 Parado Del Sol Drive, Temecula, CA 92592

D. Section, Township & Range Description:

Township 7 South, Range 1 West, Sections 29 and 32

E. Brief description of the existing environmental setting of the Project site and its surroundings:

The Project site is comprised of 7.5 gross acres with an existing one-family dwelling unit and agricultural structures. The area near other one-family dwelling units and citrus groves.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies (General Plan 12/09/14):

1. **Land Use:** The Project is consistent with the policies of the Land Use Elements of the General Plan and the Southwest Area Plan. The Project promotes development and preservation of unique communities (Policy LU 3.3). The General Plan Amendment would permit residential development that is consistent with surrounding land development and parcel sizes.
2. **Circulation:** The Project is consistent with the policies of the Circulation Elements of the General Plan and the Southwest Area Plan. Adequate circulation facilities exist and will serve the proposed Project (Policy C 2.2, SWAP Figure 7). No additional on-site right-of-way shall be required on Delgado Way or Parado Del Sol since adequate right-of-way exists, per MB 64/52-82.
3. **Safety:** The Project is consistent with the policies of the Safety Elements of the General Plan and the Southwest Area Plan. The existing buildings are located outside of the natural watercourses which traverse the property southern boundary. The natural watercourse will be kept free of buildings and obstructions and all grading for sites and roads shall perpetuate the natural drainage patterns of the area. (Policies S 3.3, S 5.1). The Environmental Constraints Sheet (ECS) map shall note the following as conditioned by the Fire Department to address fire safety: the minimum driveway width and length, provide appropriate turn outs and turning radius, appropriate access slope and capacity for fire apparatus, gate width, appropriate gate access, water system for fire protection, and where appropriate blue dot reflectors.
4. **Multipurpose Open-Space:** The Project is consistent with the policies of the Multipurpose Elements of the General Plan and the Southwest Area Plan. A Habitat Assessment and Negotiation Strategy No. 2103 (HANS No. 2103) and General Habitat Assessment and MSHCP Compliance Report was prepared for this project. It was determined that the project area contains constrained areas of sensitive habitat. The Environmental Constraint Sheet shall delineate the Spineflower Habitat as areas not to be disturbed sensitive. The existing one-dwelling residential home is located outside of the

watercourse and the Spineflower Habitat, the proposed development area on the second parcel is also outside of the watercourse and the Spineflower Habitat.

5. **Noise:** The Project is consistent with the policies of the Noise Element of the General Plan and the Southwest Area Plan. The Project proposes to subdivide the parcel into two parcels for residential development similar to the residential development surrounding this parcel. The Project will not introduce any new noise sources that are incompatible with existing development.
6. **Air Quality:** The Project is consistent with the Policies of the Air Quality Element of the General Plan. The Project would not conflict with or obstruct implementation of SCAQMD air quality plan (AQ 1.4), would not expose sensitive receptors to air pollution (AQ 2.2), and would not result in a cumulatively considerable net increase of a criteria pollutant (AQ 4.6, AQ 4.7, AQ 4.9).
7. **Housing:** The Project does not impact housing.
8. **Healthy Communities Element:** The Project is consistent with the policies of the Healthy Communities Element. The Project preserves rural open space areas and scenic resources that is appropriate for this Community (HC 4.1).

B. General Plan Area Plan(s):

The Project is located within the Southwest Area Plan (SWAP).

C. Foundation Component(s):

Existing: Rural (R)

Proposed: Rural Community (RC)

D. Land Use Designation(s):

Existing: Rural Residential (RR)

Proposed: Estate Density Residential (EDR)

E. Overlay(s), if any:

N/A

F. Policy Area(s), if any:

N/A

G. Adjacent and Surrounding:

1. **Area Plan(s):** SWAP
2. **Foundation Component(s):** Rural to the north, south, east, and west.
3. **Land Use Designation(s):** Rural Residential to the north, south, east, and west.
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information:

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

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

I. Existing Zoning: Residential Agricultural 2.5-acre min. (R-A-2.5) Zone

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: R-A-2.5

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<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

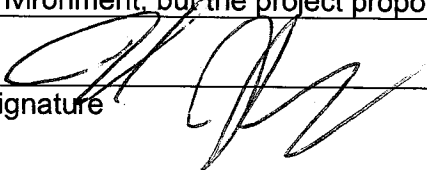
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

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

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

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

Signature



Date

9-21-15

Phayvanh Nanthavongdouangsy
Printed Name

For Steve Weiss, AICP, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the proposed Project to determine any potential significant impacts upon the environment that would result from 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure C-9, *Scenic Highways*.

The proposed Project is to amend the land use designation to Rural Community: Estate Density Residential in order to divide the existing parcel of 7.50 gross acres into two parcels. Parcel 1 is approximately 4.77 gross acres and Parcel 2 is 2.73 Gross Acres. The project is not located adjacent to a Scenic Highway. Therefore, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located. No impacts are anticipated. No mitigation is required.

The Project site is located in an unincorporated area of Riverside County. The existing character of the Project site is a large lot with a one-family dwelling unit and agricultural structures, similar large lot estates with one-family dwelling and agricultural uses are located in the project vicinity. The Project site does not contain scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, as these features do not exist on the Project site. Due to the location of the proposed Project site, the proposed Project will not obstruct any prominent vistas or result in the creation of an aesthetically offensive site open to public view.

Therefore, implementation of the proposed Project will not 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. No impacts are anticipated. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Sources: Riverside County Land Information System (RCLIS), Figure 6, *Mt. Palomar Nighttime Lighting Policy*, and Ordinance No. 655 (Regulating Light Pollution).

a) According to the RCIP and Figure 6 "Mt. Palomar Nighttime Lighting Policy" of the SWAP, the Project site and the location of potential off-site improvements are located within the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. The intent of Ordinance No.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definitions, general requirements for lamp source and shielding, prohibitions and exceptions.

Since the Project site is approximately 14.40 miles from the Observatory, within Zone A of the Special Lighting Area that surrounds the Mt. Palomar Observatory, all Project components must comply with the mandatory requirements of Riverside County Ordinance No. 655. All development will be required to comply with the provisions of Ordinance No. 655, to include but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. Any and all future projects will also include conditions of approval to comply with Ordinance No. 655. The project has also been conditioned to note on the Environmental Constraint Sheet that the property is subject to lighting restriction per. Ordinance No. 655. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project. No other mitigation would be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Sources: Onsite Inspection, Project Application Description, Riverside County General Plan, Southwest Area Plan, Figure 6, *Mt. Palomar Nighttime Lighting Policy*, Ordinance No. 655 (Regulating Light Pollution), and Ordinance No. 915 (Regulating Outdoor Lighting).

Findings of Fact:

a,b) The additional pad located on the southern portion of the lot will result in a new source of light and glare from the addition of a one-family dwelling unit. Resulting residential development will be required to comply with County Ordinance Nos. 655 and 915, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions.

Potential Project-specific impacts that could create a new source of substantial light or glare which would adversely affect day or nighttime views in the area; or, expose residential property to unacceptable light levels related to new sources; however, compliance with Ordinance Nos. 655 and 915 will ensure that the potential impacts to the surrounding uses will remain less than significant. No additional mitigation is required.

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 mitigation monitoring is required.

AGRICULTURE RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Figure OS-2 "Agricultural Resources," RCLIS, and Project Application Materials.

