

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



ITEM
18.1
(ID # 7056)

MEETING DATE:

Tuesday, June 19, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION AND LAND MANAGEMENT AGENCY/PLANNING: Public Hearing on PARCEL MAP NO. 36607, CHANGE OF ZONE NO. 7828 - ORDINANCE NO. 348.4884 - Intent to adopt a Mitigated Negative Declaration - EA42685 - Applicant: Fred Khoroushi - Engineer/Representative: CLE Engineering - First Supervisorial District - Rancho California Zoning Area - Southwest Area Plan - Rural: Rural Mountainous (10 Acre Minimum) - Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, and westerly of Avenida Caleta - 20.2 gross acres - Zoning: Residential Agricultural-20 acre minimum - REQUEST: Change of Zone from Residential Agricultural (RA-20) 20 acre minimum to Residential Agricultural (RA-5) 5 acre minimum and a Schedule H subdivision to create four (4) residential parcels on 20.2 gross acres - APN: 932-280-045 [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

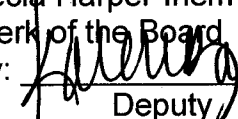
1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42685**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,
2. **APPROVE CHANGE OF ZONE NO. 7828**, to change the zoning classification for the subject property from Residential Agricultural (RA-20) 20 Acre Minimum to Rural Agricultural - 5 Acre Minimum (R-A-5) AS SHOWN ON Exhibit 3, based upon the findings and conclusions provided in the staff report; and,
3. **ADOPT ORDINANCE NO 348.4884** amending the zoning in the First District shown on Map No. 45.037 Change of Zone Case No. 7828 attached hereto and incorporated by reference; and,
4. **APPROVE TENTATIVE PARCEL MAP NO. 36607**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

ACTION:

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 348.4884 is adopted with waiver of the reading.

Ayes: Jeffries, Tavaglione, Washington, Ashley and Perez
Nays: None
Absent: None
Date: June 19, 2018
xc: Planning, Co.Co., MC, COB

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees 100%			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The proposed project includes Change of Zone No. 7828 and Tentative Parcel Map No. 36607 (The Project). The Project proposes to change the zoning classification for the subject property from Residential Agricultural (RA-20) 20-acre minimum to Residential Agricultural (RA-5) 5-acre minimum, and also proposes a Schedule "H" parcel map to subdivide 20.2 gross acres into four (4) parcels with parcel sizes ranging from approximately 5 acres to 5.18 acres.

The Project is located northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, westerly of Avenida Caleta.

The project site has a General Plan land use designation of Rural: Rural Mountainous (R-RM) and is located within the Santa Rosa Plateau/De Luz Policy Area within the Southwest Area Plan.

The Planning Commission considered the project during a regularly scheduled public hearing on April 4, 2018. There were no comments from the public. The Planning Commission recommended approval of the project with a 5-0 vote.

Impact on Residents and Businesses

The impacts of the project have been evaluated through the public hearing process.

Additional Fiscal Information

All fees are paid by the applicant; there is no General Fund obligation.

ATTACHMENTS

ATTACHMENT A. Planning Commission Minutes

ATTACHMENT B. Planning Commission Packet

ATTACHMENT C. Ordinance No. 348.4884

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


Scott Bruekner 6/12/2018

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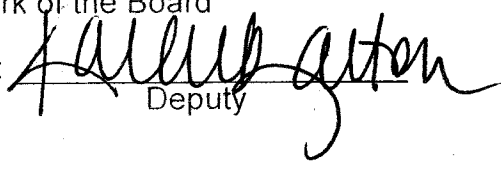
STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 19, 2018, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

