

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




5013


FROM: TLMA – Planning Department

SUBMITTAL DATE:
December 14, 2015

SUBJECT: CHANGE OF ZONE NO. 7843, ORDINANCE NO. 348.4816, TENTATIVE TRACT MAP NO. 36639, and EXCEPTION TO ORDINANCE NO. 460 SECTION 3.8.C – Intent to adopt a Mitigated Negative Declaration – Applicant: Kevin and Pauline Doan – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Northerly of Nandina Avenue, southerly of Mariposa Avenue, westerly of Porter Avenue, and easterly of Washington Street – 74.8 Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1) – REQUEST: The Change of Zone proposes to change the site's zoning classification from Residential Agricultural – 1 Acre Minimum (R-A-1) to Residential Agricultural – 1 Acre Minimum (R-A-1) and Residential Agricultural – 10 Acre Minimum (R-A-10). The Tentative Tract Map is a Schedule "B" subdivision of 74.8 acres into 52 single family residential lots. The exception to Ordinance No. 460, Section 3.8.C. requests an exception to the lot depth to width ratio of 1 to 4 for lots numbers 37, 38, 39, and 40 due to topographical constraints. Deposit based funds 100%.

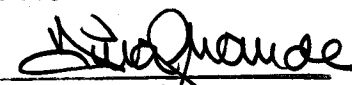

Steve Weiss, AICP
Planning Director

(Continued on next page)


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	

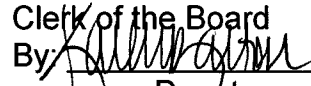
SOURCE OF FUNDS: Deposit based funds
Budget Adjustment: N/A
For Fiscal Year: N/A

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

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended and that Ordinance 348.4816 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington, Ashley and Benoit
Nays: None
Absent: None
Date: February 9, 2016
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.: District:1 Agenda Number:

16-2

FORM APPROVED COUNTY COUNSEL
BY: GREGORY P. PRIAMOS
DATE: 1/19/16
Departmental Concurrent

A-30
 4/5 Vote
 Positions Added
 Change Order

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7843, ORDINANCE NO. 348.4816, TENTATIVE TRACT MAP NO.
36639, AND EXCEPTION TO ORDINANCE NO. 460, SECTION 3.8.C.**

DATE: December 14, 2015

PAGE: Page 2 of 3

RECOMMENDED MOTION: The Planning Commission recommends that the Board of Supervisors:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42663** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE CHANGE OF ZONE NO. 7843, to change the zoning of the project site from Residential Agricultural – 1 Acre Minimum (R-A-1) to Residential Agricultural – 1 Acre Minimum (R-A-1) and Residential Agricultural – 10 Acre Minimum (R-A-10) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; and,

ADOPT ORDINANCE NO. 348.4816 amending the zoning in the Woodcrest Area shown on Map No. 59.070 Change of Zone No. 7843 attached hereto and incorporated herein by reference; and,

APPROVE THE EXCEPTION TO ORDINANCE NO. 460, SECTION 3.8.C. (lot depth to width ratio) for lots 37, 38, 39, and 40 based upon the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE TRACT MAP NO. 36639, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

BACKGROUND:

Summary

CHANGE OF ZONE NO. 7843 proposes to change the zoning of the project site from Residential Agricultural – 1 Acre Minimum (R-A-1) to Residential Agricultural – 1 Acre Minimum (R-A-1) and Residential Agricultural – 10 Acre Minimum (R-A-10).

TENTATIVE TRACT MAP NO. 36639 is a schedule “B” subdivision of 74.8 acres into 52 single family residential lots. Lots 1 through 50 will have a minimum lot size of one (1) acre and lots 51 and 52 will have a minimum lot size of 10 acres.

EXCEPTION TO ORDINANCE NO. 460, SECTION 3.8.C. (lot depth to width ratio) for lots 37, 38, 39, and 40 due to the topographical constraint of steep slopes located at the rear of each lot. Staff had determined that the exception will not be detrimental to the public health, safety, or welfare. More specifically, the steep slopes (3:1) within the project site will be maintained by a Community Facility District (CFD) rather than the homeowners themselves, and development along the slopes will be strictly prohibited.

At the September 30, 2015, Planning Commission hearing, staff introduced a memo into the record which outlined two (2) letters received by the City of Riverside. The City of Riverside has identified that the City’s and County’s land use designation of the project site are inconsistent and has requested that the project applicant be conditioned to apply for a General Plan Amendment (GPA) with the City of Riverside. It is not appropriate for the County to require the applicant to file a GPA with the City of Riverside. At this time, the project site is located within the County’s jurisdiction and, as outlined in the City of Riverside’s letter, the project site is not located within an active annexation area. If the project site were to be incorporated into the City of Riverside, then the applicant would be required to file a GPA with the City of Riverside at that time. The proposed Change of Zone and Tentative Tract Map are consistent with the Riverside County General Plan and Ordinance No. 460.

Staff also received a letter from a neighboring community member which expressed concerns regarding what impacts the development will have on water runoff through their property. Staff has identified that the project

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CHANGE OF ZONE NO. 7843, ORDINANCE NO. 348.4816, TENTATIVE TRACT MAP NO.
36639, AND EXCEPTION TO ORDINANCE NO. 460, SECTION 3.8.C.**

DATE: December 14, 2015

PAGE: Page 3 of 3

will have a minor increase in runoff to the neighbor's property. In order to mitigate the minor increased runoff to the neighboring property, the Planning Commission recommended to modify Condition of Approval 10.Trans.19 to require an additional rip-rap in the area where the outlet structure and drainage course exists.

In addition, during the public hearing, the project engineer submitted a supplemental exhibit that showed an additional 14 foot horse trail easement in lots 51 and 52. Conditions of Approval 10.Parks.1 and 50.Parks.1 were modified by the Planning Commission to incorporate the proposed 14 foot horse trail easement that was presented during the public hearing.

The Planning Commission recommended approval of the project with the three (3) modified conditions of approval set forth above to the Board of Supervisors by a vote of 4-0.

Impact on Citizens and Businesses

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

ATTACHMENTS:

- A. **ORDINANCE NO. 348.4816**
- B. **PLANNING COMMISSION MINUTES**
- C. **PLANNING COMMISSION MEMORANDUM**
- D. **PLANNING COMMISSION STAFF REPORT**

ORDINANCE NO. 348.4816

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

Section 1. Section 4.1 of Ordinance No. 348, and Woodcrest District Zoning Plan Map No. 59, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Woodcrest District, Map No. 59.070 Change of Zone Case No. 7843," which map is made a part of this ordinance.

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

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

By: John J. Benoit
Chairman, Board of Supervisors
JOHN J. BENOIT

ATTEST: KECIA HARPER-IHEM

Clerk of the Board

By: Kecia Harper-Ihem
Deputy

(SEAL)

APPROVED AS TO FORM
December 29, 2015

By: Michelle Clack
MICHELLE CLACK
Deputy County Counsel

MPC:sk
12/17/15

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on February 9, 2016, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

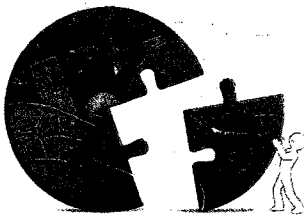
AYES: Jeffries, Tavaglione, Washington Benoit and Ashley
NAYS: None
ABSENT: None

DATE: February 9, 2016

KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

SEAL



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

Schedule for
02-09-2016
K.H.H.

DATE: December 15, 2015

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside

SUBJECT: CHANGE OF ZONE NO. 7843 (CZ07843) AND TENTATIVE TRACT NO. 36639 (TR36639)
(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: (1st Dist) Press Enterprise
- 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:
(1st Dist) Press Enterprise

2015 DEC 15 10:15 AM

Original
Form 11 - and 1 Board Packet
is at Executive's Office

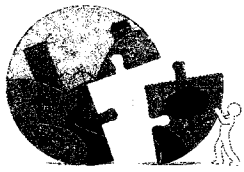
Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

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"

RECEIVED RIVERSIDE COUNTY
CLERK / BOARD OF SUPERVISORS

2016 JAN 19 PM 3:36



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 30, 2015**

I. AGENDA ITEM 4.2

CHANGE OF ZONE NO. 7843 AND TENTATIVE TRACT MAP NO. 36639 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Kevin and Pauline Doan – Engineer/Representative: Adkan Engineers – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum) – Location: Northeast corner of Nandina Avenue and Washington Street – 74.8 Gross Acres – Zoning: Residential Agricultural – 1 Acre Minimum (R-A-1).

II. PROJECT DESCRIPTION:

The Change of Zone proposes to change the zoning classification of the project site from Residential Agricultural – 1 Acre Minimum (R-A-1) to Residential Agricultural (R-A-1)– 1 Acre Minimum and Residential Agricultural – 10 Acre Minimum (R-A-10). The Tentative Tract Map is a schedule "B" subdivision of 74.8 acres into 52 residential lots. Lots 1 through 50 will have a minimum lot size of one acre and lots 51 and 52 will have a minimum lot size of 10 acres. In addition, the project scope involves an exception to Ordinance No. 460, Section 3.8.C (lot depth to width ratio) for lots 37, 38, 39, and 40 due to topographical constraints.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Peter Lange at (951) 955-1417 or email plange@rctlma.org.

- Mitch Adkinson, Applicant's Representative, 6879 Airport Drive, Riverside, spoke in favor of the proposed project.
- Art Cassel, Neighbor, spoke in opposition to the proposed project.
- No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None

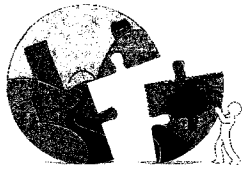
V. PLANNING COMMISSION ACTION:

Public Hearing: Closed

Motion by Commissioner Chairman Valdivia, 2nd by Commissioner Hake

A vote of 4-0 (Commissioner Leach recused herself)

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.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
SEPTEMBER 30, 2015**

RECOMMENDED THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

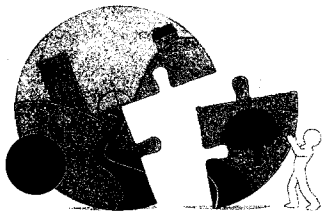
ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42663**;
and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7843; and,

APPROVE THE EXCEPTION TO ORDINANCE NO. 460, SECTION 3.8.C (lot depth to width ratio) for lots
37, 38, 39, and 40 and the Conditions of Approval as modified at hearing; and,

APPROVE TENTATIVE TRACT MAP NO. 36639.

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.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

Memorandum

DATE: September 30, 2015
TO: Riverside County Planning Commission
FROM: Planning Staff
RE: **Additional Information for Planning Commission Agenda Item 4.2: Change of Zone No. 7843 and Tentative Tract Map No. 36639**

City of Riverside Letters:

Attached to this memo are two (2) letters received from the City of Riverside Planning Department (dated March 5, 2014 and September 23, 2015). The City of Riverside identifies that the project site is located within the southern Sphere of Influence of Riverside but not located within an active annexation area. The City of Riverside has identified that the City's and County's land use designation of the project site are inconsistent. The City of Riverside's land use designation is Agricultural (A) and the County's land use designation is Very Low Density Residential (VLDR). In order to resolve this issue, the City of Riverside has requested that the project applicant be conditioned to apply for a General Plan Amendment (GPA) with the City of Riverside Planning Department which would amend the City's land use designation to Very Low Density Residential (VLDR).

Through coordinating with County Counsel, staff has determined that the County does not have legal authority to require the applicant to file a General Plan Amendment with the City of Riverside. As outlined in the City of Riverside's letter, this project site is not located within an active annexation area. If the project were to be incorporated into the City of Riverside, then the applicant would be required to file a General Plan Amendment with the City of Riverside at that time. The proposed Change of Zone and Tentative Tract Map are consistent with the Riverside County General Plan and Ordinance No. 348.

Stevens Letter:

On September 7, 2015, staff received a letter from a neighboring community member which expressed concerns regarding this subdivision. More specifically, the applicant expressed concerns regarding what impacts the development will have on water runoff through their (Mr. and Mrs. Stevens) property.

Through coordinating with the project engineer (Adkan), staff has identified that the project will have a minor increase in runoff to the Stevens property. The increase is less than 1.0 cubic foot per second and the County will condition the project to provide additional rip-rap in the area where the outlet structure and drainage course exists on the Stevens property to mitigate the increased flows. However, if during the final design and analysis of the project the increased runoff can be eliminated, the project will not provide rip-rap.

Horse Trail Easement:

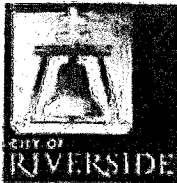
On September 29, 2015, staff received a plan for a proposed horse easement trail located within the southeastern portion of the project site. The trail will be a fourteen (14) foot horse trail easement which will circulate through a portion of the open space area of the project site where it will then connect onto an existing community trail. The trail will be constructed by the applicant and maintained by the Riverside County Parks and Recreation Department. The plan is attached to this memo.

Conceptual Landscape Plan:

Attached to this memo is the final landscape plan for the proposed subdivision (TR36639).

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555



Community Development
Department
Planning Division

City of Arts & Innovation

March 5, 2014

Paul Rull, Project Planner
County of Riverside Planning Department
County of Riverside Permit Assistance Center
4080 Lemon Street, 9th Floor
Riverside CA, 92501

SUBJECT: TENTATIVE TRACT MAP NO. 36639

Dear Mr. Rull:

Thank you for the opportunity to comment on the above-noted project - a proposed Schedule B subdivision to create 50 single family residential lots with a minimum lot size of 1 acre on 74.8 gross acres located at the northeast corner of Nandina Avenue and Washington Street. City staff has reviewed the proposed subdivision and offers the following comments:

- **General Plan Land Use Consistency** - The proposed subdivision is not located in an active annexation area; however, it is within the City's southern sphere of influence. The City's General Plan 2025 land use designation for the project site is A – Agricultural.

The developable portion of the subdivision where residential lots are proposed appears to be consistent with the existing County General Plan land use designation of the Lake Mathews/Woodcrest Area Plan – Rural Community: Very Low Density Residential (RC: VLDR) (1-acre minimum) and the County's Residential Agricultural-1 (1 acre minimum) R-A-1 Zone. The pattern and density of development northerly and southerly of the project site is similar to the approximately 1 unit per acre density proposed.