Findings of Fact:

- a) According to the RCLIS the proposed Project site is not designated as either: Prime Farmland, Unique Farmland, or Farmland of Local Importance. Implementation of the proposed Project will not 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. No impacts are anticipated. No additional mitigation is required.
- b) According to the RCLIS, the proposed Project site is not subject to a Williamson Act contract and is not within a Riverside County Agriculture Preserve. No impacts are anticipated. No additional mitigation is required.
- c,d) Implementation of the proposed Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"); or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Any impacts are considered to be less than significant. No additional mitigation is required.

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 mitigation monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan Figure OS-3, *Parks, Forest and Recreation Areas*, and Project Application Materials.

Findings of Fact:

a-c) The proposed Project site does not contain forest land or timberland. The Project site and its adjacent and surrounding properties are not zoned for forest land or timberland, nor timberland zoned for Timberland Production. Additionally, the Riverside County General Plan does not include the Project site or its surrounding properties in Figure OS-3, "Parks, Forests and Recreation Areas." Therefore, no zoning conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)) will occur. Lastly, implementation of the proposed Project will not result in the loss of forest land or conversion of forest land to non-forest use; or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. No impacts will occur. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AIR QUALITY Would the project:

6. 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	<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
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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Description.

Findings of Fact:

a-c) The Project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of South Coast Air Quality Management District (SCAQMD). Implementation of the Project would result in a less than significant impact that would not conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation; or, 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). The Project would result in residential development consistent with the area's existing development pattern.

d,e) Implementation of the Project would result in a less than significant impact that would expose sensitive receptors which are located within 1 mile of the Project site to Project substantial point source emissions; or, involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.

A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the regular population at large. Sensitive receptors, and the facilities that house them, in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding uses include vacant, residential and agricultural uses. The residential uses are considered sensitive receptors; however, due to the nature of the proposed Project, it is not anticipated to generate substantial point source emissions. Therefore, implementation of the proposed Project will not expose sensitive receptors which are located within 1 mile of the Project site to project substantial point source emissions. Any impacts are considered less than significant. No mitigation is required.

Implementation of the Project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter. No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) The Project will not have construction odors as the construction has already occurred. No other sources of objectionable odors have been identified for the proposed Project. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

b. Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

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

d. Interfere substantially with the movement of any 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 protecting biological resources, such as a tree preservation policy or ordinance?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: RCLIS, WRCMSHCP, Project Application Materials, Onsite Inspection, General Habitat Assessment & MSCHP Compliance Report Dated 12/05/13 by Nina J. Kidd (updated April 4, 2014)

Findings of Fact:

a-f) Implementation of the proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan; 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); 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; 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; 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; 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; or, conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

The Project area is within a Multi-Species Conservation Habitat Criteria Area 6694 Group "C". The property owner has completed the Habitat Acquisition and Negotiation Strategy No. 2103. Based on the General Habitat Assessment and MSHCP Compliance Report, the project site contains constrained areas of sensitive habitat. The project condition of approval (COA 50.EPD 001) requires the delineation of the habitat area on the Environmental Constraint Sheet. The constrained areas will conform to the areas mapped as "Upland Swales," or "Spineflower Habitat" on Exhibit 7 of the document entitled "General Habitat Assessment & MSHCP Compliance Report" Dated December 5, 2013 updated April 4, 2014 and prepared by Kidd Biological Inc. The Upland Swales shall be mapped and labeled as "Delineated Constraint Area (MSHCP Riverine)" on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division. The Spineflower Habitat Area shall be mapped and delineated as "Delineated Constraint Area (MSHP Spineflower)" on the Environmental Constraints Sheet to the satisfaction the Environmental Programs Division. The ECS map must contain the following notes:

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

Based on this information, no impacts are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Compliance with the Migratory Bird Treaty Act (MBTA)– the project area supports suitable nesting bird habitat. If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted and MBTA clearance survey must be conducted and a final MBTA Clearance Report to EPD for review and approval per conditions of approval 60. EPD. 1 and 70. EPD.1.

Based the information provided impacts to Biological Resources will be less than significant with mitigation incorporated.

Mitigation: Conditions of Approval 50. EPD 0001, 60. EPD. 1, 70.EPD.1

Monitoring: TLMA - Environmental Programs Department and Riverside County Survey.

CULTURAL RESOURCES Would the project				
8. 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"/>

Sources: RCLIS, Project Application Materials

Findings of Fact:

a,b) Implementation of the proposed Project will not alter or destroy an historic site; or, cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. No ground disturbance is proposed with this project. However, if in the future ground disturbances are conducted the standard conditions for unanticipated discovery of resources shall apply (Condition of Approval 10.PLANNING 016). This is a standard condition of approval and is not considered mitigation. Based on this information, no impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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in Public Resources Code 21074?

Sources: RCLIS, Project Application Materials, Onsite Inspection

Findings of Fact:

- a-e) Implementation of the proposed Project will not alter or destroy an archaeological site; cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5; disturb any human remains, including those interred outside of formal cemeteries; restrict existing religious or sacred uses within the potential impact area; or, cause a substantial adverse change in the significance of a tribal cultural resources as defined in Public Resources Code 21074.

The Project does not propose any ground disturbances. However, if future development requires a ground disturbance the standard conditions of approval for archaeological resources protection shall apply (COA 10.PLANNING 015 and 10. PLANNING 016).

Consultation per AB-52 was completed for the proposed Project. Staff received one consultation request from the Pechanga Band of Luiseno Indians Tribal Representative and met with the Tribal representatives on August 4, 2015. Staff noted that there are no grading proposed with the project. Tribal representatives shall be notified if future development of the implementing project requires a grading permit.

No ground disturbance that could affect these resources is proposed as part of the Project. Based on this information, no impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

10. Paleontological Resources

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

Sources: RCLIS, Project Application Materials, Onsite Inspection, General Plan

Findings of Fact:

- a) Implementation of the proposed Project will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic features.

The Project does not propose any ground disturbance. However, according to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources thus, if future development requires a ground disturbance the standard conditions of approval for paleontological resources protection shall apply (COA 10. PLANNING 014). This is a standard condition of approval and is not considered mitigation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No additional ground disturbance that could affect these resources is proposed as part of the Project. Based on this information, no impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

GEOLOGY AND SOILS Would the project

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

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

Sources: Riverside County General Plan Figure S-2, RCLIS.

Findings of Fact:

- a) The Project site is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to new development and construction will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant. No additional mitigation is required.
- b) The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the Project site. Therefore, there is no potential for rupture of a known fault. No impact will occur. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

12. Liquefaction Potential Zone

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

Sources: Riverside County General Plan Figure S-3, *Generalized Liquefaction*, RCLIS

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project site is not located within a liquefaction potential area. Based on this information, no impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

13. Ground-shaking Zone

a. Be subject to strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Sources: 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:

According to the Riverside County General Plan, the Project area is subject to low to locally moderate susceptible to seismically induced landslides and rockfalls. There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone (see discussion in 11, above). The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development has already mitigated the potential impact to a less than significant level. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

14. Landslide Risk

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Sources: Onsite Inspection, Riverside County General Plan Figure S-5, Regions Underlain by Steep Slope

Findings of Fact:

a) The Project site will have low potential for risk of landslides. Potential for lateral spreading, collapse, and rockfall hazards are also low. Therefore, impacts will be less than significant. No additional mitigation is required.

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 mitigation monitoring is required.