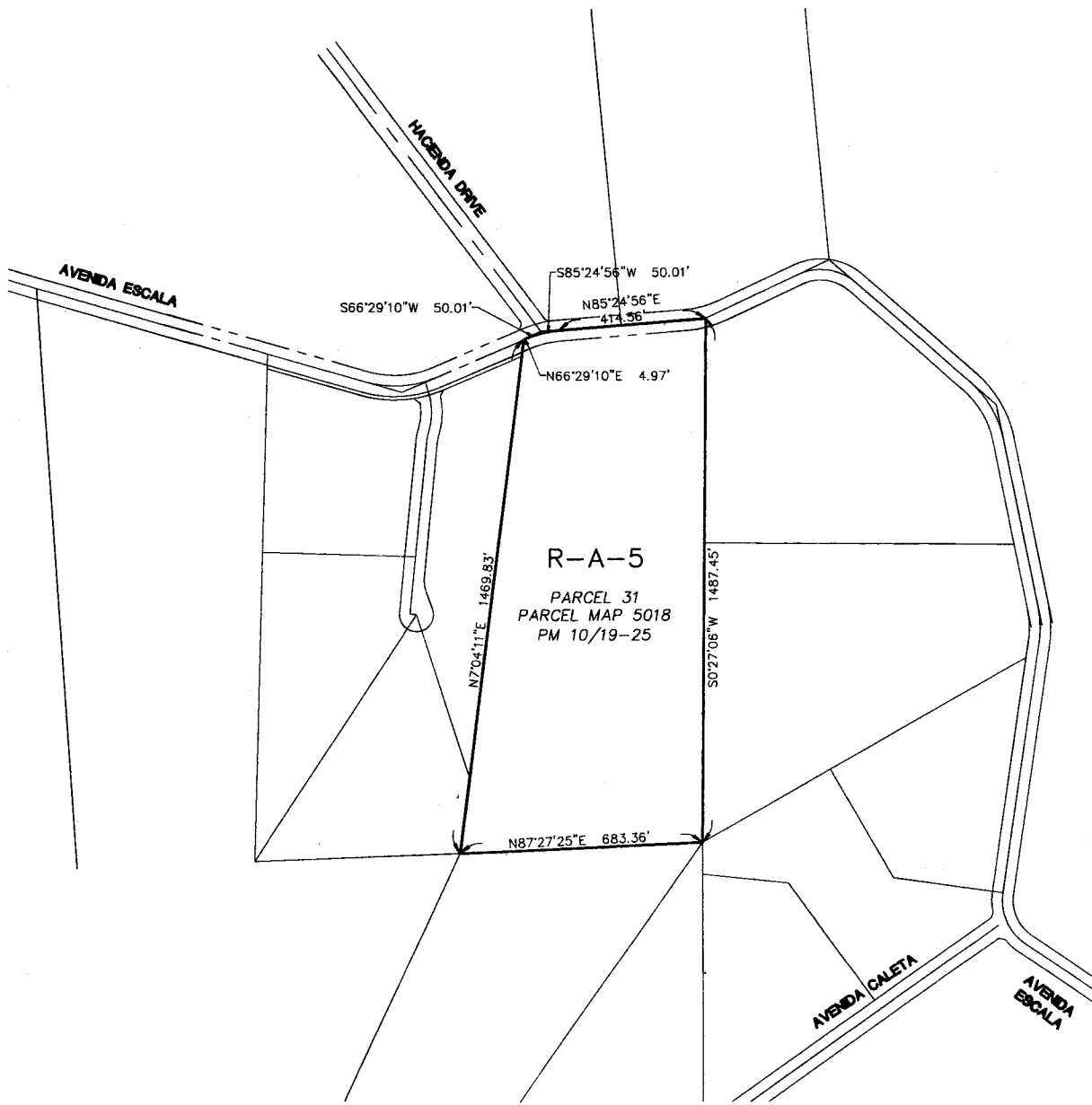
DATE: June 19, 2018

KECIA HARPER-IHEM
Clerk of the Board

BY: 
Deputy

Item 18.1

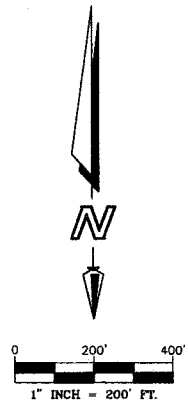
RANCHO CALIFORNIA AREA
SECTION 6, T.8S, R.4W., S.B.M.



LEGEND

R-A-5 RESIDENTIAL AGRICULTURAL
5 ACRES MINIMUM LOT.