While the subdivision may be consistent with the County General Plan land use designation and zoning, it is inconsistent with the City's General Plan 2025 Agricultural land use designation for the area. The City's Agricultural land use designation is intended for agricultural production with incidental residential uses at density of 0.20 dwelling units per acre – one dwelling unit per five acres.

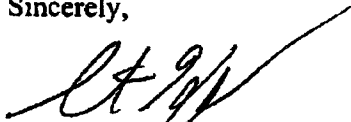
Additionally, portions of the project site where single-family lots are proposed are identified by the County and in the City's Open Space and Conservation Element as Farmland of Statewide Importance, Unique Farmland and Farmland of Local Importance.

With regard to General Plan consistency, adoption of the proposed subdivision can individually or cumulatively create impacts that are not mitigated or anticipated by the City's current adopted long range planning documents. In an effort to achieve consistency between the County and City General Plan, and to jointly plan development in unincorporated areas adjacent to cities, City staff requests that as a condition of approval the applicant file a General Plan Amendment with the City to change the City land use designation from A -Agricultural to Very Low Density Residential. Please note that the filing of a General Plan Amendment application with the City does not guarantee or otherwise secure the City's approval of a General Plan Amendment.

- **Circulation and Traffic** - The proposed map shows right-of-way width of 100 feet for Washington Street, 88 feet for Nandina Avenue and no right-of-way for Mariposa Avenue. The Circulation Element of the City of Riverside's General Plan 2025 Master Plan of Roadways identifies Washington Street as 110-foot wide, 4-lane Arterial, Nandina Avenue as 100-foot wide, four-lane Arterial and Mariposa Avenue as a 66-foot wide, 2-lane Collector extending eastward from Washington Street to Porter Avenue. Further, the Circulation Element of the County General Plan identifies Washington Street as 118-foot-wide Major Arterial and Nandina Avenue as a 100-foot-wide Secondary Arterial. The proposed subdivision map needs to be revised to show that streets will be built and improved consistent with the City's and County's General Plans.

We look forward to continue working with you. Please send us copies of all revised plans, staff reports, and environmental reviews as it pertains to this project. Should you have any questions regarding this letter, please contact Doug Darnell, Senior Planner, at (951) 826-5219 or by e-mail at ddarnell@riversideca.gov.

Sincerely,



Steve Hayer, AICP
City Planner

- c: Rusty Bailey, Mayor
Riverside City Council Members
Scott Barber, City Manager
Deanna Lorson, Assistant City Manager
Al Zelinka, Community Development Director
Emilio Ramirez, Deputy Community Development Director
Tom Boyd, Deputy Public Works Director/City Engineer
Kevin Jeffries, Supervisor District 1, 4080 Lemon Street, 5th Floor, Riverside CA, 92501
Juan C. Perez, Interim Planning Director, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
Kevin and Paulene Doan, Adkan Engineers 6879 Airport Drive, Riverside, CA 92504



Community Development
Department
Planning Division

City of Riverside

September 23, 2015

Peter Lange
Project Planner
Riverside County Planning Department
PO Box 1409
Riverside, CA 92502-1409

Subject: Notice of Riverside County Planning Commission Public Hearing and Intent to Adopt a Mitigated Negative Declaration for Change of Zone No. 7843 & Tentative Tract Map No. 36639 - Amended No. 3

Dear Mr. Lange:

Thank you for the opportunity to comment on the above-noted project - a proposed change of zone and tentative tract map for a Schedule "B" subdivision of 74.8 acres into 52 single family residential lots with a minimum lot size of 1 acre on 74.8 gross acres located easterly of Washington Street, southerly of Mariposa Avenue, northerly of Nandina Avenue, and westerly of Porter Avenue

In March of 2014, the City provided comments to the County. (see attached) The attached comment letter informed the County that the proposed project is located within the City's southern sphere of influence and that the City's General Plan 2025 land use designation for the project site is A - Agricultural. The letter further stated issues of concern related to the project's inconsistency with the City's General Plan 2025 Agricultural land use designation for the project site, and inconsistency with the GP 2025 Circulation and Community Mobility Element's Master Plan of Roadways designations and right-of-way widths for Washington Street (110-foot wide 4-lane arterial), Nandina Avenue (100-foot wide, four lane arterial), and Mariposa Avenue (66-foot wide, 2-lane collector).

City staff notes and recognizes that the proposed tract map (TM 36639 - Amended No. 3) now reflects right-of-way widths for Washington Street and Nandina Avenue (half-street width, centerline to project boundary) which are consistent with the County and City General Plans. With the exception of the above noted right of way changes, the comments of the City's March 2014 letter are still applicable (refer to comments of the attached letter). We request that the County Planning Commission consider in their recommendation, actions that will address outstanding issues identified by the City.

We look forward to continue working with you. Should you have any questions regarding this letter, please contact Doug Darnell, Senior Planner, at (951) 826-5219 or by e-mail at ddarnell@riversideca.gov.

Sincerely,



Jay Eastman, AICP
Interim City Planner

Enclosures: March 5, 2014 City comment letter to the County

cc: Rusty Bailey, Mayor
Riverside City Council Members
John A. Russo, City Manager
Al Zelinka, Assistant City Manager
Emilio Ramirez, Interim Community Development Director
Tom Boyd, Public Works Director
Girish Balachandran, Public Utilities General Manager
Kevin Jeffries, Supervisor District 1, 4080 Lemon Street, 5th Floor, Riverside CA, 92501
Steve Weiss, Riverside County TLMA Planning Director, 4080 Lemon Street, 9th Floor,
Riverside, CA 92502
Kevin and Paulene Doan, c/o Leroy Nichols, Sexton Real Estate, 3593 Arlington Ave.
Riverside, CA 92506
Adkan Engineers 6879 Airport Drive, Riverside, CA 92504

JE:dd

Robert L. and Jill E. Stevens
16991 Nandina Avenue
Riverside, California 92504-8825

September 7, 2015

Riverside County Planning Department
Attn: Peter Lange
P. O. Box 1409
Riverside, CA 92502-1409

Regarding: Intent to Adopt a Mitigated Negative Declaration
Change of Zone No. 7843 and Tentative Tract Map No. 36639

Dear Mr. Lange and Planning Commission

I just received the Notice of Public Hearing regarding the change in Zoning of the above Tract Map. I live at the Southwest corner of Nandina Avenue and Washington Street. My home is directly Diagonal to the proposed development. My property has a drainage ditch and Pipe Line under Washington Street. The drainage comes for water runoff from the western side of Washington Street and Washington Street itself. The Pipeline was not completed to the end of my property and into the common drainage area directly behind my Home.

I have some serious concerns regarding what impact this development will have on water runoff through my Property. Currently, there is considerable erosion from past runoff in the ditch on my property. Could you tell me the impact of future run off and what you intend to do about the runoff through my property? I would like to know this well in advance of the Planning Department Hearing so that I may have the opportunity to consult with my Attorney on my options for mitigation of damage and or legal action against this Development.

Thank you ,

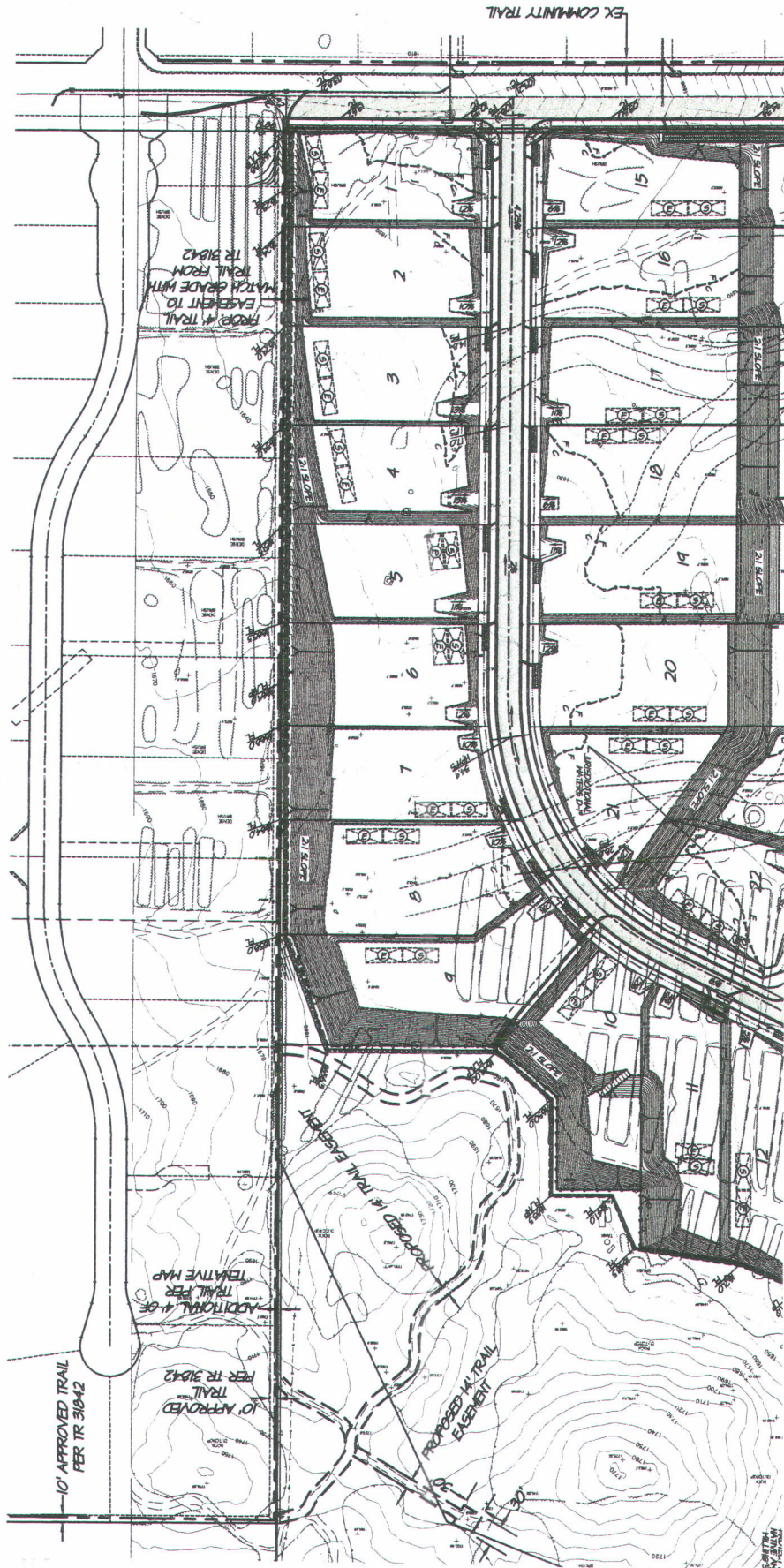


Robert L. Stevens



Jill E. Stevens

EXHIBIT A - HORSE TRAIL




PLANS PREPARED BY:	SCALE: 1"=100'	JOB NO. 8525	DATE: 9/29/15
adkan ENGINEERS Civil Engineering - Surveying - Planning 6870 Airport Drive, Riverside, CA 92504 Tel: (951) 888-0241 Fax: (951) 888-0999	APPLICANT: LEROY NICHOLS		TENTATIVE TRACT 29661 ADDITIONAL TRAIL EASEMENT

--- PROPOSED 14' TRAIL EASEMENT TO BE UNGRADED
 EXCEPT TO REMOVE ROCKS AND ASSURE RIDEABILITY
 --- EXISTING/APPROVED COMMUNITY TRAIL

4.2

Agenda Item No.:
Area Plan: Lake Mathews/Woodcrest
Zoning District: Woodcrest
Supervisorial District: First
Project Planner: Peter Lange
Planning Commission: September 30, 2015

CHANGE OF ZONE NO. 7843
TENTATIVE TRACT MAP NO. 36639
EXCEPTION TO ORDINANCE NO. 460, SECTION 3.8.C
ENVIRONMENTAL ASSESSMENT NO. 42663
Applicant: Kevin and Pauline Doan
Engineer/Representative: Adkan Engineers


Steve Weiss, AICP
Planning Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

CHANGE OF ZONE NO. 7843 proposes to change the zoning classification of the project site from Residential Agricultural-1 Acre Minimum (R-A-1) to Residential Agricultural-1 Acre Minimum (R-A-1) and Residential Agricultural-10 Acre Minimum (R-A-10).

TENTATIVE TRACT MAP NO. 36639 is a schedule "B" subdivision of 74.8 acres into fifty two (52) residential lots. Lots 1 through 50 will have a minimum lot size of one acre and lots 51 and 52 will have a minimum lot size of 10 acres.

EXCEPTION TO ORDINANCE NO. 460, SECTION 3.8.C requests an exception to the lot depth to width ratio of 1 to 4 for lots numbers 37, 38, 39, and 40 due to topographical constraints.

The proposed project is located in the Woodcrest community. More specifically, the project site is located easterly of Washington Street, southerly of Mariposa Avenue, northerly of Nadina Avenue, and westerly of Porter Avenue.

ISSUES OF POTENTIAL CONCERN:

Lot Dimension Consistency:

Outlined in Riverside County Ordinance No. 460, Section 3.8.C, the length of a residential lot cannot exceed four times the width. This standard is required for residential lots that are 18,000 square feet or greater. Residential lots 37 through 40 do not conform to this development standard due to the topographical constraint of large slopes at the rear of each lot. The length and width requirement will only be exceeded on one side of each lot and the useable pad to width ratio for each lot shall meet the minimum ratio requirements. As a result of the topographical constraint (steep slopes), the applicant has requested that lots 37 through 40 be exempt from the minimum depth to width ratio requirement.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC:VLDR)(1 acre minimum) and Rural-Rural Mountainous (R:RM)(10 acre minimum)
2. Surrounding General Plan Land Use (Ex. #5): Rural Community: Very Low Density Residential (RC:VLDR) to the north, south, east, and west.