15. Ground Subsidence

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

Sources: Riverside County General Plan Figure S-7, *Documented Subsidence Areas Map*

Findings of Fact:

- a) The Project site is not within an area susceptible to subsidence. California Building Code (CBC) requirements pertaining to development has already mitigated the potential impact to a less than significant level. CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts from ground subsidence will be less than significant and no mitigation measures are necessary.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

16. Other Geologic Hazards

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

Sources:

Findings of Fact:

- a) The Project site is not located near any large bodies of water or in a known volcanic area; therefore, the Project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

17. Slopes

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

Sources: Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c)The Project does not propose changes to the topography or ground surface relief features, nor does it create cut or fill slopes greater than 2:1 or higher than 10 feet. No additional ground disturbance that could affect these resources is proposed as part of the Project. Based on this information, no impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

18. Soils	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: USDA Soil Conservation Service Soil Surveys, Project Application Materials

Findings of Fact:

a-b) The Property has an existing one-dwelling family unit and does not propose any ground disturbances. No additional ground disturbance that could affect these resources is proposed as part of the Project. Based on this information, no impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

19. Erosion	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: USDA Soil Conservation Service Soil Surveys

Findings of Fact:

a) The Project does not propose modification to a river channel or stream bed of a lake. No ground disturbance that could affect these resources is proposed as part of the Project. Therefore, implementation of the proposed Project will not result in any deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake. No impacts are anticipated and no mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project has a standard condition of approval for erosion control that requires erosion control planning or any drainage facility deemed necessary to control or prevent erosion (COA 10. BS GRADE 006). Any potential impacts from water erosion either on-, or off-site are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

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

Sources: Riverside County General Plan Figure S-8, *Wind Erosion Susceptibility Map*, Ordinance No. 460, Article XV and Ordinance No. 484.

Findings of Fact:

a) No ground disturbance that could affect these resources is proposed as part of the Project. Therefore, implementation of the proposed Project will not result in an increase in wind erosion and blowsand, either on or off site. If in the event that ground disturbance are necessary for an implementing project, 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 (COA 10. BS GRADE 007). No impacts are anticipated. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

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

Sources: Project Description

Findings of Fact:

a) The project proposes to amend the parcel's existing General Plan land use designation of Rural: Residential (R:RR) to Rural Community: Estate Density Residential (RC:EDR). The land use designation RC: EDR permits a minimum lot size of 2 acres. Additionally, the Tentative Parcel Map proposes a Schedule H Subdivision to divide a 7.5 gross acres parcel into two parcels, Parcel 1 will be approximately 4.77 gross acres and Parcel 2 will be 2.73 gross acres. The subdivision is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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consistent with the proposed general plan land use designation, surrounding parcel size, and existing Residential Agricultural – 2.5-acre min (R-A-2.5) Zone.

Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences is likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The type of residential development proposed by this project would not exceed 2 units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOA's model. The impact is considered less than significant.

b) The project does not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. This project does not conflict with the requirements of AB 32. The impact is considered less than significant.

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
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Sources: Project Application Materials, Department of Toxic Substances Control "Envirostor" website

Findings of Fact:

- a,b) The proposed Project will consist of with the development of the area and would not create uses that involve significant potential for routine transport or use of substantial volumes of hazardous materials or routine generation of hazardous waste. The project would permit one additional single family residential unit to be built in the future, it would not create a significant risk of accidental release of hazardous materials or accidental explosion. There are no impacts associated with transportation of hazards or creation of a hazard to the public resulting from the proposed project. No additional mitigation is required.
- c) The Project is surrounded by parcels that are developed as single family residential units on 2 to 5 acres lot sizes. The project would not impair implementation of or physically interfere with an emergency evacuation plan. No mitigation is required.
- d) No phases of implementation of the proposed Project will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No existing or proposed schools are located within ¼-mile of the proposed Project site. No impacts are anticipated. No mitigation is required.
- e) The Project site is not a hazardous material site compiled pursuant to Government Code Section 65962.5. No impacts anticipated impacts and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Riverside County General Plan Figure S-19, *Airport Locations*, RCLIS, and Google Maps.

Findings of Fact:

- a) The proposed Project is not located within an Airport Master Plan. No impacts are anticipated and no mitigation is required.
- b) Implementation of the proposed Project will not require review by the Airport Land Use Commission. No impacts are anticipated and no mitigation is required.
- c) The proposed Project site is not 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. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.
- d) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

24. Hazardous Fire Area

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Sources: Riverside County General Plan Figure S-11, *Wildlife Susceptibility*, and RCLIS.

Findings of Fact:

- a) According to the RCLIS, the proposed Project site is not located within a high fire area. The proposed Project site is identified to be within a State Fire Responsibility Area.

According to the SWAP: Due to the rural and mountainous nature and some of the flora, such as the oak woodlands and chaparral habitat, much of the Southwest planning area is subject to a high risk of fire hazards. These risks are greatest in rural areas and along urban edges. Methods to address this hazard include techniques such as avoidance of building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and applying special building techniques. In still other cases, safety-oriented organizations such as Fire Safe can provide assistance in educating the public and promoting practices that contribute to improved public safety.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project has been reviewed and conditions of approval have been placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan. Any impacts from the proposed Project that would 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 are considered less than significant and no additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h. Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Sources: RCLIS, Project material

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

a,b,d,g,h)

The proposed Project has been reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department.

The project has been conditioned to develop a Storm Water Pollution Prevention Plan in the event that grading and construction of one acre or larger (COA BS GRADE 014).

These are standard conditions for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to 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; violate any water quality standards or waste discharge requirements; 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; otherwise substantially degrade water quality; or, 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), are considered less than significant. No additional mitigation is required.

c) Implementation of the proposed Project will not 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). No component of the proposed Project will deplete groundwater supplies. Any impacts are considered less than significant. No additional mitigation is required.

e,f) According to the RCLIS, only the southwesterly corner of the proposed Project site is not located within a 100-year flood hazard area.

The topography of the area consists of well-defined ridges and natural watercourses which traverse the property. An 18-inch culvert conveys flows from an approximately 8-acre drainage area east of the site under Parado Del Sol into a watercourse which conveys storm runoff northwesterly through the site, primarily Parcel 1. In case the existing 18-inch culvert across Parado Del Sol Drive gets clogged, the water will flow northerly along the street and then it will follow the natural low across Parcel 1. The watercourse is well-incised and should pose no flooding threat to the existing house or other structures but does cross the driveway. The existing pad on Parcel 2 is located on high ground and safe from another smaller but well-defined watercourse which conveys flows through the southerly portion of Parcel 2. Both parcels have adequate building sites free from ordinary flood hazard. However, a storm of unusual magnitude could cause some damage. The natural watercourse should be kept free of buildings and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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obstructions and all grading for sites and roads should perpetuate the natural drainage patterns of the area. New construction should comply with all applicable ordinances (COA 10.FLOOD RI 001).

No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

Sources: Riverside County General Plan Figure S-9, 100- and 500-Year Flood Hazard Zones, Figure S-10, Dam Failure Inundation Zone, and RCLIS.

Findings of Fact:

- a,b) Implementation of the proposed Project Substantially will not 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; or, Changes in absorption rates or the rate and amount of surface runoff. No impacts are anticipated. No additional mitigation is required.
- c) The closest dams to the Project site are located at Vail Lake and Lake Skinner. The General Plan (Figure S-10) designates the Project site is outside an area subject to dam inundation. There are no levees in vicinity of the Project. Therefore, implementation of the proposed Project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). No impacts are anticipated. No mitigation is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Implementation of the proposed Project will result in a less than significant impact that would change the amount of surface water in any water body. The watercourse is conditioned to remain free of obstruction. Impacts to the watercourse is less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

LAND USE/PLANNING	Would the project				
27. Land Use		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
b. Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Riverside County General Plan, Ordinance No. 348, RCLIS, and Project Application Materials.