MAP NO. 2.2427
CHANGE OF OFFICIAL ZONING PLAN
AMENDING
MAP NO. 2 ORDINANCE NO. 348
CHANGE OF ZONE CASE NO. 7828.
ADOPTED BY ORDINANCE NO. 348.4884
DATE: _____
RIVERSIDE COUNTY BOARD OF SUPERVISORS





**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 4, 2018**

1.0 CONSENT CALENDAR

- 1.1 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 33303** – Applicant: EPC Holdings 781, LLC – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Land Use: Community Development: Medium Density Residential (CD-MDR) (2-5 du/ac) – Highway 79 Policy Area – Location: Northwesterly of Washington Street, southerly of Keller Road, and easterly of Coventry Lane – 9.7 Acres – Zoning: Winchester Specific Plan Zone 1800, Plan Number 286, Planning Area 4 – Approved Project Description: Schedule “A” subdivision of 9.7 acres into 24 single family residential lots with a minimum lot size of 7,200 sq. ft. – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 33303, extending the expiration date to April 24, 2021. Project Planner: Ash Syed at (951) 955-6035 or email at asyed@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 33303, extending the expiration date to April 24, 2021.
- 1.2 PLOT PLAN NO. 25942** – Receive and File – Applicant: Verizon/Cortel c/o Andrea Urbas – Engineer/Representative: SAC Wireless Engineering Group – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Mixed Use Planning Area (CD-MUA) – Location: Northerly of Ramon Road, southerly of La Canada Way, and westerly of Desert Moon Drive – 7.92 Acres – Zoning: Mixed Use (MU) – **REQUEST:** Plot Plan No. 25942 proposes to construct wireless communication facility consisting of a 60 ft. high mono-pole for Verizon Wireless with 12 eight (8) ft. tall antennas, one (1) four (4) ft. microwave dish, 12 Remote Radio Units, two (2) surge protectors units, two (2) equipment cabinets with two (2) Global Positioning Satellite antennas, one (1) DC generator, and an electrical meter box inside a 625 sq. ft. lease area on a raised 2½ ft. tall platform. The lease area is enclosed by a 6 ft. tall chain-link fence with brown slats and faux vines. Project Planner: Tim Wheeler at (951) 955-6060 or email at twheeler@rivco.org. **RECEIVED AND FILED.**
- 1.3 SECOND EXTENSION OF TIME REQUEST for TENTATIVE TRACT MAP NO. 32185** – Applicant: Beazer Homes Holdings, LLC – Third Supervisorial District – French Valley Zoning Area – Southwest Area Plan: Community Development: Medium Density Residential (CD-MDR) (2-5 Dwelling Units Per Acre) – Low Density Residential (CD-LDR) (1/2 Acre Minimum) – Location: Northerly of Cookie Road, southerly of Ruff Road, easterly of Leon Road, and westerly of Elliot Road and Winchester Road – 163.57 Acres – Zoning: One-Family Dwelling (R-1) – Approved Project Description: Schedule “A” subdivision of 163.57 acres into 426 single family residential lots with 7,200 sq. ft. minimum lot sizes. The development will also include 32 open space lots for landscaping, paseos, detention areas, and a park that consists of 10 acres – **REQUEST:** Second Extension of Time Request for Tentative Tract Map No. 32185, extending the expiration date to November 30, 2021. Project Planner: Gabriel Villalobos at (951) 955-6184 or email at gvillalo@rivco.org. **APPROVED** Second Extension of Time Request for Tentative Tract Map No. 32185, extending the expiration date to November 30, 2021.

2.0 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS
NONE

3.0 PUBLIC HEARINGS – CONTINUED ITEMS:

- 3.1 GENERAL PLAN AMENDMENT NO. 1202/CHANGE OF ZONE NO. 7885/TENTATIVE TRACT MAP NO. 37254 – Intent to Adopt a Mitigated Negative Declaration** – EA42839 – Applicant: Koll Custom Homes, Inc. c/o Greg Koll – Engineer/Representative: Love Engineering, Tom Love – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Agricultural: Agricultural (AG-AG) (10 acre minimum) – Location: Northerly of Los Nogales Road and westerly of **Planning Commission Action:** Public Comments: Closed By a vote of 5-0 **ADOPTED** Planning Commission Resolution No. 2018-001; and