3. Proposed Zoning (Ex. #2): Residential Agricultural-1 Acre Minimum (R-A-1) and Residential Agricultural-10 acre minimum (R-A-10)
4. Surrounding Zoning (Ex. #2): Residential Agricultural- 1 acre minimum (R-A-1) and Residential Agricultural- 30,000 square foot minimum (R-A-30000) to the west, Residential Agricultural- 30,000 square foot minimum (R-A-30000) and Residential Agricultural- 20,000 square foot minimum (R-A-20000) to the north, Light Agriculture- 10 acre minimum (A-1-10) and Light-Agriculture- 1 acre minimum (A-1-1) to the east, and Residential Agricultural- 1 acre minimum (R-A-1) to the south.
5. Existing Land Use (Ex. #1): Agriculture fields and vacant property.
6. Surrounding Land Use (Ex. #1): Single family residential and vacant property to the east and west and single family residential to the south and north.
7. Project Data:
Total Acreage: 74.8
Total Proposed Lots: 52
Proposed Min. Lot Size (Lot 1-50): 1 acre
Proposed Min. Lot Size (Lot 51-52): 10 acre
Schedule: B
8. Environmental Concerns: See attached environmental assessment

RECOMMENDATIONS:

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42663**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7843 to change the zoning of the project site from Residential Agricultural 1 Acre Minimum (R-A-1) to Residential Agricultural 1 Acre Minimum (R-A-1) and Residential Agricultural 10 Acre Minimum (R-A-10) in accordance with Exhibit #3, subject to adoption of the zoning ordinance by the Board of Supervisors; and, ; and,

APPROVE THE EXCEPTION TO ORDINANCE NO. 460, SECTION 3.8.C (lot depth to width ratio) for lots 37, 38, 39, and 40 based upon the findings and conclusions incorporated in the staff report; and,

APPROVE TENTATIVE TRACT MAP NO. 36639 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 Community: Very Low Density Residential (RC:VLDR)(1 acre minimum) and Rural: Rural Mountainous (R:RM)(10 acre minimum) on the Lake Mathews/Woodcrest Area Plan.
2. The project is consistent with the current Land Use designation of Rural Community: Very Low Density Residential (RC:VLDR)(1acre minimum) and Rural: Rural Mountainous (R:R)(10 acre minimum). More specifically, lots 1 through 50 has a current land use designation of Rural Community: Very Low Density Residential (RC:VLDR). This land use designation is intended for detached single family residential dwellings on large parcels of 1 to 2 acres in size. With lots 1 through 50 intended for detached single family residential dwellings on a lots size of 1 acre minimum, the residential lots are consistent with the Very Low Density Residential (RC: VLDR) land use designation.

Lot 51 and 52 have a current land use designation of Rural: Rural Mountainous (R:RM). The current land use designation is intended for single-family residential uses with a minimum lot size of 10 acres. Lots 51 and 52 are intended for detached single-family residential dwellings with a minimum lot size of 10 acres and in result, residential lots 51 and 51 are consistent with the Rural: Rural Mountainous (R:RM) land use designation.

3. The project site is surrounded by properties which are designated Rural Community: Very Low Density Residential (RC:VLDR) to the north, south, east, and west.
4. The proposed zoning for residential lots 1 through 50 will be Residential Agricultural-1 Acre Minimum (R-A-1) and lot 51 and 52 will have a zoning classification of Residential Agricultural-10 Acre Minimum (R-A-10).
5. The project site is surrounded by properties which are zoned Residential Agricultural- 1 Acre Minimum (R-A-1) and Residential Agricultural- 30,000 square foot minimum (R-A-30000) to the west, Residential Agricultural- 30,000 square foot minimum (R-A-30000) and Residential Agricultural- 20,000 square foot minimum (R-A-20000) to the north, Light Agriculture- 10 Acre Minimum (A-1-10) and Light Agriculture- 1 Acre Minimum (A-1-1) to the east, and Residential Agricultural- 1 Acre Minimum (R-A-1) to the south.
6. The proposed residential lots complies with the development standards for the Residential Agricultural (R-A-1) and Residential Agricultural- 10 acre minimum (R-A-10) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348. More specifically:

The development standards for Residential Agricultural (R-A) zoning classification require a minimum lot size of 20,000 square feet. Residential lots 1 through 50 shall have a minimum lot size of one (1) acre and lot 51 and 52 will have a minimum lot size of 10 acres. The proposed project complies with the minimum lot size requirement of the Residential Agricultural (R-A) zoning classification.

The development standards for the Residential Agriculture (R-A) zoning classification requires a minimum lot depth of 150 feet. The proposed project complies with the minimum lot depth requirement of the Residential Agricultural (R-A) zoning classification.

The development standards for the Residential Agricultural (R-A) zoning classification requires a minimum lot width of 100 feet. The proposed residential lots comply with the minimum width requirements of the Residential Agricultural (R-A) zoning classification because the minimum lot width for a residential lot is 100 feet.

7. Located within project vicinity are single family residential dwellings and vacant property to the east and west and single family residential to the south and north.
8. The proposed zoning classification for residential lot 1 through 50 shall be Residential Agricultural-1 acre minimum (R-A-1). The proposed zoning classification is highly consistent with the current land use designation of Rural Community: Very Low Density Residential (RC:VLDR). More specifically, lots which have a land use designation of Very Low Density Residential (VLDR) are required to have a one (1) acre minimum lot size. The proposed zoning classification (R-A-1) requires a one acre minimum lot size and in result, is consistent with the current land use designation.

The proposed zoning classification for residential lot 51 and 52 shall be Residential Agricultural-10 acre minimum (R-A-10). The proposed zoning classification is highly consistent with the current land use designation of Rural: Rural Mountainous (R:RM). More specifically, lots which have a land use designation of Rural Mountainous (RM) are required to have a ten (10) acre minimum lot size. The proposed zoning classification of Residential Agricultural-10 acre minimum (R-A-10) requires a ten (10) acre minimum lot size and in result, is consistent with the current land use designation of Rural: Rural Mountainous (R:RM).

9. As indicated in Environmental Assessment No. 42663, the proposed project is not located within a Criteria Cell of the Western Riverside County Multiple Species Conservation Plan (WRCMSHCP) and as such, is not required to dedicate a portion of the project site for dedication purposes.
10. Section 3.1.C of Ordinance No. 460 provides that exceptions from Ordinance No. 460 requirements related to design of the land division shall be granted only when it is determined that there are special circumstances applicable to the property, such as but not limited to size, shape or topographical conditions, and that the granting of the modification will not be detrimental to the public health, safety, or welfare or be damaging to other property in the vicinity.

Staff reviewed the proposed map and found that lot 37 through 40 will exceed the lot width depth ratio of 4 to 1 listed in Section 3.8.C of Ordinance No. 460. The applicant submitted a request to allow for an exception to Section 3.8.C due to steep slopes located at the rear of each lot and further stated that the lot width to depth ratio will only be exceeded on one side of each lot. Staff had determined that the four (4) lots are topographically constrained due to the steep slopes located at the rear of each lot. In addition, it has been determined that the exception will not be detrimental to the public health, safety, or welfare. More specifically, the steep slopes (3:1) within the project site will be maintained by a Community Facilities District (CFD) rather than the homeowners themselves and development along the slopes will be strictly prohibited. As conditioned, staff found that all other aspects of the project are consistent with the requirements for a Schedule "B" subdivision as well as all other provisions of Ordinance No. 460.

11. The proposed project is located within the Sphere of Influence of Riverside and is required to conform to the County's Memorandum of Understanding (MOU) with that city. During the initial transmittal period dated January 29, 2014, the project was sent to the City of Riverside for comments. The County received comments from the City of Riverside Planning Department on March 5, 2014. In result, the project has complied with the Memorandum of Understanding (MOU) with the City of Riverside.
12. The project site is located within Zone E of the March Air Reserve Base/Inland Port Airport Influence (AIA) and as a result, required review from the Airport Land Use Commission (ALUC). ALUC staff has determined that the proposed Change of Zone application is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan.
13. The project is located within a State Responsibility Area.
14. This land subdivision has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.
15. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
16. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787 by road standards for fire equipment access, standards for signs identifying streets, roads, and buildings, minimum private water supply reserves for emergency fire use, fuel brakes and green belts.
17. Environmental Assessment No. 42663 identified the following potentially significant impacts:
 - a. Biological Resources
 - b. Cultural Resources
 - c. Geology/Soils

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

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) and Rural: Rural Mountainous (R:RM) Land Use Designation, and with all other elements of the Riverside County General Plan.

2. The proposed project is consistent with the Residential Agricultural-1 acre minimum (R-A-1) and Residential Agricultural- 10 acre minimum (R-A-10) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. Permitting an exception from Section 3.8.C of Ordinance 460 for lots 37, 38, 39, and 40 will not be detrimental to the public health, safety, or welfare and it would not be damaging to the other property in the vicinity. In all other aspects the Tentative Tract Map proposal is consistent with the Schedule "B" map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally 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.
2. The project site is not located within:
 - a. A 100-year flood plain, an area drainage plan, or dam inundation area;
 - b. A High Fire Area;
 - c. An Agricultural Preserve;
 - d. Criteria Cell of the WRMSHCP;
 - e. Potential for liquefaction;
 - f. An subsidence area;
 - g. An area affected by soil subsidence;
 - h. An earthquake fault;
3. The project site is located within:
 - a. The City of Riverside Sphere of Influence;
 - b. Airport Influence Area for the March Air Reserve Base;
 - c. Stephens Kangaroo Rat Fee Area;
 - d. Riverside Unified School District;
 - e. Low Paleontological Sensitivity;
 - f. Riverside County Flood Control District;
 - g. A state responsibility area; and,
4. The subject site is currently designated as Assessor's Parcel Numbers 273-310-053 and 273-310-054.

**CHANGE OF ZONE NO. 7843
TENTATIVE TRACT MAP NO. 36639
EXEPTION TO ORDINANCE NO. 460, SECTION 3.8.C
Planning Commission Staff Report: September 30, 2015
Page 7 of 7**