Findings of Fact:

- a) The proposed Project will amend the General Plan Foundation Component and Land Use Designation of Rural Community: Estate Density Residential (RC:EDR) is consistent with the parcels zone of Residential Agricultural- 2.5 acre min (R-A-2.5), along with the proposed parcel map would create an opportunity to establish an addition of a one-family dwelling unit. This is consistent with the surrounding land development with parcel size varied from 2 acres to 5 acres. Therefore, the proposed Project will not result in a substantial alteration of the present or planned land use of an area. No impacts are anticipated. No mitigation is required.
- b) According to the RCLIS, the proposed Project site is not located in an area that would affect land use within a city sphere of influence and/or within adjacent city or county boundaries. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Riverside County General Plan Land Use Element, Staff review, RCLIS, and Ordinance No. 348.4729.

Findings of Fact:

- a) The proposed land use designation of RC:EDR and parcel map to subdivide the parcel into two lots are consistent with the parcel's existing zone classification of R-A-2.5.
- b) The surrounding zoning classification is also R-A-2.5. The proposed Project, as designed and with the proposed conditions of approvals will be compatible with existing surrounding zoning. No impacts are anticipated and no mitigation is required.
- c) The proposed Project, as designed and with the proposed conditions of approval will compatible with existing and planned surrounding land uses. No impacts are anticipated and no mitigation is required.
- d) The proposed Project will be consistent with the land use designations and policies of the Comprehensive General Plan. The proposed Project is not located within any applicable Specific Plan. No impacts are anticipated and no mitigation is required.
- e) Implementation of the proposed Project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No low-income or minority community exists in proximity to the proposed Project site. In addition, the proposed Project is consistent with the existing and proposed physical arrangement of the established community. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

MINERAL RESOURCES Would the project

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-5, *Mineral Resources Area*.

- a) The Project site is in area that is unstudied and has no Mineral Resources Zones (MRZ) designation. The Project is not expected to 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. No impacts are expected from the Project and no mitigation is required.
- b) The Project site has not been used for mining. Implementation of the proposed Project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are expected from the Project and no mitigation is required.
- c) The Project site is not adjacent to an existing surfaces mine. No impacts are expected from the Project and no mitigation is required.
- d) The Project is not located adjacent to an existing surface mine and will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts are expected from the Project and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

Sources: Riverside County General Plan Figure S-19, *Airport Locations*, County of Riverside Airport Facilities Map, and Aerial Photo (Google Maps).

Findings of Fact:

- a) The proposed Project site is not 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. Therefore,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

- b) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

31. Railroad Noise

NA A B C D

Sources: Riverside County General Plan Figure C-1 "Circulation Plan," RCLIS, Onsite Inspection, and Google Maps.

Findings of Fact:

There are no railroad lines in proximity to the Project. No impacts are anticipated; therefore, no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

32. Highway Noise

NA A B C D

Sources: Onsite Inspection, Project Application Materials, and General Plan EIR No. 441.

Findings of Fact:

The proposed Project site is not located adjacent to a major highway. No impacts associated with highway way noise are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

33. Other Noise

NA A B C D

Sources: Project Application Materials, and RCLIS.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project is not anticipated to be affected by other types of noise not listed above. No impacts are expected from the Project; therefore, no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Project Application Materials, Ordinance No. 847 Regulating Noise in Riverside County

a-d) The Project will result in the potential to establish an additional one-family dwelling unit. Construction noise and noise emitting from the project site shall comply with Ordinance No. 847. No impacts concerning noise effect from or on the Project is anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

POPULATION AND HOUSING Would the project				
35. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Sources: Project Application Materials, RCLIS, and Riverside County General Plan Housing Element.

Findings of Fact:

- a) The Project site is currently a one-family dwelling unit with agricultural buildings. The Project would result in an additional one-family dwelling unit. Therefore, implementation of the proposed Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.
- b) Implementation of the proposed Project will not create a demand for additional housing. The Project would result in an additional parcel for a one-family residential unit.
- c) Implementation of the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.
- d) There are no longer any County Redevelopment Project Areas. Therefore, implementation of the proposed Project cannot create any impacts. No mitigation is required.
- e) The proposed Project will not result in an increase in population in the area. Therefore, implementation of the proposed Project will not cumulatively exceed official regional or local population projections. No impacts are anticipated. No mitigation is required.
- f) Due to the nature and scale of the proposed Project, it will not induce substantial population growth in an area, either directly or indirectly. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

36. Fire Services

Sources: Riverside County General Plan Safety Element, and Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Standard conditions were placed on the proposed Project to reduce impacts from the proposed Project to fire services. In addition, prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With the inclusion of these standard conditions, and payment of the DIF, any impacts from implementation of the proposed Project that would 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 fire services, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

37. Sheriff Services

Sources: Riverside County General Plan, and Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Implementation of the Project will result in an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County Of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

With payment of the DIF, any impacts from implementation of the proposed Project that would 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 sheriff services, are considered less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

38. Schools

Sources: Temecula Valley Unified School District website: <http://www.tvusd.k12.ca.us>, and RCLIS.

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

The Project is located with the Temecula Valley Unified School District (TVUSD). The Project does not propose any new building or structures; therefore, the Project will not physically alter existing school facilities or result in the construction of new school facilities. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

39. Libraries

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

Findings of Fact:

The Project will not result in the need to alter any existing library facilities or result in the need to construct new facilities. Due to the nature of the Project, no impacts are expected from the Project. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

40. Health Services

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

Findings of Fact:

The Project will not result in the need to alter any existing health service facilities or result in the need to construct new facilities. No impacts are anticipated. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

RECREATION

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The Project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Due to the nature of the proposed Project, no impacts are expected from the proposed Project. No mitigation will be required.
- b) The Project does not 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. Due to the nature of the proposed Project, no impacts are expected from the proposed Project. No mitigation will be required.
- c) Due to the nature of the Project, no impacts to a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees) are expected from the Project. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

42. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: General Plan Circulation Element

Findings of Fact:

The Project is not located to a proposed General Plan Trail. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

TRANSPORTATION/TRAFFIC Would the project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but				

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

Sources: Riverside County General Plan, Project application materials

Findings of Fact:

a,b) Adequate circulation facilities exist and will serve the proposed Project (Policy C 2.2, SWAP Figure 7). No additional on-site right-of-way shall be required on Delgado Way or Parado Del Sol since adequate right-of-way exists, per MB 64/52-82.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The General Plan Circulation Element does not propose a Bike Trail adjacent to the Project area. Therefore, impacts to Bike Trails is less than significant. No additional mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Sources: Project Materials, Department of Environmental Health Review, Fire Department Review

Findings of Fact:

a,b)The Project is within the service boundaries of the Rancho California Water District. The Project fronts an existing 8-inch diameter water pipeline (1880 Pressure Zone) within Delgado Way and Parado Del Sol Drive. Water service to the Project area exists under an existing account. Additions or modifications to water service arrangements are subject to Rules and Regulations (governing) Water System Facilities and Services, as well as the completion of financial arrangements between RCWD and the property owner. Individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Individual water meters will be required for each lot, including separate water meters for landscape irrigation, if applicable. The Project does not propose any buildings; however, for future development the Project has been conditioned to note the following on the ECS sheet: "Prior to the issuance of a building permit, a water system for fire protection must be provided: a domestic water system with an approved fire hydrant within 600' of the lot frontage." With the conditions stated above, the potential impact to water resources is less than significant. No additional impacts are anticipated by the proposed Project. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

46. Sewer

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

b. Result in a determination by the wastewater treatment provider that serves or may service the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

a,b)The Project area has an existing one-family dwelling unit with agricultural buildings. The one-family dwelling unit is serviced by septic tank with seepage pits. Parcel 2 will also be serviced in the same manner. In order to establish a single family residential unit and build a septic system or seepage pit on Parcel 2 a soils percolation report is required as set of details must be submitted to Department of Environmental Health for review, Environmental Health Clearance and site evaluation is required.

Based on the information provided above the impacts associated with sewer will be less than significant with mitigation incorporated.

Mitigation: Conditions of Approval 80. E Health. 2, 80. E Health. 5, 80 E Health 6, and 80 E Health 7.

Monitoring: Department of Environmental Health

47. Solid Waste

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

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

Sources: Riverside County General Plan, and Riverside County Waste Management District.

Findings of Fact:

a,b)The main disposal site in the vicinity of the proposed Project site is the El Sobrante Landfill in Corona. The El Sobrante Landfill is projected to reach capacity in 2030. Development on the proposed Project site would be served by a landfill with sufficient permitted capacity to accommodate the proposed Project's solid waste disposal needs. Impacts are considered incremental, yet less than significant. No additional mitigation is required.

The proposed Project would not substantially alter existing or future solid waste generation patterns and disposal services.

The proposed Project would be consistent with the County Integrated Waste Management Plan. All development would be required to comply with the recommendations of the Riverside County Waste Management Department and be consistent with the County Integrated Waste Management Plan. Future development resulting from the Project has been conditioned to provide

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a Waste Recycling Plan for the Riverside County Waste Management Department for approval. These requirements are standard conditions, and are not considered unique mitigation pursuant to CEQA. Any impacts would be less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

48. Utilities

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

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

Source: Project application materials.

Findings of Fact:

- a) Implementation of the proposed Project will have an incremental effect on electricity facilities. Since the proposed Project is consistent with the Zoning for the proposed Project site, electricity planning needs have been taken into consideration in the short- and long-term planning by Southern California Edison. Therefore, implementation of the proposed Project will not impact electricity 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. Any impacts are considered less than significant. No mitigation is required.
- b) The proposed Project will be using propane, not natural gas. Therefore, implementation of the proposed Project will not impact natural gas 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. No impacts are anticipated. No mitigation is required.
- c) Implementation of the proposed Project will have an incremental effect on communication facilities. Since the proposed Project is consistent with the Zoning for the proposed Project site, communication facilities planning needs have been taken into consideration in the short- and long-term planning by Verizon. Therefore, implementation of the proposed Project will not impact communication 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. Any impacts are considered less than significant. No mitigation is required.
- d) Please reference the discussion above in Section 25, Hydrology and Water Quality. The proposed Project will be required to comply with standard conditions that will ensure that all

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts will remain less than significant. Therefore, implementation of the proposed Project will not impact storm water drainage 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. Any impacts are considered less than significant. No mitigation is required.

- e) No street lighting is proposed. Therefore, implementation of the proposed Project will not impact the street lighting 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. No impacts are anticipated. No mitigation is required.
- f) The proposed Project will have a less than significant impact on public facilities (see Response 43.f for maintenance of public facilities, including roads). No mitigation is required.
- g) The proposed Project will not have an impact on other governmental services. No mitigation will be required.
- h) Please reference the discussion below in Section 49, Energy Conservation. Implementation of the proposed Project will serve to implement energy conservation plans. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

49. Energy Conservation

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

Source: Project application materials.

Findings of Fact:

- a) The proposed Project would not conflict with any adopted energy plan. No additional impacts are anticipated by the proposed Project. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

OTHER

50. Other

Sources: Staff review.

Findings of Fact: N/A

Mitigation: N/A

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

Sources: Staff review, and Project Application Materials.

Findings of Fact:

Implementation of the proposed Project does not have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. No impacts are anticipated. No mitigation will be required.

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

Sources: Staff review, and Project Application Materials.

Findings of Fact:

As demonstrated in Sections 1-33 35-42, and 44-49 of this Environmental Assessment Form: Initial Study, the proposed Project will not have impacts which are individually limited, but cumulatively considerable. These impacts are considered less than significant.

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

Sources: Staff review, and Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As demonstrated in Sections 1-33 35-42, and 44-49 of this Environmental Assessment Form: Initial Study, the proposed Project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. These impacts are considered less than significant. The proposed Project will not have environmental effects that will 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: Riverside County General Plan (12/14/15) and General Plan EIR No. 441.

Location Where Earlier and Project-Specific Analysis, if used, are available for review:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Appendix A, References

"General Habitat Assessment & MSHCP Compliance Report" Dated December 5, 2013 updated April 4, 2014 and prepared by Kidd Biological Inc.

SANS-53 Water Availability Letter from Rancho California dated December 16, 2014

Earth Strata, INC. "Geotechnical Observation for Onsite Leach Field Sewage Disposal System, Proposed Single Family Residence, Assessor's Parcel Number 927-015-015, Located on the Southwest Corner of Delgado Way and Parado Del Sol Drive, City of Temecula, Riverside County, California" dated December 17, 2014.

CEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is a Schedule H subdivision of 7.5 gross acres into two parcels with a minimum size of 2.5 acres; Parcel 1 is 4.77 gross acres and Parcel 2 is 2.73 gross acres.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

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

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

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

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

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

10/19/15
09:28

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 2

PARCEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36860 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36860, dated OCTOBER 7, 2015.

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

CEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

10. GENERAL CONDITIONS

10.BS GRADE. 6 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. 7 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. 8 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. 9 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. 16 MAP - DR WAY XING NMC RECOMMND

Lots whose access is or will be affected by natural or constructed drainage facilities shall provide drive way drainage facilities which are adequate to allow access from the street to the house during 100 year storms.

10.BS GRADE. 19 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. 20 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.

PARCEL MAP Parcel Map #: PM36860

Parcel: 927-260-015

10. GENERAL CONDITIONS

E HEALTH DEPARTMENT

10.E HEALTH. 1 MAP - ECP COMMENTS

RECOMMND

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

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 H fire protection approved standard fire hydrants, (6"x4"x2 1/2") with no portion of any lot frontage more than 600 feet from a hydrant.

Minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Parcel Map 36860 is a proposal to subdivide an approximately 7-acre site into 2 parcels. The site is located in the eastern Rancho California area at the southwest corner of Parado Del Sol and Delgado Way. There is an existing house, barn, corral and other amenities located on Parcel 1. It appears a building pad has been graded on Parcel 2.

The District has reviewed the submitted amended exhibit for Parcel Map 36860. The topography of the area consists of well-defined ridges and natural watercourses which traverse the property. An 18-inch culvert conveys flows from an approximately 8-acre drainage area east of the site under Parado Del Sol into a watercourse which conveys storm

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10. GENERAL CONDITIONS

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

runoff northwesterly through the site, primarily Parcel 1. In case the existing 18-inch culvert across Parado Del Sol Drive gets clogged, the water will flow northerly along the street and then it will follow the natural low across Parcel 1. The watercourse is well-incised and should pose no flooding threat to the existing house or other structures but does cross the driveway. The existing pad on Parcel 2 is located on high ground and safe from another smaller but well-defined watercourse which conveys flows through the southerly portion of Parcel 2. Both parcels have adequate building sites free from ordinary flood hazard. However, a storm of unusual magnitude could cause some damage. The natural watercourse should be kept free of buildings and obstructions and all grading for sites and roads should perpetuate the natural drainage patterns of the area. New construction should comply with all applicable ordinances.