Date Prepared: 01/01/01
Date Revised: 08/27/15

RIVERSIDE COUNTY PLANNING DEPARTMENT

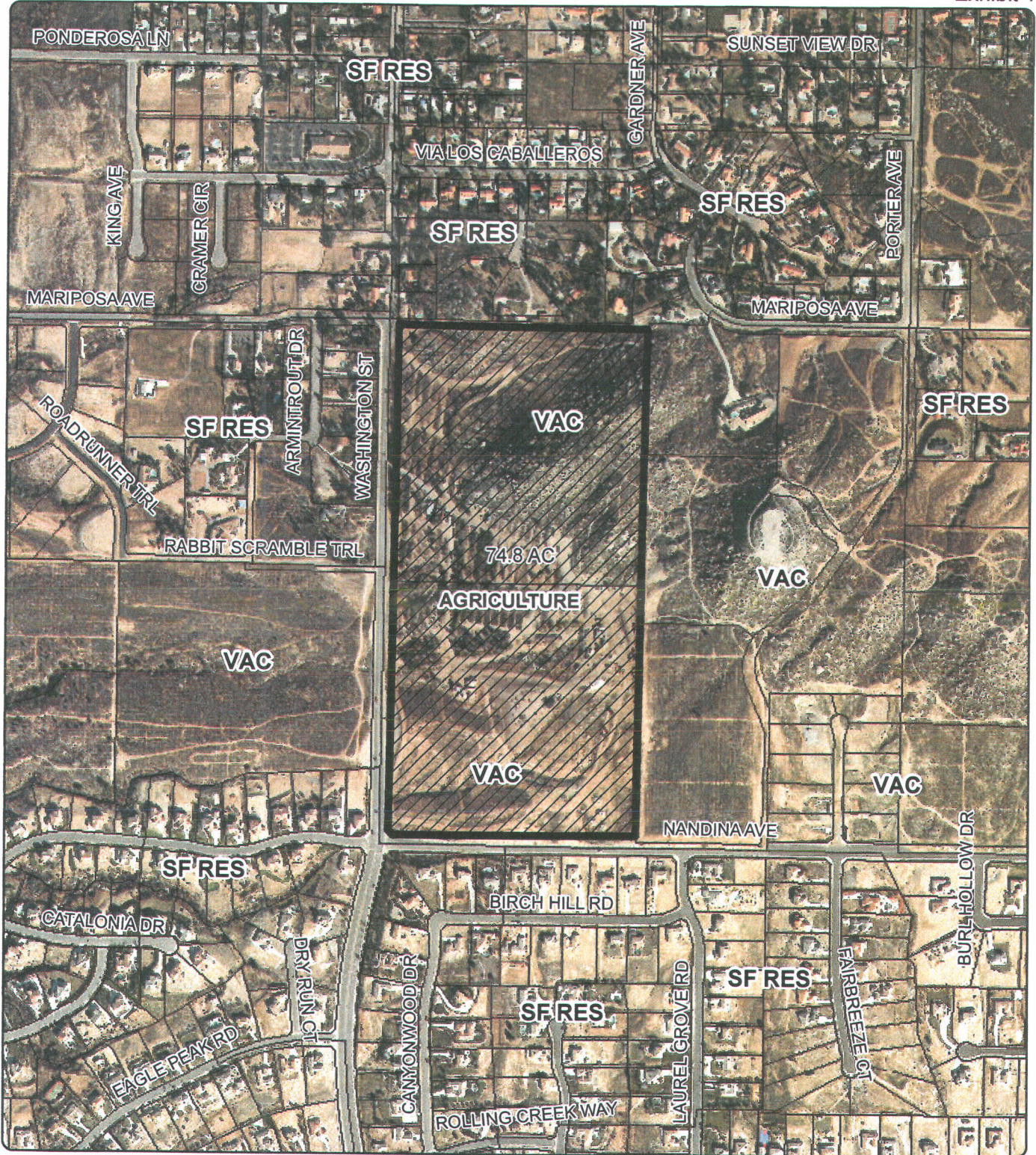
CZ07843 TR36639

Supervisor Jeffries
District 1

Date Drawn: 07/30/2015

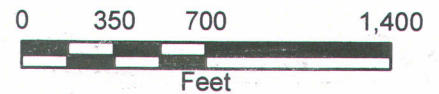
Exhibit 1

LAND USE



Zoning District: Woodcrest

Author: Vinnie Nguyen



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

RIVERSIDE COUNTY PLANNING DEPARTMENT

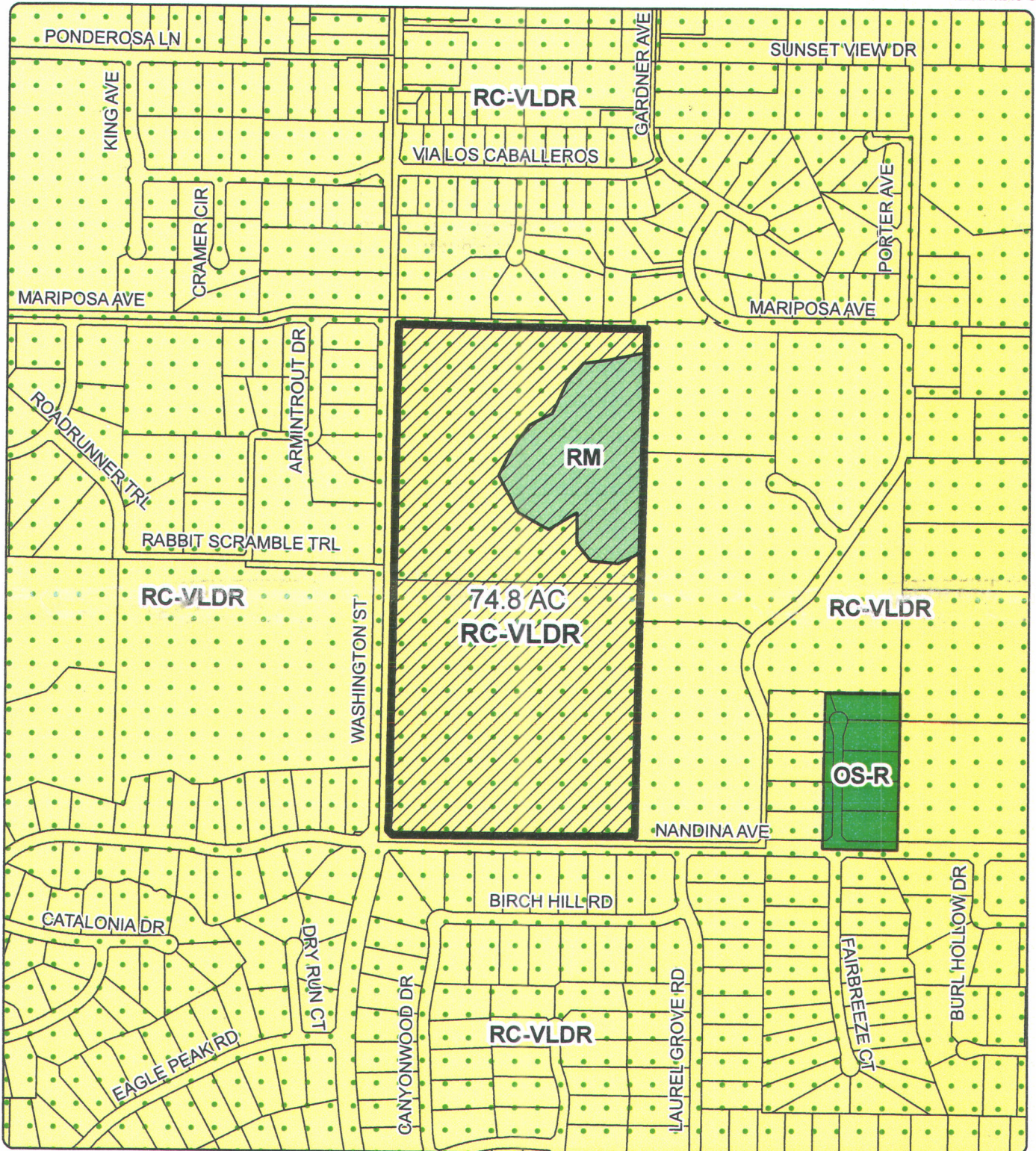
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EXISTING GENERAL PLAN

Supervisor Jeffries
District 1

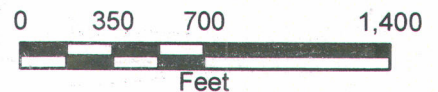
Date Drawn: 07/30/2015

Exhibit 5



Zoning District: Woodcrest

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

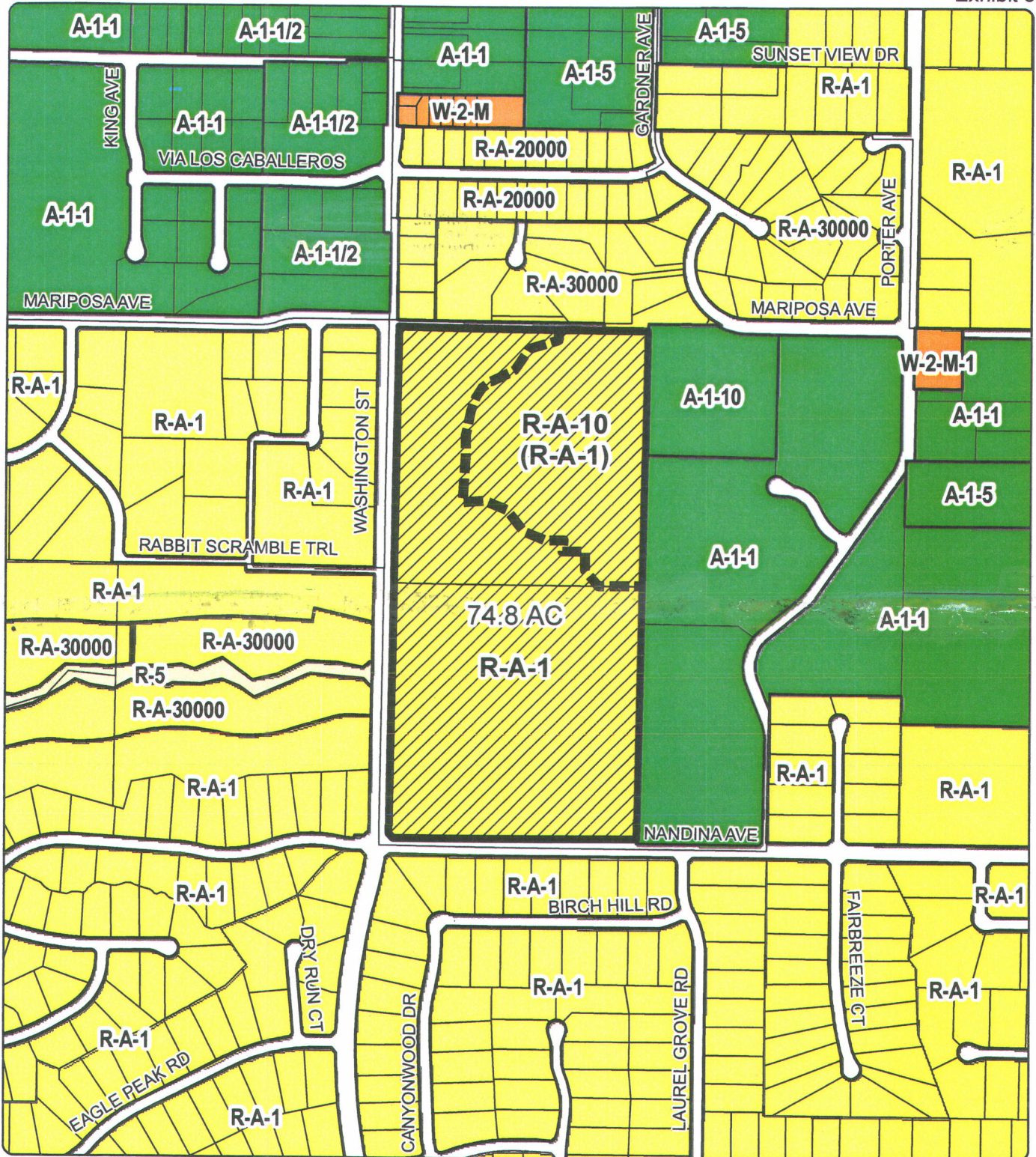
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PROPOSED ZONING

Supervisor Jeffries
District 1

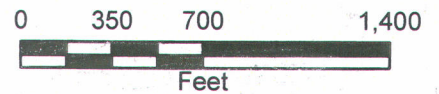
Date Drawn: 07/30/2015

Exhibit 3



Zoning District: Woodcrest

Author: Vinnie Nguyen



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COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42663

Project Case Type (s) and Number(s): Change of Zone No. 7843 and Tentative Tract Map No. 36639

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Peter Lange, Contract Planner

Telephone Number: 951-955-1417

Applicant's Name: Kevin and Pauline Doan

Applicant's Address: 3593 Arlington Avenue, Riverside, CA 92506

I. PROJECT INFORMATION

A. Project Description: The proposed project is located in the Woodcrest community at the northeast corner of Nandina Avenue and Washington Street and has a current zoning designation of Residential Agricultural-1 acre minimum (R-A-1). The Tentative Tract Map proposes a Schedule B subdivision to create 52 single-family residential lots. The Change of Zone proposes a change from Residential Agricultural-1 acre minimum to Residential Agricultural-1 acre minimum and Residential Agricultural-10 acre minimum. Lots 1-50 will be one acre minimum and lots 51 and 52 will be 10 acre minimum. In addition, the project scope involves an exception to Ordinance No. 460, Section 3.8.C (lot depth to width ratio) for lot number 37, 38, 39, and 40 due to topographical constraints.

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

B. Total Project Area: 74.8 net acres

Residential Acres:	74	Lots: 52	Units:	Projected No. of Residents:
Commercial Acres:	N/A	Lots:	Sq. Ft. of Bldg Area:	Est. No. of Employees:
Industrial Acres:	N/A	Lots:	Sq. Ft. of Bldg Area:	Est. No. of Employees:
Other Acres:	N/A	Lots:	Sq. Ft. of Bldg Area:	Est. No. of Employees:

C. Assessor's Parcel No(s): 273-310-053, -054

D. Street References: Northeast corner of Nandina Avenue and Washington Street

E. Section, Township & Range Description or reference/attach a Legal Description: Section 36, Township 3 South, Range 5 West (San Bernardino Base Line and Meridian)

F. Brief description of the existing environmental setting of the project site and its surroundings: The project site is located in western Riverside County on approximately 74.81 acres. The project site is currently vacant and the only existing on-site structure is a mobile home. The northeast portion of the site consists of rocky hills. Elevations at the project site range from approximately 1,776 feet in the northeast corner to approximately 1,512 feet in the southwest corner. The project site is bounded by rural residential uses to the north, vacant land to the east, single-family homes to the south, and vacant land, and rural residential uses to the west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project is consistent with the Residential Agricultural land use designation and other applicable land use policies within the General Plan.
 2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
 3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
 4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
 5. **Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
 6. **Housing:** The proposed project meets all applicable Housing Element Policies.
 7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.
- B. General Plan Area Plan(s):** Lake Matthews / Woodcrest Area Plan
- C. Foundation Component(s):** Rural Community and Rural
- D. Land Use Designation(s):** Very Low Density Residential (VLDR) & Rural Mountainous (RM)
- E. Overlay(s), if any:** Not Applicable
- F. Policy Area(s), if any:** Not Applicable
- G. Adjacent and Surrounding:**
1. **Area Plan(s):** Lake Matthews/Woodcrest
 2. **Foundation Component(s):** Rural Community
 3. **Land Use Designation(s):** Very Low Density Residential (VLDR)
 4. **Overlay(s), if any:** Not Applicable
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** Not Applicable
 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable
- I. Existing Zoning:** Residential Agricultural-1 acre minimum (R-A-1)
- J. Proposed Zoning, if any:** Residential Agricultural-1 acre minimum (R-A-1) and Residential Agricultural-10 acre minimum (R-A-10)

K. Adjacent and Surrounding Zoning: North: Residential Agricultural-30,000 square foot lot minimum (R-A-30000) and Residential Agricultural-20,000 square foot lot minimum (R-A-20000), South: Residential Agricultural-1 acre minimum (R-A-1); East: Light Agriculture-1 acre minimum (A-1-1) and Light Agriculture-10 acre minimum (A-1-10); West: Residential Agricultural-1 acre minimum (R-A-1).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

Signature

Date

Peter Lange, Contract Planner

Printed Name

For Steve Weiss, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan, Lake Matthews/Woodcrest Area Plan Figure 9 Scenic Highways, Caltrans, Scenic Highway Mapping System, Riverside County

Findings of Fact:

- a) The project is not located on any or within the viewshed of any County eligible, State eligible, or State designated scenic highway. No impact will occur.
- b) The northeast portion of the project site consists of hills and rock outcroppings. The northeast portion of the project site will remain undeveloped thus preserving the hills and rock outcroppings. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

a) The project site is located 45 miles from the Mt. Palomar Observatory; which is within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655. With incorporation Ordinance No. 655 lighting requirements into the proposed project, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

Source:

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

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

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

Findings of Fact:

a) Outlined in RCLIS (GIS Database), the project site is identified as farmland of local importance, statewide importance, and unique farmland. As part of the project scope, the zoning classification of the project site will change from Residential Agricultural 1 acre minimum to Residential Agricultural 1 acre minimum (R-A-1) and Residential Agricultural 10 acre minimum (R-A-10). Intended uses for the Residential Agricultural zoning classification consist of one family dwellings, field crops and vegetable gardening, tree crops, and greenhouses used only for purposes of propagation and culture. The project will be compatible with surrounding zoning classifications which consist primarily of residential agricultural classifications. In addition, the project can be still utilized for agricultural purposes as previously addressed. The impact will be less than significant.

b) According to the County GIS database and the 2008-2009 Williamson Act Program Map, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) Located to the east and northwest are properties which a zoning classification of Light Agriculture 1 and a half acre minimum (A-1-1/2). In result, the Project is required to comply with Riverside County Ordinance No. 625.1 (Riverside County Right-to-Farm Ordinance). As outlined in Ordinance 625.1, a Notice to Buyers of Land included on an Environmental Constraints Sheet for any proposed tentative tract map that lies partly or wholly within, or within 300 feet of any land zoned for agricultural purposes is required. The Notice to Buyers of Land requires a notification to future homeowners that agricultural operations are on-going in the project vicinity and that such uses may not be subject to nuisance complaints(COA 50.PLANNING.36). The project site is not surrounded by existing agricultural production facilities and in result, the impact will be less than significant.

d) The project does not involve other changes in the existing environment that could result in conversion of Farmland, to non-agricultural uses. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan, Lake Matthews/Woodcrest Area Plan

Findings of Fact:

a) The County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook.