PLANNING DEPARTMENT

10.PLANNING. 1 MAP - MAP ACT COMPLIANCE RECOMMND

This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

10.PLANNING. 2 MAP - FEES FOR REVIEW RECOMMND

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 7 MAP - ZONING STANDARDS RECOMMND

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the Residential Agricultural 2 1/2 acre minimum (R-A-2.5) zone.

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10. GENERAL CONDITIONS

10.PLANNING. 8 MAP - NO OFFSITE SIGNAGE RECOMMND

There shall be no offsite signage associated with this land division, except as otherwise provided by Ordinance No. 679.3 (Kiosk Program).

10.PLANNING. 9 MAP - OFFSITE SIGNS ORD 679.4 RECOMMND

No offsite subdivision signs advertising this land

Division/development are permitted, other than those allowed under Ordinance No. 679.4. Violation of this condition of approval may result in no further permits of any type being issued for this subdivision until the unpermitted signage is removed.

10.PLANNING. 10 MAP - ORD 810 OPN SPACE FEE RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

The fee shall be paid for each residential unit to be constructed within this land division.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 11 MAP - ORD NO. 659 (DIF) RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth

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10. GENERAL CONDITIONS

10.PLANNING. 11 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The fee shall be paid for each residential unit to be constructed within this land division. In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

10.PLANNING. 13 MAP - SUBMIT BUILDING PLANS RECOMMND

The developer shall cause building plans to be submitted to the TLMA- Land Use Section for review by the Department of Building and Safety - Plan Check Division. Said plans shall be in conformance with the approved TENTATIVE MAP.

10.PLANNING. 14 MAP - LOW PALEO RECOMMND

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

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10. GENERAL CONDITIONS

10. PLANNING. 14

MAP - LOW PALEO (cont.)

RECOMMND

4. The paleontologist shall determine the significance of the encountered fossil remains.

5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

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

7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils

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10. GENERAL CONDITIONS

10.PLANNING. 14 MAP - LOW PALEO (cont.) (cont.) RECOMMND

will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 15 MAP - HUMAN REMAINS RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 16 MAP - UNANTICIPATED RESOURCES RECOMMND

UNANTICIPATED RESOURCES:

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

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a

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10. GENERAL CONDITIONS

10.PLANNING. 16

MAP - UNANTICIPATED RESOURCES (cont.)

RECOMMND

meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary."

TRANS DEPARTMENT

10.TRANS. 1

MAP - STD INTRO 3(ORD 460/461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement Standards (Ordinance 461). It is understood that the

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10. GENERAL CONDITIONS

10.TRANS. 1 MAP - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the map to be resubmitted for further consideration. These Ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 MAP - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 MAP - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. It has been determined that the project is exempt from traffic study requirements.

10.TRANS. 4 MAP - DRAINAGE 1 RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5 MAP - DRAINAGE 2 RECOMMND

The land divider shall accept and properly dispose of all off-site drainage flowing onto or through the site. In the event the Transportation Department permits the use of streets for drainage purposes, the provisions of Article XI of Ordinance No. 460 will apply. Should the quantities exceed the street capacity or the use of streets be

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10. GENERAL CONDITIONS

10.TRANS. 5 MAP - DRAINAGE 2 (cont.) RECOMMND

prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate easements as approved by the Transportation Department.

10.TRANS. 6 MAP - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Delgado Way or Parado Del Sol since adequate right-of-way exists, per MB 64/52-82.

10.TRANS. 7 MAP - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Delgado Way or Parado Del Sol due to existing improvements, except that the project proponent shall obtain an encroachment permit for the driveway for parcel 2.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 MAP - EXPIRATION DATE RECOMMND

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside Board of Supervisors' original approval date, unless extended as provided by County Ordinance No. 460. Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

50. PRIOR TO MAP RECORDATION

EPD DEPARTMENT

50.EPD. 1 MAP - MSHCP ECS RECOMMND

The constrained areas will conform to the areas mapped as "Upland Swales," or "Spineflower Habitat" on Exhibit 7 of the document entitled "General Habitat Assessment & MSHCP Compliance Report" Dated December 5, 2013 updated April 4, 2014 and prepared by Kidd Biological Inc. The Upland Swales shall be mapped and labeled as "Delineated

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50. PRIOR TO MAP RECORDATION

50.EPD. 1

MAP - MSHCP ECS (cont.)

RECOMMND

Constraint Area (MSHCP Riverine)" on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division. The Spineflower Habitat Area shall be mapped and delineated as "Delineated Constraint Area (MSHP Spineflower)" on the Environmental Constraints Sheet to the satisfaction of the Environmental Programs Division.

The ECS map must be stamped by the Riverside County Surveyor with the following notes:

"No disturbances may occur within the boundaries of the of the constraint areas."

"Brush management to reduce fuel loads to protect urban uses (fuel modification zones) will not encroach into the constraint areas."

"Night lighting shall be directed away from the constraint area. Shielding shall be incorporated in project designs to ensure ambient lighting in the constraint areas is not increased."

FIRE DEPARTMENT

50.FIRE. 2

MAP-#64-ECS-DRIVEWAY ACCESS

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Driveways exceeding 150' in length, but less than 800' in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800', turnouts shall be provided no more than 400' apart. Turnouts shall be a minimum of 10' wide and 30' in length, with a minimum 25' taper on each end.

A approved turnaround shall be provided at all building sites on driveways over 150 feet in length, and shall be within 50' of the building.

50.FIRE. 3

MAP-#73-ECS-DRIVEWAY REQUIR

RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%.access will not be less than 20 feet in width per the 2013 CFC. and will have a vertical clearance of 13'6".

Access will be designed to withstand the weight of 70 thousand pounds

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50. PRIOR TO MAP RECORDATION

50.FIRE. 3 MAP-#73-ECS-DRIVEWAY REQUIR (cont.) RECOMMND

Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

50.FIRE. 4 MAP-#67-ECS-GATE ENTRANCES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate entrances shall be at least two feet wider than the width of the traffic lanes) serving that gate. Any gate providing access from a road to a driveway shall be located at least 35 feet setback from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. here a one-way road with a single traffic lane provides access to a gate entrance, a 38 feet turning radius shall be used.

50.FIRE. 5 MAP-#88-ECS-AUTO/MAN GATES RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Gate(s) shall be automatic minimum 20 feet in width. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30' pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

50.FIRE. 6 MAP-#53-ECS-WTR PRIOR/COMBUS RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: The required water system, including fire hydrants, shall be installed and accepted by the appropriate water agency prior to any combustible building material placed on an individual lot.

50.FIRE. 7 MAP-#98-ECS-HYDRANT RECOMMND

Ecs map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a building permit, a water system for fire protection must be provided: a domestic water system with an approved fire hydrant within 600' of the lot frontage

*Original letter from the water district shall be provided

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50. PRIOR TO MAP RECORDATION

PLANNING DEPARTMENT

50.PLANNING. 1 MAP - PREPARE A FINAL MAP RECOMMND

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

50.PLANNING. 2 MAP - SURVEYOR CHECK LIST RECOMMND

The County Transportation Department - Survey Division shall review any FINAL MAP and ensure compliance with the following:

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 2.5 gross acres.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the Residential Agricultural 2 1/2 acre min. (R-A-2 1/2) zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

50.PLANNING. 3 MAP - REQUIRED APPLICATIONS RECOMMND

No FINAL MAP shall record until General Plan Amendment No. 1039 have been approved and adopted by the Board of Supervisors and made effective. This land division shall conform with the development standards of the designation and/or zone ultimately applied to the property.

50.PLANNING. 7 MAP - QUIMBY FEES (1) DRAFT

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Riverside County

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 7 MAP - QUIMBY FEES (1) (cont.) DRAFT

CSA 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

50.PLANNING. 13 MAP - FINAL MAP PREPARER RECOMMND

The FINAL MAP shall be prepared by a licensed land surveyor or registered civil engineer.

50.PLANNING. 14 MAP - ECS SHALL BE PREPARED RECOMMND

The land divider shall prepare an Environmental Constraints Sheet (ECS) in accordance with Section 2.2. E. & F. of County Ordinance No. 460, which shall be submitted as part of the plan check review of the FINAL MAP.

50.PLANNING. 18 MAP - COMPLY WITH ORD 457 RECOMMND

The land divider shall provide proof to the County Planning Department - Land Use Division that all structures or human occupancy presently existing and proposed for retention comply with Ordinance No. 457.

50.PLANNING. 20 MAP - FEE BALANCE RECOMMND

Prior to recordation, the Planning Department shall determine if the deposit based fees for the TENTATIVE MAP are in a negative balance. If so, any unpaid fees shall be paid by the land divider and/or the land divider's successor-in-interest.

50.PLANNING. 23 MAP - ECS NOTE MT PALOMAR LIGH RECOMMND

The following Environmental Constraint Note shall be placed on the ECS:

"This property is subject to lighting restrictions as required by County Ordinance No. 655, which are intended to reduce the effects of night lighting on the Mount Palomar Observatory. All proposed outdoor lighting systems shall be in conformance with County Ordinance No. 655."

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 24 MAP - ECS AFFECTED LOTS RECOMMND

In accordance with Section 9.5. 12. of Ordinance No. 460,
the following note shall be placed on the FINAL MAP:

"ENVIRONMENTAL CONSTRAINT NOTE:
Environmental Constraint Sheet affecting this map
is on file in the Office of the Riverside County Surveyor
in E.C.S. Book ____, Page ____. This affects Parcel No. 2
"

SURVEY DEPARTMENT

50.SURVEY. 1 MAP - EASEMENT RECOMMND

Any easement not owned by a public utility, public entity
or subsidiary, not relocated or eliminated prior to final
map approval, shall be delineated on the final map in
addition to having the name of the easement holder, and the
nature of their interests, shown on the map.

TRANS DEPARTMENT

50.TRANS. 1 MAP - ENCROACHMENT PERMIT RECOMMND

Any work performed within the County right-of-way shall
have an encroachment permit.

50.TRANS. 2 MAP - CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805,
Ordinance 461, except for corners at Entry streets
intersecting with General Plan roads, they shall be applied
per Exhibit 'C' of the Countywide Design Guidelines.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 MAP - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits -
whichever comes first - the applicant shall provide the
Building and Safety Department evidence of compliance with
the following: "Effective March 10, 2003 owner operators
of grading or construction projects are required to comply
with the N.P.D.E.S. (National Pollutant Discharge
Elimination System) requirement to obtain a construction

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 MAP - NPDES/SWPPP (cont.)

RECOMMND

permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov .

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 MAP - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 MAP - DRNAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed in accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 11 MAP - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 MAP- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 MAP - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP - SWPPP REVIEW (cont.) RECOMMND

Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 MAP - IF WQMP REQUIRED RECOMMND

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 16 MAP - EXISTING GRDG TO CODE RECOMMND

ALL EXISTING GRADING SHOWN ON TENTATIVE MAP NO. 36860
PARCEL 2 SHALL BE BROUGHT TO CODE.

EPD DEPARTMENT

60.EPD. 1 MAP - MBTA SURVEY RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.EPD. 1 MAP - MBTA SURVEY (cont.) RECOMMND

Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

FIRE DEPARTMENT

60.FIRE. 2 MAP - REVIEW & APPROVAL RECOMMND

Fire Department shall review and approve the water and access for new structure

PLANNING DEPARTMENT

60.PLANNING. 2 MAP - BUILDING PAD GRADING RECOMMND

All grading for any proposed new dwellings and/or accessory buildings shall occur within the approved building pad sites shown on the TENTATIVE MAP.

60.PLANNING. 4 MAP - SLOPE GRADING TECHNIQUES RECOMMND

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques:

1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain.

2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain.

3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding.

4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 16 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7.5 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 18 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said grading plan shall be in conformance with the approved tentative map, in Compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

70. PRIOR TO GRADING FINAL INSPECT

EPD DEPARTMENT

70.EPD. 1 MAP - MBTA REPORT

RECOMMND

Prior to the finalization of the grading permit the biologist that conducted the MBTA clearance survey must

CEL MAP Parcel Map #: PM36860

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70. PRIOR TO GRADING FINAL INSPECT

70.EPD. 1 MAP - MBTA REPORT (cont.) RECOMMND

submit a final MBTA Clearance Report to EPD for review and approval.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 MAP - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 MAP - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1. Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 3 MAP - EXISTING GRDG TO CODE RECOMMND

Prior to issuance of a building permit, the applicant/owner shall have brought the existing grading to code and received approval to construct from the Building and Safety Department.

E HEALTH DEPARTMENT

80.E HEALTH. 2 USE - PERC TEST REQD RECOMMND

A satisfactory detailed soils percolation report performed in accordance with the procedures outlined in the County of Riverside, Department of Environmental Health Technical Guidance Manual shall be required.

80.E HEALTH. 5 USE - SEPTIC PLANS RECOMMND

A set of three detailed plan drawn to scale (1"=20') showing the proposed subsurface sewage disposal system and floor plan/plumbing schedule to ensure proper septic tank sizing is required to be submitted to the Department of Environmental Health.

80.E HEALTH. 6 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

80.E HEALTH. 7 USE - DEH SITE EVALUATION RECOMMND

DEH Site evaluation is required. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at depth that extends at least 10 feet below the proposed system's trench bottom) is installed for DEH staff to evaluate.

FIRE DEPARTMENT

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM RECOMMND

Prior to the release of your installation, site prep and/or building permits from Building and Safety. Written certification from the appropriate water district that the required fire hydrant(s) are either existing or that financial arrangements have been made to provide them.

Also a map or APN page showing the location of the fire

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FIRE. 1 MAP-#50B-HYDRANT SYSTEM (cont.) RECOMMND
 hydrant and access to the property.

80.FIRE. 2 MAP -REVIEW & APPROVAL RECOMMND
 Fire department shall review and approve, water and access
 for all single family dwellings, additions and projections.

80.FIRE. 3 MAP-RESIDENTIAL FIRE SPRINKLER RECOMMND
 Residential fire sprinklers are required in all one and two
 family dwellings per the California Residential Code,
 California Building Code and the California Fire Code.
 Contact the Riverside County Fire Department for the
 Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

PLANNING DEPARTMENT

80.PLANNING. 1 MAP - UNDERGROUND UTILITIES RECOMMND
 All utility extensions within a lot shall be placed
 underground.