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

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

(1) The project is not anticipated to result in short-term construction and long-term pollutant emissions that are in excess of CEQA significance emissions thresholds established by the SCAQMD. The project proposes a 52-lot residential subdivision that is not anticipated to result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation. Thus, less than significant impacts are anticipated to occur.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project is not considered a *significant project*.

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

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state fine particulate matter standards, and federal and state particulate matter standards. The project proposes a 52-lot residential subdivision that involves earth moving activities and construction of new facilities. The proposed project is not anticipated to exceed federal, state, or regional standards or thresholds or substantially contribute to existing or project air quality violations. Impacts are anticipated to be less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants, and/or odors are of particular concern. High levels of CO are associated with major traffic sources, such as

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

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

e) The proposed project is the construction of a 52-lot residential subdivision. This project will not be located within within one mile of an existing substantial point source emitter. No impacts will occur.

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

e) The proposed project is the construction of a 52-lot residential subdivision. This project will not be located within within one mile of an existing substantial point source emitter. No impacts will occur.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with	<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
established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Multipurpose Open Space Element, Riverside County Transportation and Land Management Agency (TLMA), USFWS Critical Habitat Mapper, WRMSHCP

Findings of Fact:

a) The project site is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) Area but not within a designated Criteria Cell. According to the Riverside County TLMA database, per the WRMSHCP, the project site will require a habitat assessment for burrowing owls (*Athene cunicularia*) and if there is the potential for burrowing owls habitats to be located on the property, focused surveys may be required during the appropriate season (60.EPD.1). Through the incorporation of mitigation measures, the impact will be less than significant.

b-c) The project site is not located in Critical Habitat for any threatened or endangered species as mapped by the US Fish and Wildlife Service. A brief review of the California Natural Diversity Database (CNDDDB) was conducted to determine the presence of sensitive wildlife species including insect species, amphibians, reptiles, birds, and mammals. According to the CNDDDB, the following sensitive and special status species have been recorded within the project vicinity (within 1 mile of the project site): Delhi Sands flower-loving fly (*Rhaphiomidas terminatus abdominalis*), coast horned lizard (*Phrynosoma blainvillii*), orangethroat whiptail (*Aspidoscelis hyperythra*), red-diamond rattlesnake (*Crotalus ruber*), San Diego desert woodrat (*Neotoma lepida intermedia*), northwestern San Diego pocket mouse (*Chaetodipus fallax fallax*), least Bell's vireo (*Vireo bellii pusillus*), and Stephens' kangaroo rat (*Dipodomys stephensi*).

According to the Riverside County Conditions of Approval for Tract Map 36639 (60.EPD.1), pre-construction presence/absence surveys for burrowing owls must be conducted within 30 days of the issuance of grading permits. In addition, according to the Migratory Bird Treaty Act (MBTA) Condition of Approval (COA 60.EPD.2), since the project site supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. However, if habitat must be cleared during nesting season, a preconstruction nesting bird survey shall be conducted no more than 30 days prior to any ground disturbance. The project site is located within the Stephen's Kangaroo Rat Habitat Conservation Plan Fee Assessment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Area and according to COA 60.PLANNING.20, the appropriate fees must be paid prior to the issuance of the grading permit per Ordinance No. 663. Finally, per COA 60.EPD.3, biological monitoring will be performed at the project site during grading and construction activities in order to minimize impacts to sensitive species and habitats. In addition, sections of the project site shall not be disturbed and will be fenced off during grading and construction activities (COA 60.EPD.4). Through the implementation of mitigation measures, the impact will be less than significant.

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

e-f) The project site does not contain riverine/riparian areas or wetlands. Therefore, no impacts will occur.

g) The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Mitigation:

BIO-1 Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the project site is occupied by the Burrowing Owl, take of "active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required. (COA 60.EPD 1)

BIO-2 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 August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. The biologist shall prepare and submit a report, documenting the results of the survey, to the Riverside County Planning Department, Environmental Programs Division (EPD) for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The nesting bird survey must be completed no more than 30 days prior to any ground disturbance. If ground disturbance does not begin within 30 days of the report date a second survey must be conducted. (COA 60.EPD 2)

BIO-3 Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities. A work plan shall be submitted to the EPD to review and approve, from the biological monitor that should include but not be limited to Best Management Practices (BMP), fencing of sensitive areas and monitoring reports. The applicant must provide evidence that the qualified biologist has reviewed all construction plans and proposed activities to minimize impacts to any sensitive species and habitats. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion(60.EPD.3).

BIO-4 Prior to the issuance of a grading permit, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in section 5.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation." Dated: October 15, 2014, revised December 4, 2014 and prepared by Gonzales Environmental Consulting, LLC.

In the event that onsite mitigation is included in the mitigation package, the biologist shall provide a Mitigation Monitoring Plan (MMP) to the Environmental Programs Division for review and approval. The MMP shall include, but not limited to; time lines, success criteria, reporting standards, financial assurances, and plans for conveyance of lands to a conservation agency for long term management(60.EPD.4).

BIO-5 The areas mapped as "Avoided D-1/D-2 Areas On Site" and are outside of the mapped project footprint on Figure 5.1 of the document entitled "Determination of Biologically Equivalent or Superior Preservation." Dated: October 15, 2014, revised December 4, 2014 and prepared by Gonzales Environmental Consulting, LLC will be temporarily fenced to avoid impacts during grading and construction. Signs must clearly indicated that no impacts will occur within the fenced areas. A report will be submitted by a biologist documenting that the fencing has been completed and encompasses the entire jurisdictional feature. The only areas of the jurisdictional feature that will not be fenced are those that have been proposed and accounted for in section 4.1 for the document entitled "Determination of Biologically Equivalent or Superior Preservation" dated: October 15, 2014, revised December 4, 2014. The document must be prepared by a biologist who has an MOU with the County of Riverside. In EPD may also inspect the site prior to grading permit issuance (60.EPD.5).

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

CULTURAL RESOURCES Would the project

8. Historic Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Source: Riverside County General Plan, Multipurpose Open Space Element and Phase I Cultural Resources Assessment prepared by Brian S. White of Archeological Associates dated July 2014 (PDA04865).

Findings of Fact:

a). As addressed in the Phase I Cultural Resources Assessment prepared by Brian White of Archeological Associates dated July 2014, identified four (4) prehistoric sites identified during the Phase I survey. These sites were evaluated and were determined to be culturally significant within the meaning of CEQA and therefore were not eligible for inclusion in the California Register of Historic Resources (CRHR).

b). As previously addressed, although the Phase I survey identified four (4) prehistoric sites within the project radius, these sites were not considered to be culturally significant and would not be eligible for inclusion in the California Register of Historic Resources (CRHR). The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan, Multipurpose Open Space Element and Phase I Cultural Resources Assessment prepared by Brian S. White of Archeological Associates dated July 2014 (PDA04865).

Findings of Fact:

a-b) According to the Riverside County General Plan Figure OS-6 *Relative Archaeological Sensitivity of Diverse Landscapes*, there are no recorded *archaeological* resources located on the project site. However, as stated in Condition of Approval 10.Planning.3, a Phase I Cultural Resources Assessment was submitted by Robert S. White of Archaeological Associates in July 2014. The report concluded that four prehistoric sites were identified during the Phase I field survey and evaluated for significance. It was determined that the sites are not considered significant under CEQA and are therefore not eligible for inclusion in the California Register of Historic Resources (CRHR). According to the assessment, the four sites (CA-RIV-11763, 11764, 11765, and 11766) will be preserved by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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proposed project design. COA 10.PLANNING.3 requires that any future earth-disturbing activities connected with development of the property be monitored by a professional archaeologist. *Environmentally Sensitive Area* fencing will be placed around sites CA-RIV-11764, 11765, and 11766. If the host boulder at RIV-2091 is relocated during future earth-disturbing activities, the boulder should be relocated to an area of the property where it will remain undisturbed. Through the incorporation of mitigation measures, the impact will be less than significant.

c) The proposed project shall comply with the State Health and Safety Code Section 7050.5 requirements if human remains are encountered. The requirements are listed as COA 10.PLANNING.4. As a result, compliance with Conditions of Approval will reduce the potential impacts to less than significant.

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

Mitigation:

CUL 1

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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i) The Commission is unable to identify the MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

- 1) The MLD identified fails to make a recommendation; or
- 2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

CUL. 2

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. The project Archeologist (Cultural Resource Professional) shall develop a Cultural Resources Monitoring Plan which must be approved by the County Archaeologist prior to issuance of grading permits. The project Archaeologist shall be included in the pre-grade meetings to provide Construction Worker Cultural Resources Sensitivity Training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report. The project Archaeologist shall manage and oversee monitoring for all initial ground disturbing activities and excavation for each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors(COA 60.PLANNING.1).

The developer/permit holder shall submit a fully executed copy of the contract and a wet-signed copy of the Monitoring Plan to the Riverside County Planning Department to ensure compliance with this condition of approval.

CUL 3

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

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

3. The developer/permit applicant shall not be required to further pursue any agreement for Native American monitoring of this project if after 60 days from the initial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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attempt to secure an agreement the developer/permit applicant, through demonstrable good faith effort, has been unable to secure said agreement from the Tribe. A good faith effort shall consist of no less than 3 written attempts from the developer/permit applicant to the tribe to secure the required special interest monitoring agreement and appropriate e-mail and telephone contact attempts. Documentation of the effort made to secure the agreement shall be submitted to the County Archaeologist for review and consideration.

4. Should repatriation of collected cultural items be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Archaeologist. Should curation be preferred, the developer/permit applicant is responsible for all costs and the repository and curation method shall be described in the Phase IV monitoring report(60.PLANNING.2).

CUL 4

Prior to the issuance of grading permits, the Project Developer and the appropriate Tribe shall prepare a Preservation Plan for the long term care and maintenance of the cultural features preserved at these sites (CA-RIV-11763, 11764, 11765, and 11766). The plan shall indicate, at a minimum, the specific areas to be included in and excluded from long term maintenance, the methods of preservation to be employed (fencing, capping, vegetative deterrence, etc.), the entity responsible for the long term maintenance, the funding source, and the monitoring/maintenance schedule parameters. The developer/permit holder shall submit a fully executed copy of the Preservation Plan to the Riverside County Archaeologist to ensure compliance with this condition of approval(60.PLANNING.3).

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

10. Paleontological Resources

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

Source: Riverside County General Plan, Multipurpose Open Space Element

Findings of Fact:

a) According to Figure OS-8 *Paleontological Sensitivity*, the project site is located in an area of low paleontological sensitivity. However, should fossil remains be encountered during site development the proposed project shall comply with measures listed in COA 10.PLANNING.1. These are standard Conditions of Approval and are not considered mitigation pursuant to CEQA. As a result, compliance with Conditions of Approval will reduce the potential impacts to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act, Preliminary Geotechnical Investigation prepared by Aragon Geotechnical, Inc. on January 14, 2014; Project review by the County Geologist, Project review by County Geologist.

Findings of Fact:

a) According to the County Geologic Report No. 2358 submitted for this project (TR36639) prepared by Aragon Geotechnical, Inc dated January 2014, the closest known active regional fault traces are associated with the Elsinore Fault where it passes southeast of Corona into Temescal Valley, about 9.7 miles from the project site. Chances for direct surface fault rupture affecting the project site are extremely remote. 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, they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" and Preliminary Geotechnical Investigation prepared by Aragon Geotechnical, Inc. on January 14, 2014; Project review by the County Geologist, Project review by County Geologist.

Findings of Fact:

a) According to the County Geologic Report No. 2358 submitted for this project (TR36639) prepared by Aragon Geotechnical, Inc dated January 2014, the site lacks liquefaction susceptibility and is not at

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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risk based on the presence of crystalline bedrock. In addition, Riverside County General Plan Figure S-3 *Generalized Liquefaction*, indicates that the project site is located within an area of low liquefaction potential. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) The principal seismic hazard that could affect the project site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California, with the closest fault (Elsinore Fault) located 9.7 miles away at the base of the Santa Ana Mountains. All southern California construction is considered to be at risk of experiencing strong ground motion during a structure's design life. California Building Code (CBC) requirements pertaining to future development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Landslide Risk

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

Source: Riverside County TLMA GIS, California Department of Conservation Regulatory Maps and Preliminary Geotechnical Investigation prepared by Aragon Geotechnical, Inc. on January 14, 2014; Project review by the County Geologist, Project review by County Geologist.

Findings of Fact:

a) The project site is not located in an area of required investigation for landslides. In addition, the County Geologic Report No. 2358 submitted for this project (TR36639) prepared by Aragon Geotechnical, Inc dated January 2014, indicates that the hills located on the project site appear to make deep seated landslide potential low. Potential for lateral spreading and collapse hazards are also low. However, there is the potential for rockfall hazards at the project site. The northern portion of the project site contains rocky hills. COA 50.PLANNING.1 outlines the requirements for the project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site concerning rockfall hazards. Areas of potential rockfall shall be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated during site grading.. As a result, the impact will be less than significant with mitigation incorporated.

Mitigation:

GEO 1 An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicated the area of the project site that is subject to potential rockfall hazards. In addition, a note shall be placed on the ECS as follows:

“Portions of the this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2358, contain areas of potential rockfall hazards. These areas must be assessed by the project engineering geologist and project geotechnical engineer and appropriately mitigated during site grading.”

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

15. Ground Subsidence

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

Source: Riverside County TLMA GIS, Riverside County General Plan Safety Element

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Riverside County General Plan, Figure 12 “Flood Hazards”; Riverside County General Plan Safety Element, Figure S-10, “Dam Failure Inundation Zones”.

Findings of Fact:

a) According to the County Geologic Report No. 2358 submitted for this project (TR36639) prepared by Aragon Geotechnical, Inc dated January 2014, no hazards are imposed by tsunamis, seiching, or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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failures of tanks or dams. In addition, the project site is not located near any large bodies of water or in a known volcanic area. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Tentative Tract Map No. 36639 (Amended No. 3)

Findings of Fact:

a) The project will require 373,883 cubic yards of cut and 377,440 cubic yards of fill. The proposed project will be constructed around the rocky hills located in the northeast portion of the site. Impacts to the project site's topography and ground surface relief will be less than significant.

b) As depicted on the proposed tentative tract map exhibit, the project site will have slopes which range from 2:1 and 3:1 ratio. Development will not occur along these slopes and the slopes will be maintained by the proposed developments homeowner association (HOA). Due to the avoidance of developing along the proposed slopes, the impact will be less than significant.

c) Grading will not affect or negate subsurface sewage disposal systems. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Soils	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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: N/A.

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

- a) The proposed project is required to obtain a National Pollutant Discharge Elimination System (NPDES) construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The site will also require a Best Management Practices (BMP) Permit for the monitoring of the erosion and sediment control BMPs proposed for the site (COA 60.BSGRADE.14). These are standard Conditions of Approval and are not considered mitigation pursuant to CEQA. As a result, compliance with Conditions of Approval will reduce the potential impacts to less than significant.
- b) According to the General Plan, expansive testing and mitigation are required by current grading and building codes. Compliance with the CBC requirements pertaining to any development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Impacts will be less than significant.
- c) The soil type on the project site will support the use of septic tanks. The proposed project site will utilize septic systems. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Erosion

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

Source: N/A.

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map"

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Greenhouse Gas Emissions and Global Climate Change Impact Analysis, Tentative Tract No. 36639, County of Riverside, Prepared by Vista Environmental, June 2014

Findings of Fact:

a) The County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 million metric tons of carbon dioxide equivalents (MTCO₂e) for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. GHG emissions for the project were quantified utilizing the California Emissions Model (CalEEMod) version 2013.2.2 to determine if the project could have a cumulatively considerable impact related to greenhouse gas emissions.

A numerical threshold for determining the significance of greenhouse gas emissions in the South Coast Air Basin (Basin) has not officially been adopted by the SCAQMD. The proposed SCAQMD screening threshold is 3,000 metric tons carbon dioxide equivalent (MTCO₂E) per year for residential and commercial projects. The proposed project will emit 173.95 MTCO₂E per year. GHG emissions associated with the proposed project will not exceed the 3,000 MTCO₂E threshold; therefore, impacts will be less than significant

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Because the project will not exceed the screen threshold proposed by SCAQMD, the project will not conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Lake Matthews/Woodcrest Area Plan, Hazards Section.

Findings of Fact:

a) The proposed project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. The project proposes residential construction of 52 lots; the project will not introduce activities that will cause substantial hazard to the public. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as mentioned in section 22a, the project does not engage in activities with risk of upset. Impacts will be less than significant.

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

d) The proposed project is not located within one quarter mile of an existing or proposed school. The nearest school to the project site is Woodcrest Elementary, located at 16940 Krameria in Riverside, and is approximately 0.8 miles northeast. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

a-b) The proposed project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Airport Influence Area (AIA) and proposes to change the zoning classification of the project site and in result, required review from the Airport Land Use Commission (ALUC). ALUC staff had determined that the proposed Change of Zone (CZ7843) application is consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. In result, the project will not result in any inconsistency with an Airport Master Plan and the project will have no impact.

c-d) As previously addressed, the project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Airport Influence Area (AIA) and required review from the Airport Land Use Commission (ALUC). As indicated through the utilization of GIS, the closest airport to the project site is the March Air Reserve Base which is located approximately 6.15 miles to the east and in result, is not located within 2 miles of an existing public airport or private airstrip and will not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

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

24. Hazardous Fire Area

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

Source: Riverside County General Plan, Lake Matthews/Woodcrest Area Plan, "Wildland Fire Hazard"; GIS database.

Findings of Fact:

a) According to the Area Plan, the proposed project site is located in an area designated as no potential for wildfire susceptibility. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC guidelines, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas

Findings of Fact:

a) The project site lies along the western edge of the Three Sisters ridge and receives little tributary offsite stormwater runoff from the east. The entire site and the tributary offsite flows drain to Mockingbird Canyon. Onsite and offsite storm flows travel in an east to westerly direction with 4 discharge locations to existing storm drains or culverts. The northern portion of the site has no tributary offsite while the onsite flows naturally drain from the east of the northwest corner and collected by an existing 24-inch storm drain in Mariposa Avenue. The middle portion receives flows from a tributary offsite drainage area of approximately 13 acres to the east. These flows naturally drain to the west and where they are collected by an existing 42-inch culvert under Washington Street (constructed by Tract Map 29622/IPO2015). The southeast corner of the site receives flows from a tributary offsite drainage area of approximately 8 acres. These flows are proposed to be collected in a concrete-lined v-ditch behind the lots. The ditch conveys these offsite flows south to an existing culvert under Nandina Avenue. The street flows in Nandina Avenue and onsite flows are collected by an existing catch basin for an existing storm drain at the intersection with Washington Street (southwest corner of the site) and conveyed south.

The development of this site would generate increase peak flow rates and adversely impact the downstream property owners. Additionally, the grading design for the development proposes a diversion of onsite drainage areas to the existing facilities. In order to offset the impacts upon drainage facilities cause by the proposed development, the developer has agreed to pay a fixed amount per residential lot to mitigate the effect the impact upon drainage facilities caused by this development.

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

c) The project consists of the construction of a 52-lot residential subdivision. The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Impacts will be less than significant.

d) This project is located within the Mockingbird Canyon watershed which lacks adequate drainage infrastructure. The cumulative effect of ongoing development will cause increased storm runoff, which will have a significant adverse impact on downstream properties. A Special Drainage Facility Agreement for the payment of "fees" to mitigate flood problems by the development was offered by

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the developer to the County. A Special Drainage Facility Agreement was submitted to the County. In result of the Drainage Facility Agreement, the impact will be less than significant.

- e-f) The project is not located within a 100-year flood hazard area. No impact will occur.
- g) The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 25 herein. No impacts will occur.
- h) The project will include new stormwater Treatment Control Best Management Practices (BMPs) such as bioretention facilitates and catch basins; however, the operation of the BMPs will not result in significant environmental effects like increased vectors or odors. Impacts will be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

26. Floodplains

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

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

Source: Riverside County General Plan, Lake Matthews/Woodcrest Area Plan, Figure 10 "Flood Hazards".

Findings of Fact:

The project is located in an unincorporated area of Riverside County. Currently, one mobile home unit exists on the site. The project consists of the construction of a 52-lot residential subdivision. The project site contains two wash areas. According to the Flood Hazard Report prepared for the project site (COA 10.FLOODRI.1), development of the project site would increase peak flow rates and adversely impact the downstream property owners. Therefore, per COA 10.FLOODRI.2, the project proponent is required to pay \$500.00 per lot in order to mitigate the effect of the proposed project on drainage facilities. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not substantially change absorption rates or the rate and amount of surface runoff pursuant to NPDES requirements. Impacts will be less than significant.

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

d) The project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

27. Land Use

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

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

Source: Riverside County General Plan, Lake Matthews/Woodcrest Area Plan; Riverside County Land Information System.

Findings of Fact:

a) The project includes a zoning change from Residential Agricultural-1 acre minimum (R-A-1) to Residential Agricultural (R-A-1) and Residential Agricultural-10 acre minimum (R-A-10). The area to the north is zoned Residential Agricultural-30,000 square foot lot minimum (R-A-30000) and Residential Agricultural-20,000 square foot lot minimum (R-A-20000). The area to the south is zoned Residential Agricultural-1 acre minimum (R-A-1). The area to the east is zoned Light Agriculture-1 acre minimum (A-1-1) and Light Agriculture-10 acre minimum (A-1-10). The area to the west is zoned R-A-1. The proposed project will be consistent with the surrounding zoning classifications of Residential Agricultural of various lot sizes and the impacts will be less than significant.

b) The project site is located in the unincorporated Riverside County and is located within the unincorporated sphere of influence of the City of Riverside. The project is consistent with surrounding land uses. Therefore, the project will not affect land uses within a city sphere of influence or within adjacent city or county boundaries; no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

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

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

Source: Riverside County General Plan Land Use Element; Riverside County General Plan, Lake Matthews/Woodcrest Area Plan.

Findings of Fact:

a-b) The project is currently zoned Residential Agricultural (R-A-1), which requires a minimum size lot of 1 acre. The proposed project includes a change the current zoning designation to Residential Agricultural 1 acre minimum (R-A-1) and Residential Agricultural-10 acre minimum (R-A-10). The area to the north is zoned Residential Agricultural 30,000 square foot lot minimum (R-A-30000) and Residential Agricultural 20,000 square foot lot minimum (R-A-20000). The area to the south is zoned Residential Agricultural 1 acre minimum (R-A-1). The area to the east is zoned Light Agriculture 1 acre minimum (A-1-1) and Light Agriculture 10 acre minimum (A-1-10). The area to the west is zoned R-A-1. Therefore the proposed project is consistent and compatible with the site's proposed zoning; no impact will occur.

c) The project is currently zoned as Residential Agriculture 1 acre minimum (R-A-1). The project includes the construction of a 52-lot residential subdivision. Surrounding land uses are also similar to the proposed project's land use. No impact will occur.

d) The proposed project is consistent with the Riverside County General Plan. More specifically, The project is consistent with the current Land Use designation of Rural Community: Very Low Density Residential (RC:VLDR)(1acre minimum) and Rural: Rural Mountainous (R:R)(10 acre minimum). More specifically, lots 1 through 50 have a current land use designation of Rural Community: Very Low Density Residential (RC:VLDR). This land use designation is intended for detached single family residential dwellings on large parcels of 1 to 2 acres in size. With lot 1 through 50 intended for detached single family residential dwellings on a lot size of 1 acre, the residential lots are consistent with the Very Low Density Residential land use designation.

Lot 51 and 52 have a current land use designation of Rural: Rural Mountainous (R:RM). The current land use designation is intended for single-family residential uses with a minimum lot size of 10 acres. Lot 51 and 52 are intended for detached single-family residential dwellings with a minimum lot size of 10 acres and in result, the project is consistent with the Rural: Rural Mountainous (R:RM) land use designation.

The project will have no impact.

e) The project is surrounded by rural residential land uses and vacant land. Therefore the project will not disrupt or divide any existing community and no impacts will occur.

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

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project area to excessive noise levels?
 NA A B C D

Source: Riverside County General Plan, Lake Matthews/Woodcrest Area Plan and ALUC Review

Findings of Fact:

a-b) The project site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Airport Influence Area (AIA) and required review from the Airport Land Use Commission (ALUC). As indicated through the utilization of GIS, the closest airport to the project site is the March Air Reserve Base which is located approximately 6.15 miles to the east and in result, is not located within 2 miles of an existing public airport or private airstrip and will not result in a safety hazard for people residing or working in the project area and will not result in excessive noise levels. As part of the required Environmental Constraints Sheet, a note will be added which identifies that "This land division is affected by aircraft noise from Air Force operations as defined by the March Air Force Base Air Installation Compatible Use Zone (AICUZ) report." (COA. 50.PLANNING.21). As previously addressed, the project site is located 6.15 miles to the east of the March Air Base and the impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan, Lake Matthews/Woodcrest Area Plan

Findings of Fact:

There are no railroad tracks in the vicinity of this project site. The project has no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

Source: Riverside County General Plan, Circulation Element

Findings of Fact:

The project is not directly adjacent to any Highway. There will be no significant impact.

Mitigation: No mitigation measures are required.

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

33. Other Noise				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Noise Element, Vista Environmental Noise Impact Analysis for Tentative Tract Map No. 36639, January 2014

Findings of Fact:

a) Potential noise impacts associated with the operations of the proposed project will be from project-generated vehicular traffic on the project vicinity roadways. In order for project generated vehicular traffic to increase the noise levels of nearby roadways by 3 dB, the roadway traffic would have to double. For the roadway noise levels to increase by 1.5 dB, the roadway traffic would have to increase by 50 percent. According to the Noise Impact Analysis, since the proposed project would only result in a maximum 2.3 percent increase in traffic volumes on nearby roadways, the project-related roadway noise increase is anticipated to be negligible. Therefore, the proposed project would not result in a substantial permanent increase in ambient noise levels. Less than significant impacts will occur.

b) According to the Noise Impact Analysis, the greatest temporary noise impacts would occur during the site preparation and grading phases of construction. Chapter 9.5.020 of the County's Municipal

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. Adherence to Chapter 9.5.020 and General Plan Noise Element policies, construction-related noise levels will not exceed standards and will be less than significant.

c) The County's General Plan requires that the interior noise levels in new residential dwellings shall not exceed 45 dB Ldn and that the exterior outdoor living area noise levels shall not exceed 65 Ldn. Chapter 9.5.020 of the County's Municipal Code restricts construction activity between the hours of 6:00 PM and 6:00 AM during the months of June through September and between the hours of 6:00 PM and 7:00 AM during the months of October through May. The proposed project will not expose people to noise levels in excess of the standards established in the General Plan or Municipal Code. Impacts will be less than significant.

d) According to the Noise Impact Analysis, the on-going operation of the proposed project would not include the operation of any known vibration sources. Therefore, less than significant impacts are anticipated from the operation of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Southern California Association of Governments (SCAG) 2012-2035 Regional Transportation Plan (RTP)

Findings of Fact:

a & c) The project site is currently vacant with the exception of one mobile home unit. The project proposes to construct a 52-lot residential subdivision. Therefore, the proposed project will not displace

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) a substantial amount of housing or people, necessitating the construction of replacement housing elsewhere. The project will have no significant impact.

b) The project proposes to construct a 52-lot residential subdivision. The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. The project will have no significant impact.

d) The project is not located within a County Redevelopment Project Area. Therefore, the project will have no impact.

e-f) According to SCAG's 2012-2035 RTP, Riverside County's population is projected to increase by 277,000 from 2008 to 2020 and by 155,000 from 2020 to 2025. The population growth generated by the proposed project is well within the growth forecasts developed for the RTP. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County Sheriff's Department

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source:

Findings of Fact:

The project site is located within the Riverside Unified School District (RUSD). The nearest school to the project site is Woodcrest Elementary, located at 16940 Krameria in Riverside, and is approximately 0.8 miles northwest. The project is required to comply with School Mitigation Impact Fees to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

The closest library to the project site is the Woodcrest Library, a Riverside County library, located at 16625 Krameria in the City of Riverside, approximately 0.9 miles to the northwest of the site. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

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

Monitoring: No monitoring measures are required.