80.PLANNING. 7 MAP - SCHOOL MITIGATION RECOMMND
 Impacts to the Temecula Valley Unified School District
 shall be mitigated in accordance with California State law.

80.PLANNING. 8 MAP - WASTE MGMT. CLEARANCE RECOMMND
 A clearance letter from Riverside County Waste Management
 Department shall be provided to the Riverside County
 Planning Department verifying compliance with the
 conditions contained in their letter dated January 26,
 2015, summarized as follows:

1) A Waste Recycling Plan (WRP) shall be submitted to the
Riverside County Waste Management Department for
approval.

80.PLANNING. 9 MAP - FEE BALANCE RECOMMND
 Prior to issuance of building permits, the Planning
 Department shall determine if the deposit based fees are

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 9 MAP - FEE BALANCE (cont.)

RECOMMND

in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 MAP - PRECISE GRADE INSP

RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

1.Precise grade inspection.

i.Precise Grade Inspection can include but is not limited to the following:

1.Installation of slope planting and permanent irrigation on required slopes

2.Completion of drainage swales, berms, onsite drainage facilities and required drainage away from foundation.

90.BS GRADE. 2 MAP - PRECISE GRD'G APRVL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1.Requesting a Precise Grade Inspection and obtaining precise grade approval from a Riverside County inspector.

2.Submitting a "Wet Signed" copy of the Precise Grade Certification from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 MAP - IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE- E.HEALTH CLEARANCE REQ

RECOMMND

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

90.FIRE. 1 MAP - VERIFICATION INSPECTION

RECOMMND

PRIOR TO MOVING INTO THE RESIDENCE YOU SHALL CONTACT THE RIVERSIDE COUNTY FIRE DEPARTMENT TO SCHEDULE AN INSPECTION FOR THE ITEMS THAT WERE SHOWN AT THE BUILDING PERMIT ISSUANCE IE: ACCESS, ADDRESSING, WATER SYSTEM AND/OR FUEL MODIFICATION.

PARCEL MAP Parcel Map #: PM36860

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90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1 MAP - VERIFICATION INSPECTION (cont.) RECOMMND

Riverside office (951)955-4777
Indio office (760)863-8886

PLANNING DEPARTMENT

90.PLANNING. 4 MAP - QUIMBY FEES (2) DRAFT

The land divider/permit holder shall present certification to the Riverside County Planning Department that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of County Ordinance No. 460 has taken place. Paid certification shall be obtained from the CSA 152.

90.PLANNING. 5 MAP - AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated January 26, 2015, summarized as follows:

1) Provide evidence (i.e., receipts or other type of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) to the Planning Division of the Riverside County Waste Department.

90.PLANNING. 6 MAP - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 7.5 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside

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09:28

Riverside County LMS
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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6

MAP - SKR FEE CONDITION (cont.)

RECOMMND

County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

**LAND DEVELOPMENT COMMITTEE
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: January 7, 2015

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – M. Osur
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones
Riv. Co. Surveyor – B. Robinson
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
County Service Area No. 152 c/o EDA
3rd District Supervisor

3rd District Planning Commissioner
Eastern Municipal Water Dist.
Rancho California Water Dist.
Southern California Edison
Southern California Gas Co.
Air Qlty. Mgt. South Coast

TENTATIVE PARCEL MAP NO. 36860 - EA41872 - Applicant: Henry P. Azarioon - Engineer/Representative: Reza James - Rancho California Zoning Area - Third Supervisorial District - Southwest Area Plan: Rural: Rural Residential (R:RR) (5 acres minimum) - Location: Southwest corner of Delgado Way and Pardo Del Sol intersection- 6.96 Gross Acres - Zoning: Residential Agricultural - 2 ½ Acre Minimum (R-A-2 ½) Zone - **REQUEST: Schedule H subdivision of 6.96 gross acres into two parcels with a mininum size of 2 ½ acres. - APN: 927-260-015 (Related Cases: GPA No. 1039 and HANS02103)**

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **LDC meeting on January 29, 2015** All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Phayvanh Nanthavongdouangsy**, Project Planner, at (951) 955-6573 or email at pnanthav@rctlma.org / **MAILSTOP# 1070.**

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.



**Rancho
Water**

December 16, 2014

Case Planner
County of Riverside
Department of Environmental Health
3880 Lemon Street, 2nd Floor
Post Office Box 1206
Riverside, CA 92502

**SUBJECT: WATER AVAILABILITY
41485 PARADO DEL SOL DRIVE; PARCEL NO. 80 OF
PARCEL MAP NO. 3944; APN 927-260-015
[HENRY AZARIOON]**

Dear Case Planner:

Please be advised that the above-referenced project/property is located within the service boundaries of Rancho California Water District (RCWD/District). The subject project/property fronts an existing 8-inch diameter water pipeline (1880 Pressure Zone) within Delgado Way and Parado Del Sol Drive.

Water service to the subject project/property exists (under Account No. 3046972). Additions or modifications to water service arrangements are subject to the Rules and Regulations (governing) Water System Facilities and Service, as well as the completion of financial arrangements between RCWD and the property owner.

Water service to individual lots will require the extension of water facilities within dedicated public and/or private right-of-ways. Individual water meters will be required for each lot and/or project unit, including separate water meters for landscape irrigation, as applicable.

Water availability is contingent upon the property owner(s) destroying all on-site wells and signing an Agency Agreement that assigns water management rights, if any, to RCWD. **In addition, water availability is subject to water supply shortage contingency measures in effect (pursuant to RCWD's Water Shortage Contingency Plan or other applicable ordinances and policy), and/or the adoption of a required Water Supply Assessment for the development, as determined by the Lead Agency.**

There is no recycled water currently available within the limits established by Resolution 2007-10-5. Should recycled water become available in the future, the project/property may be required to retrofit its facilities to make use of this availability in accordance with Resolution 2007-10-5. Recycled water service, therefore, would be available upon construction of any required on-site and/or off-site recycled water facilities and the completion of financial arrangements between RCWD and the property owner. Requirements for the use of recycled water are available from RCWD.

Board of Directors:

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Director of Operations &
Maintenance

Andrew L. Webster, P.E.
Chief Engineer

Kelli E. Garcia
District Secretary

James B. Gilpin
Best Best & Krieger LLP
General Counsel

As soon as feasible, and prior to the preparation of California Environmental Quality Act (CEQA) documents, the project proponent should contact RCWD for a determination of existing water system capability, based upon project-specific demands and/or fire flow requirements, as well as a determination of proposed water facilities configuration. If new facilities are required for service, fire protection, or other purposes, the project proponent should contact RCWD for an assessment of project-specific fees and requirements. Please note that separate water meters will be required for all landscape irrigation.

Sewer service to the subject project/property, if available, would be provided by Eastern Municipal Water District. If no sewer service is currently available to the subject project/property, all proposed waste discharge systems must comply with the State Water Resources Control Board and/or health department requirements.

If you should have any questions or need additional information, please contact an Engineering Services Representative at the District office at (951) 296-6900.

Sincerely,

RANCHO CALIFORNIA WATER DISTRICT



Krisma Crowell
Engineering Services Representative

cc: Corey Wallace, Engineering Manager-Design
Warren Back, Engineering Manager-Planning
Heath McMahon, Construction Contracts Manager
Corry Smith, Engineering Services Supervisor
Phillip Dauben, Associate Engineer
Henry Azaroon