40. Health Services

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

Findings of Fact:

The closest health center to the project site is Kaiser Permanente Riverside Medical Center, located 10800 Magnolia Avenue in the City of Riverside, approximately 6.6 miles northwest of the site. The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Multipurpose Open Space Element

Findings of Fact:

a-c) According to COA 50.PLANNING.9, the project proponent is required to pay park and recreation fees and/or dedicate land in accordance with Section 10.35 of County Ordinance 460 (Quimby Fees). This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan, Multipurpose Open Space Element; Riverside County General Plan, Lake Matthews/Woodcrest Area Plan

Findings of Fact: According to Figure 8 Trails and Bikeway System within the Lake Matthews/Woodcrest Area Plan, several regional trails are located in the vicinity of the project site. COA 10.PARKS.1 states that the project proponent shall dedicate four additional feet on the east property line adjacent to Tract No. 31842 to make the trail a total of 14 feet. In addition, COA 50.PARKS.2 requires the project proponent to enter into a trail maintenance agreement with the Regional Park and Open-Space District or annex into a County managed Landscape Lighting Management District accepting trail maintenance as approved by the Riverside County Planning Department for the maintenance of all the community trails identified on the project site. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h) Result in inadequate emergency access or access to

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

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"/>
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Source: Riverside County General Plan, Lake Matthews/Woodcrest Area Plan

Findings of Fact:

a) According to COA 10.TRANS.3, the County Transportation Department did not require a traffic study for the proposed project. The project consists of the construction of a 52-lot residential subdivision. The Traffic Department determined that the proposed project is exempt from the traffic study requirements. The project will not result in a substantial increase in traffic and will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. Impacts will be less than significant.

b) As discussed in 43a, the project will not result in a substantial increase of traffic. The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Impacts are less than significant.

c-d) The project does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, rail, or air traffic. The project will have no impact.

e-f) The proposed roads and driveways will be designed and constructed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. The project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. No impact will occur.

g) The project does not include any activities that would interfere with traffic on the local circulation system during the project's construction. No impact will occur

h) The project will not cause inadequate emergency access or access to nearby uses. The project site will include fire department turn around areas that will provide adequate emergency access for the 52-lot residential subdivision. No impact will occur.

i) The project site will not 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. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

The proposed project does not conflict with use of any bike trail or require expansion of any bike trail. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Land Information System; Project Application Materials

Findings of Fact:

a) Water service will be provided by Western Municipal Water District. The proposed project consists of a 52-lot residential subdivision and will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

b) According to the WMWD Urban Water Management Plan, sufficient water supplies are available to serve the proposed project during normal years, single-dry years, and multiple-dry years. Less than significant impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Project Application Materials

Findings of Fact:

a) The proposed 52-lot subdivision is located in a rural area and the lots will range in size from one acre to 10 acres. Each lot will be served by individual septic systems. The approximate septic drip field locations for each lot are depicted on the Tentative Tract Map No. 36639 (Amended No. 3). Approximate septic drip field expansion areas are also depicted. The construction of the septic systems will comply with all existing regulations and will not cause significant environmental effects. In addition, each residential lot shall also require a renewable annual operating permit issued by the Department of Environmental Health (COA: 60.E HEALTH.1). Impacts will be less than significant.

b) As mentioned in 46.a) the project site will be served by individual septic systems. Thus, no impacts to wastewater treatment providers will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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)?

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

Findings of Fact:

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. The closest landfill to the project is the El Sobrante Landfill, which accepts up to 16,054 tons per day of solid waste and is anticipated to close in 2045. In 2013, unincorporated Riverside County had an annual disposal rate of 5.2 pounds per person per day. Less than significant impacts will occur.

b) The proposed project will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Source: Riverside County General Plan,

Findings of Fact:

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

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

d) Per COA 60.FLOODRI.2, the project proponent has agreed to pay fees to mitigate the effect of the impact upon drainage facilities caused by the proposed development. An agreement between the County and the project proponent has been executed. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

e) According to COA 50.TRANS.6, a separate street lighting plan is required for this project. The street lighting plan will be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found within Ordinance 461. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. No impacts will occur.

f-g) Washington Street and Nandina Avenue along the project boundary is a paved County maintained road designated as a Major Highway and shall be improved per COA 50.TRANS.10. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. No impacts will occur. No impacts to other governmental services will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conservation plans?

Source:

a) The proposed project will not conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff Review, Project Application Materials

Findings of Fact: The proposed project will not substantially impact any scenic vistas, scenic resources, or the visual character of the area and will not result in excessive light or glare. The project is not designated as farmland or forest land and will not cause any impacts. The project site is not located within an area with potential natural habitats. The proposed project will not significantly impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species. Adverse impacts to archaeological and paleontological resources and human remains will not occur. Construction-phase procedures will be implemented in the event any important archaeological resources, paleontological resources, or human remains are discovered during grading, consistent with Riverside County Conditions of Approval, as discussed in Sections 8, 9, and 10. The environmental analysis provided in Section 6 (Air Quality) concludes that impacts related to emissions of criteria pollutants and other air quality impacts will be less than significant. Section 21 (Greenhouse Gas Emissions) concludes that impacts related to climate change will be less than significant. Sections 25 and 26 conclude that impacts related to hydrology and water quality will be less than significant. Based on the preceding analysis of potential impacts discussed in the Environmental Assessment, no evidence is presented that this project will degrade the quality of the environment. The County hereby finds that impacts related to degradation of the environment, biological resources, and cultural resources will be less than significant.

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

Source: Staff review, Project Application Materials

Findings of Fact:

Cumulative impacts can result from the interactions of environmental changes resulting from the proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project.

Section 15130(b)(1) of the CEQA Guidelines identify two methods to determine the scope of related projects for cumulative impact analysis:

List-of-Projects Method: a list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency.

Summary-of-Projections Method: a summary of projections contained in an adopted general plan or related planning document or in a prior environmental document that has been adopted or certified, which described or evaluated regional or area wide conditions contributing to the cumulative impact. Any such planning document shall be referenced and made available to the public at a location specified by the lead agency.

The proposed project consists of the construction of a 52-unit residential subdivision within unincorporated Riverside County. However, the proposed project will not generate residents in excess of SCAG's RTP projections. The proposed project will not be substantially growth inducing and will not contribute to a cumulative impact. In addition, the proposed project will be consistent with the County's adopted General Plan.

Non-Cumulative Impacts

Impacts related to aesthetics, geology and soils, and airport hazards at the project-level have no potential for cumulative impacts because impacts are limited to on-site conditions and include no component that could result in similar impacts over time or space. Therefore, no cumulative impacts related to these topics will occur.

Local Impacts

Projects can contribute considerably to cumulative impacts in context of the local environment. Local cumulative impacts are limited to agricultural and forestry resources, air quality, biological resources, cultural resources, hazardous materials, wildfires, groundwater levels, drainage and water quality, land use and planning, mineral resources, noise, population and housing, public services, transportation and traffic, and utilities and service systems. A general discussion of potentially significant cumulative impacts in the local context is summarized below.

The analysis provided in Sections 4 (Agricultural Resources), 5 (Forest), 29 (Mineral Resources), and 43 (Transportation/Traffic) found that no individual impacts will occur; therefore, the project could not contribute considerably to agricultural, forestry, mineral resource, and traffic impacts. The analysis provided in sections related to air quality, cultural resources, wildlife and vegetation, hazards and hazardous materials, hydrology, land use, noise, population and housing, public services, recreation, and utilities and services systems found that impacts will be less than significant; therefore, while the project will contribute to localized cumulative impacts, the project contribution will not be considerable.

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

Projects can contribute considerably to cumulative impacts in context of the regional environment. Regional cumulative impacts are limited to air quality, biological resources, cultural resources, hazardous materials, wildfires, groundwater levels, drainage and water quality, flooding, land use and planning, mineral resources, transportation and traffic, and utilities and service systems. A general discussion of potentially significant cumulative impacts in the regional context is summarized below.

The analysis provided in Sections 4 (Agricultural Resources), 5 (Forest), 29 (Mineral Resources), and 43 (Transportation) found that no individual impacts will occur; therefore, the project could not contribute considerably to agricultural, forestry, mineral resources, and transportation impacts. The analysis provided in sections related to air quality, cultural resources, and wildlife and vegetation, hazards and hazardous materials, hydrology, land use and planning, noise, public services, and utilities and services systems found that impacts will be less than significant; therefore, while the project will contribute to regional cumulative impacts, the project contribution will not be considerable.

Global Impacts

One topic of global concern is climate change. As discussed in Section 21, climate change is the result of numerous, cumulative sources of greenhouse gas emissions all over the world. The project will not contribute considerably to global climate change.

Based on the above analysis concerning the local, regional, and global impacts of the project in consideration of past, current, and future projects, the City hereby finds that the contribution of the proposed project to cumulative impacts will be less than significant.

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

Source: Staff Review, Project Application

Findings of Fact: Based on the analysis of the project's impacts discussed in the Environmental Assessment, there is no indication that this project could result in substantial adverse effects on human beings. While there will be a variety of temporary adverse effects during construction. Less than significant long-term effects will include air quality, public services, and changing the visual character of the site, with a majority of these impacts affecting the project site itself. The analysis herein concludes that direct and indirect environmental effects will at worst require mitigation to reduce to less than significant levels. Generally, environmental effects will result in less than significant impacts. Based on the analysis in this Environmental Assessment, the City finds that direct and indirect impacts to human beings will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 and Environmental Impact Report

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

County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

File: Admin Draft EA42499 (2)

Revised: 8/27/2015 9:38 AM

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

MAP- PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is for a Schedule "B" subdivision to create 52 single family residential lots. Lots 1 through 50 will have a minimum lot size of one (1) acre and Lot 51 and 52 will have a minimum lot size of 10 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.

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 36639 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 36639, Amended No. 3, dated 7/2/15.

CHANGE OF ZONE = Change of Zone No. 7843, dated 7/2/15.

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

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

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

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 INDUSTRIAL HYGIENE-NOISE STUDY RECOMMND

Noise Consultant: Vista Environmental
1021 Didrikson Way
Laguna Beach, CA 92651

Noise Study: "Noise Impact Analysis Tentative
Tract Map No. 36639, County of Riverside"
dated January 27, 2014. Project No.13096

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR 36639 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated February 6, 2014 c/o Steve Hinde (RivCo Industrial Hygienist).

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 2 TR 36639 - SAN53 COMMENTS RECOMMND

The Department of Environmental Health (DEH) will accept for review the proposed use of an Advanced Treatment Unit (ATU) for each lot based on Aragon Geotechnical, Inc. Soils Percolation Report Project No. 4189-P dated December 2, 2013. Additional requirements may apply if the parameters set forth in said report cannot be met.

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10. GENERAL CONDITIONS

10.E HEALTH. 3 WMWD POTABLE WATER SERVICE RECOMMND

Tract Map 36639 is proposing to receive potable water service from Western Municipal Water District (WMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with WMWD as well as all other applicable agencies. Any existing well(s) shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 4 ATU - MAINTAIN SETBACKS RECOMMND

Each lot shall maintain all required setbacks associated with the use of an Advanced Treatment Unit (ATU). No part of the proposed ATU shall be located in Environmental Constraint Areas including specified "Do Not Disturbed" areas without written consent from the appropriate regulatory agency.

10.E HEALTH. 5 DEH SITE EVALUATION RECOMMND

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, a site evaluation shall be conducted by the Department of Environmental Health (DEH) staff. The applicant must ensure that the groundwater detection boring (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN as well as ensure that all property corners are clearly staked or marked.

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 "B" fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street

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10. GENERAL CONDITIONS

10.FIRE. 2

MAP-#16-HYDRANT/SPACING (cont.)

RECOMMND

intersection and spaced no more than 330 feet apart in any direction, with no portion of any lot frontage more than 165 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI.

Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT

RECOMMND

Tract Map 36639 is a proposal to subdivide a 74.8-acre site for residential use in the Mockingbird Canyon area. The site is located at the northeast corner of Nandina Avenue and Washington Street. Change of Zone 7843, which is a proposal to change the current zoning of Residential Agricultural 1-Acre Minimum (R-A-1) to Residential Agricultural 1-Acre Minimum (R-A-1) and Residential Agricultural 10-Acre Minimum (R-A-10) for the, is being processed concurrently.

The site lies along the western edge of the Three Sisters ridge and receives little tributary offsite stormwater runoff from the east. The entire site and the tributary offsite flows drain to Mockingbird Canyon. Onsite and offsite storm flows travel in an east to westerly direction with 4 discharge locations to existing storm drains or culverts. The northern portion of the site has no tributary offsite while the onsite flows naturally drain from the east to the northwest corner and collected by an existing 24-inch storm drain in Mariposa Avenue. The middle portion receives flows from a tributary offsite drainage area of approximately 13 acres to the east. These flows naturally drain to the west and where they are collected by an existing 42-inch culvert under Washington Street (constructed by Tract Map 29622/IP02015). The southeast corner of the site receives flows from a tributary offsite drainage area of approximately 8 acres. These flows are proposed to be collected in a concrete-lined v-ditch behind the lots. The ditch conveys these offsite flows south to an existing culvert under Nandina Avenue. The street flows in Nandina Avenue and onsite flows are collected by an existing catch basin for an existing storm drain at the intersection with Washington Street (southwest corner of the site) and conveyed south.

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10. GENERAL CONDITIONS

10.FLOOD RI. 1

MAP FLOOD HAZARD REPORT (cont.)

RECOMMND

The development of this site would generate increase peak flow rates and adversely impact the downstream property owners. Additionally, the grading design for the development proposes a diversion of onsite drainage areas to the existing facilities. Mitigation shall be required to offset any impacts. This development proposes a series of onsite storm drains contained within the public road right-of-way or drainage easements (minimum of 20-feet) as well as small bioretention basins in each individual lot for water quality mitigation. The drainage plan and preliminary design of the water quality mitigation plan (WQMP) have been reviewed and approved by the Transportation Department. The Transportation Department will review the final design of the water quality and hydrologic conditions of concern mitigation as well as the onsite drainage facilities at the improvement plan stage of this development prior to the issuance of permits.

This project is located within the Mockingbird Canyon watershed which lacks adequate drainage infrastructure, therefore the District is concerned about development occurring in this watershed. The cumulative effect of ongoing development will cause increased storm runoff, which will have a significant adverse impact on downstream properties. A practical and equitable mitigation measure for such an impact is the adoption and implementation of an Area Drainage Plan for Mockingbird Canyon. In view of the serious flooding problems, it is recommended that no development be permitted in the Mockingbird Canyon area until such time that the Board of Supervisors adopts the Mockingbird Canyon Area Drainage Plan. Alternatively, a Special Drainage Facility Agreement for the payment of "fees" to mitigate flood problems caused by the development could be offered by the developer to the County. The developer has written a letter to the Board requesting that a condition of approval be added to the project covering a Special Drainage Facility Agreement. The letter and the signed agreement have been submitted to the District for execution.

10.FLOOD RI. 2

MAP MOCKINGBIRD FEE

RECOMMND

This development is located within the Mockingbird Canyon area, and the Developer has agreed to pay \$500.00 per lot to mitigate the effect of the impact upon drainage

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10. GENERAL CONDITIONS

10.FLOOD RI. 2 MAP MOCKINGBIRD FEE (cont.) RECOMMND

facilities caused by this development. An agreement between the Developer and the County to this effect has been executed. Payment of this amount can be made at the time of recordation or may be deferred to the time of issuance of grading or building permits on the individual lots. The developer may elect to defer payment to the grading and building permit stage.

PARKS DEPARTMENT

10.PARKS. 1 MAP - TRAIL DEDICATION RECOMMND

The applicant or land owner shall dedicate four (4) additional feet on the east property line adjacent to Tract No. 31842 to make the trail a total of fourteen (14) feet as per Exhibit A - Horse Trail submitted to the Planning Commission on 9/30/15. This trail shall follow the Park standard (PARKS-4001).

(modified at Planning Commission meeting dated 9/30/15)

PLANNING DEPARTMENT

10.PLANNING. 1 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. 1

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; placed 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. 1 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. 2 MAP - GEO02358 RECOMMND

County Geologic Report (GEO) No. 2358, submitted for this project (TR36639) was prepared by Aragon Geotechnical, Inc. and is entitled: "Preliminary Geotechnical Investigation, Tentative Tract Map No. 36639, Northeast of Washington Street at Nandina Avenue, Woodcrest, California", dated January 14, 2014.

GEO02358 concluded:

- 1.The closest known active regional fault traces are associated with the Elsinore Fault where it passes southeast of Corona into Temescal Valley, about 9.7 miles away.
- 2.Chances for direct surface fault rupture affecting the project are extremely remote.
- 3.All Southern California construction is considered to be at risk of experiencing strong ground motion during a structure's design life.
- 4.The site lacks liquefaction susceptibility and is not at risk, based on the presence of crystalline bedrock.
- 5.Granitic bedrock is also considered to have zero potential for strain settlement.
- 6.The hills appear to make deep seated landslide potential virtually nil.
- 7.Manufactured cut and fill slopes at the preliminary design heights and inclinations shown on the Geotechnical Map should perform satisfactorily if properly constructed.
- 8.Rockfall potential was identified.
- 9.No hazards are imposed by tsunami, seiching, or failures of tanks or dam embankments.
- 10.Based on data and field outcrop interpretations, grading per the tentative map will encounter non-rippable materials

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10. GENERAL CONDITIONS

10. PLANNING. 2

MAP - GEO02358 (cont.)

RECOMMND

in several locations. Blasting may be required.

11. Oversize rock is anticipated.

GEO02358 recommended:

1. All existing fill, colluvium, alluvium, and in-place residual soil should be removed to competent bedrock in engineered fill areas, or shallow cut areas where said materials have not been completely stripped before achieving grade.

2. Civil design to minimize pad cut depths could be considered to reduce costly rock excavation volumes.

3. Physical removal of precarious rocks from step slopes above the tract.

4. Rocks should not be intentionally dislodged and allowed to roll.

5. Oversize material must be segregated during removal operations and retained separately for special placement if it is to be incorporated into compacted fill (disposal methods prescribed in the Aragon report).

6. Subsurface drainage devices such as canyon subdrains and slope keyway heel drains are recommended to mitigate potential rising water conditions.

GEO No. 2358 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2358 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be created relative to the rockfall potential at this site, as described elsewhere in this conditions set.

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10. GENERAL CONDITIONS

10.PLANNING. 3

MAP - PDA04865

RECOMMND

County Archaeological Report (PDA) No 4865, submitted for this project (TR36639) was prepared by Robert S. White, of Archaeological Associates and is entitled: "A Phase I Cultural Resources Assessment of a 74.81-Acre Parcel as Shown on TTM 36639, Located Immediately Northeast of the Intersection of Washington Street and Nandina Avenue, Woodcrest, Riverside County," dated July 2014.

(PDA) No 4865 concludes:

"Four prehistoric sites identified during Phase I survey and evaluated for significance are not considered significant within the meaning of CEQA and therefore not eligible for inclusion in the California Register of Historic Resources (CRHR).

"One previously recorded site was not relocated.

"The four new sites, CA-RIV-11763, 11764, 11765 and 11766 will be preserved by project design.

(PDA) No 4865 recommends:

"That any future earth-disturbing activities connected with development of the property be monitored by a professional archaeologist.

"Environmentally Sensitive Area (ESA) fencing be placed around sites CA-RIV-11764, 11765 and 11766.

"If the host boulder at RIV-2091 is relocated during future earth disturbing activities, the boulder should be relocated to an area of the property where it will remain undisturbed.

This study has been incorporated as part of this project, and has been accepted.

10.PLANNING. 4

MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines §15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) §5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a) There shall be no further excavation or disturbance of

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10.PLANNING. 4

MAP - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

the site or any nearby area reasonably suspected to overlie adjacent human remains until:

- i) A County Official is contacted.
- ii) The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the Coroner determines the remains are Native American:
- iii) The Coroner shall contact the Native American Heritage Commission within 24 hours.

b) The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c) The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.

d) Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i) The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

- (1) The MLD identified fails to make a recommendation; or
- (2) The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

10.PLANNING. 5

MAP - UNANTICIPATED RESOURCES

RECOMMND

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

1) If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance.

a) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative),

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10.PLANNING. 5 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

and the Planning Director to discuss the significance of the find.

b)At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

c)Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 6 MAP- MAP ACT COMPLIANCE RECOMMND

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

10.PLANNING. 7 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. 11 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. 12 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.

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10.PLANNING. 13

MAP - RES. DESIGN STANDARDS

RECOMMND

The design standards for the subdivision are as follows:

- a. Lots created by this map shall conform to the design standards of the R-A-1 and R-A-10 zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with Section 21.77 of Ordinance No. 348.
- e. The minimum average width of each lot is 100 feet.
- f. The maximum height of any building is 40 feet.
- g. The minimum lot size is 1 acre.
- h. Residential driveway approaches shall be a minimum of 12 feet and a maximum of 30 feet in width, and 20 feet of full height curb is required between driveways within any one property frontage, in accordance with Ord. No. 461, Standard No. 207.

EXCEPT AS ALLOWED BY ORDINANCE NO. 348, AND THE COUNTYWIDE DESIGN STANDARDS AND GUIDELINES, THERE SHALL BE NO ENCROACHMENT INTO ANY SETBACK.

10.PLANNING. 14

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 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

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10.PLANNING. 14 MAP - ORD NO. 659 (DIF) (cont.) RECOMMND

shall be required.

10.PLANNING. 15 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. 16 MAP- REQUIRED MINOR PLANS RECOMMND

For each of the below listed items, a minor plot plan application shall be submitted and approved by the County Planning Department pursuant to Section 18.30.a. (1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department) along with the current fee.

1. Final Site Development Plan for each phase of development.

2. Model Home Complex Plan shall be filed and approved for each phase if models change between phases. A final site of development plot plan must be approved prior to approval, or concurrent with a Model Home Complex Plan.]

3. Landscaping Plan for typical front yard/slopes/open space. These three plans may be applied for separately for

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10.PLANNING. 16 MAP- REQUIRED MINOR PLANS (cont.) RECOMMND

the whole tract or for phases.

4. Landscaping plans totally in the road right-of-Way shall be submitted to the Transportation Department only.]

5. Wall and Fencing Plan for the entire tract.

6. Entry monument and gate entry plan.

NOTE: The requirements of the above plot plans may be accomplished as one, or, any combination of multiple plot plans required by these conditions of approval. However, each requirement shall be cleared individually with the applicable plot plan condition of approval in the "PRIOR TO BUILDING PERMIT" (80 series) conditions.

10.PLANNING. 17 MAP - DESIGN GUIDELINES RECOMMND

The project shall conform to Countywide Design Standards and Guidelines adopted January 13, 2004.

10.PLANNING. 19 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. 20 MAP - OUTDOOR LIGHTING RECOMMND

Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumes or reflections into the sky. Outdoor lighting shall be downward facing.

10.PLANNING. 22 MAP - ALUC PROHIBITED USE RECOMMND

The following uses/activities are not included in the project shall be prohibited at this site, in accordance with Note 1 on Table 4 of the Lake Mathews/Woodcrest Area Plan:

a. Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an

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10.PLANNING. 22 MAP - ALUC PROHIBITED USE (cont.) RECOMMND

airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

b. Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climbg following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

c. Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

d. Any use which would generate electrical interference that may be determined to the operation of aircraft and/or aircraft instrumentation.

10.PLANNING. 23 MAP-NOTICE OF AIRPORT VICINITY RECOMMND

The attached disclosure notice shall be provided to all potential purchasers of the proposed lots and to tenants of the homes thereon.

10.PLANNING. 24 MAP-ALUC DETENTION BASIN RECOMMND

Any new aboveground detention or bioretention basins on the site shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm even for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention/retention basin(s) that would provide food or cover for bird species that would be imcompatible with airport operations shall not be utilized in project landscaping.

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 tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways, and

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

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 prohibited for drainage purposes, the subdivider shall provide adequate drainage facilities and/or appropriate

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

easements as approved by the Transportation Department.

10.TRANS. 6 MAP - OFF-SITE PHASE RECOMMND

Should the applicant choose to phase any portion of this project, said applicant shall provide off-site access roads to County maintained roads as approved by the Transportation Department.

10.TRANS. 7 MAP- TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

10.TRANS. 8 MAP-CREDIT/REIMBURSEMENT 4 IMP RECOMMND

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement.

To enter into an agreement, please contact our Funding Programs group at (951) 955-1667.

For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>.

10.TRANS. 9 MAP - LC LANDSCAPE REQUIREMENT RECOMMND

Prior to the installation or rehabilitation of 2,500 square feet or more of landscaped area, the developer/ permit holder/landowner shall:

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10.TRANS. 9

MAP - LC LANDSCAPE REQUIREMENT (cont.)

RECOMMND

1) Submit landscape and irrigation plans to the County Transportation Department for review and approval. Such plans shall be submitted as a Minor Plot Plan subject to the appropriate fees and inspections as determined by the County, comply with Ordinance No. 859 and be prepared in accordance with the County of Riverside Guide to California Friendly Landscaping. Emphasis shall be placed on using plant species that are drought tolerant and low water using.

2) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

3) Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,

4) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

The developer/permit holder is responsible for the maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the Installation Inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

10.TRANS. 10

MAP - SUBMIT FINAL WQMP

RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2010-0033, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a)

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10.TRANS. 10

MAP - SUBMIT FINAL WQMP (cont.)

RECOMMND

identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood Hazard Report). However, in order to meet the requirements of a Final Project Specific WQMP, it shall be prepared in substantial conformance to the Preliminary Project Specific WQMP. Also, the applicant should note that, if the project requires a Section 401 Water Quality certification, the Regional Water Quality Control Board may require additional water quality impact mitigation measures.

10.TRANS. 11

MAP - WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by a public agency or homeowners association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this subdivision, the Transportation Department will require an acceptable financial mechanism to be implemented to provide for maintenance of the project's site design, source control and treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means as approved by the Transportation Department. The BMPs must be shown on the project's grading plans and any other improvement plans the selected maintenance entity may require.

10.TRANS. 12

MAP - BMP MAINT AND INSPECTION

RECOMMND

Unless an alternate viable maintenance entity is established, the Covenants, Conditions and Restrictions (CC&Rs) for the development's Home/Property Owners Association (HOA/POA) shall contain provisions for all structural best management practices (BMPs) to be inspected, and if required, cleaned no later than October 15 each year. The CC&Rs shall identify the entity that will inspect and maintain all structural BMPs within the

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10.TRANS. 12 MAP - BMP MAINT AND INSPECTION (cont.) RECOMMND

project boundaries. A copy of the CC&Rs shall be submitted to the Transportation Department for review and approval prior to the recordation of the map.

-OR -

The BMP maintenance plan shall contain provisions for all treatment control BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the Transportation Department for review and approval prior to the issuance of occupancy permits.

10.TRANS. 13 MAP - SUBMIT FINAL WQMP RECOMMND

In compliance with the currently effective Municipal Stormwater Permit issued by the Santa Ana Regional Water Quality Control Board [Order No. R8-2013-0024, et seq.], and beginning January 1, 2005, all projects that 1) are located within the drainage boundary (watershed) of the Santa Ana River; and 2) require discretionary approval by the County of Riverside must comply with the Water Quality Management Plan (WQMP) for Urban Runoff. The WQMP addresses post-development water quality impacts from new development and significant redevelopment projects. The WQMP provides detailed guidelines and templates to assist the applicant in completing the necessary documentation and calculations. These documents are available on-line at: www.rcflood.org/npdes.

To comply with the WQMP, applicants must prepare and submit a "Project Specific" WQMP. At a minimum, the WQMP must: a) identify the post-project pollutants associated with the development proposal together with any adverse hydrologic impacts to receiving waters; b) identify site-specific mitigation measures or Best Management Practices (BMPs) for the identified impacts including site design, source control and treatment control post-development BMPs; and c) identify a sustainable funding and maintenance mechanism for the aforementioned BMPs. A template for this report is included as 'Exhibit A' in the WQMP.

The applicant has submitted a report that meets the criteria for a Preliminary Project Specific WQMP (see Flood