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 4, 2018**

Camino Del Vino – 51.5 Acres – Zoning: Citrus/Vineyard (C/V-10) – **REQUEST: General Plan Amendment No. 1202** proposes to amend the General Plan Policy Area from the Temecula Valley Wine Policy Area – Winery District to the Temecula Valley Wine Country Policy Area – Residential District. **Change of Zone No. 7885** proposes to amend the zoning classification for the subject property from Citrus/Vineyard, 10-acre minimum lot size (C/V-10) to Wine Country – Residential (WC-R) – **Tentative Tract Map No. 37254** a Schedule “D” subdivision proposes to subdivide approximately 51.5 acres into eight (8) single-family residential lots. The lots range in size from 6 to 8.5 gross acres. Continued from March 21, 2018. Project Planner: Deborah Bradford at (951) 955-6646 or email at dbradfor@rivco.org.

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42839; and

TENTATIVELY APPROVE General Plan Amendment No. 1202; and

TENTATIVELY APPROVE Change of Zone No. 7885; and

APPROVE Tentative Tract Map No. 37254, subject to conditions of approval as modified at hearing.

4.0 PUBLIC HEARINGS – NEW ITEMS:

4.1 CONDITIONAL USE PERMIT NO. 3761 – Intent to Adopt a Negative Declaration – EA42962 – Intent to Find a Public Convenience and Necessity – Applicant: Saib Alrabadi – Engineer/Representative: CJC Design, Inc. – Owner: Aboy Bakr Almed – Second Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 FAR) – Location: Northerly of Center Street, southerly of West Church Street, easterly of Iowa Avenue, and westerly of Pacific Avenue – .28 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposes the construction of a 76 Gas Station and 1,975 sq. ft. convenience store with the sale of beer and wine (Alcoholic Beverage Control License Type 20) for off-premises consumption (“Project”). The Project also includes the construction of two (2) new underground fuel storage tanks, eight (8) pumps, a 1,632 sq. ft. canopy, three (3) standard parking spaces, and one (1) accessible parking space. Project Planner: Dionne Harris at (951) 955-6836 or email at dharris@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

CONTINUED Off-Calendar.

STAFF RECOMMENDS A CONTINUANCE OFF CALENDAR – ITEM WILL BE RE-NOTICED AND RE-ADVERTISED.

4.2 ITEM MOVED TO PUBLIC HEARING – CONTINUED ITEMS.

4.3 CHANGE OF ZONE NO. 7829, TENTATIVE PARCEL MAP NO. 36607 – Intent to Adopt a Mitigated Negative Declaration – EA42685 – Applicant: Fred Khoroushi – Engineer/Representative: CLE Engineering – First Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Rural: Rural Mountainous (R-RM) (10 acre minimum) – Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, and westerly of Avenida Caleta – 20.2 gross acres – Zoning: Residential Agricultural – 20 acre minimum – **REQUEST:** Change of Zone from Residential Agricultural 20 acre minimum (RA-20) to Residential Agricultural 5 acre minimum (RA-5) and a Schedule “H” subdivision to create four (4) residential parcels on 20.2 gross acres. Project Planner: Brett Dawson at (951) 955-0972 or email at bdawson@rivco.org.

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42685; and

TENTATIVELY APPROVE Change of Zone No. 7828; and

APPROVE Tentative Parcel Map No. 36607, subject to conditions of approval.

4.4 GENERAL PLAN AMENDMENT NOS. 1151 AND 1152, CHANGE OF ZONE NOS. 7872 AND 7873, PLOT PLAN NOS. 25837 AND 25838, TENTATIVE PARCEL MAP NOS. 36950 AND 36962 – Intent to Certify an Environmental Impact Report (EIR) No. 546 – EIR00546 – Applicant: Trammel Crow, Inc. – Representative: David Evans and Associates, Inc. – First Supervisorial District – Mead Valley Zoning District – Mead Valley Area Plan – Community Development: Light Industrial (CD-LI) – Community Development: Business Park (CD-BP) – Location: Southerly of Oleander Avenue, northerly of Nance Street,

Planning Commission Action:

Public Comments: Closed
By a vote of 5-0

ADOPTED Planning Commission Resolution No. 2018-004; and

The Planning Commission Recommend the Following Actions to the Board of Supervisors:



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
APRIL 4, 2018**

westerly of Harvill Avenue, and easterly of Day Street – Zoning: Rural Residential – ½ acre minimum (R-R-½) – Medium Manufacturing (M-M) – Industrial Park (I-P) – **REQUEST: Building D - GENERAL PLAN AMENDMENT NO. 1151** proposes to change the General Plan Land Use Designation for Parcels 314-040-002 and 314-040-008 from Community Development: Business Park (CD-BP) to Community Development: Light Industrial (CD-LI) to make the entire Building D site Community Development: Light Industrial (CD-LI). **CHANGE OF ZONE NO. 7872** proposes to change the zoning classification for Parcels 314-040-002 and 314-040-008 from Rural Residential (R-R) to Industrial Park (I-P) and the portions of Parcels 314-040-001 and 314-040-003 that are zoned Medium Manufacturing (M-M) to Industrial Park (I-P) to make the entire Building D site Industrial Park (I-P). **PLOT PLAN NO. 25838** proposes the construction and operation of a 702,645 sq. ft. warehouse/distribution/manufacturing building on 37.08-acres (gross) consisting of 15,000 sq. ft. of office space, 10,000 sq. ft. of mezzanine, and 677,645 sq. ft. of warehouse space with 109 truck loading bays, 251 trailer parking stalls, 439 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. **TENTATIVE PARCEL MAP NO. 36950** proposes a Schedule “H” subdivision of 37.08 gross acres to consolidate the existing four (4) parcels into one (1) parcel and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street. **Building E - GENERAL PLAN AMENDMENT NO. 1152** proposes to change the General Plan Land Use Designation for Parcels 314-020-017 and 314-020-010 from Community Development: Business Park (CD-BP) to Community Development: Light Industrial (CD-LI) to make the entire Building E site Community Development: Light Industrial (CD-LI). **CHANGE OF ZONE NO. 7873** proposes to change the zoning classification for Parcels 314-020-010 from Rural Residential – ½ acre minimum (R-R-½) to Industrial Park (I-P) to make the entire Building E site Industrial Park (I-P). **PLOT PLAN NO. 25837** proposes the construction and operation of a 410,982 sq. ft. warehouse/distribution/manufacturing building on 21.52-acres (gross) consisting of 15,000 sq. ft. of office space and 395,982 sq. ft. of warehouse, with 51 truck loading bays, 80 truck trailer parking stalls, and 260 automobile parking stalls, and all other necessary and required improvements on the project site and along the adjacent streets. **TENTATIVE PARCEL MAP NO. 36962** proposes a Schedule “E” subdivision of 21.52 gross acres into two (2) parcels, one (1) for the proposed development and one (1) to be left vacant at this time, and provide for public right-of-way dedication on Oleander Avenue and Ellsworth Street. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

TENTATIVELY CERTIFY Environmental Impact Report No. 546; and

TENTATIVELY APPROVE General Plan Amendment No. 1151; and

TENTATIVELY APPROVE General Plan Amendment No. 1152; and

TENTATIVELY APPROVE Change of Zone No. 7872; and

TENTATIVELY APPROVE Change of Zone No. 7873; and

APPROVE Tentative Parcel Map No. 36950; and

APPROVE Tentative Parcel Map No. 36962; and

APPROVE Plot Plan No. 25837, and

APPROVE Plot Plan No. 25838, subject to conditions of approval as modified at hearing.

5.0 WORKSHOP

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**


Agenda Item No.:

4.3

Planning Commission Hearing: April 4, 2018

PROPOSED PROJECT

Case Number(s):	CZ No. 7828, PM No. 36607	Applicant(s):	Fred Khoroushi
Select Environ. Type	Mitigated Negative Declaration		
Area Plan:	Southwest	Representative(s):	John Rogers
Zoning Area/District:	Rancho California Area		CLE Engineering
Supervisory District:	First District		
Project Planner:	Brett Dawson		
Project APN(s):	932-280-045		
Continued From:			


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 7828 proposes to change the zoning classification for the subject property from Residential Agricultural (RA-20) 20-acre minimum to Residential Agricultural (RA-5) 5-acre minimum.

Tentative Parcel Map No 36607 is a Schedule "H" parcel map proposing to subdivide 20.2 gross acres into four (4) parcels with parcel sizes ranging from approximately 5 acres to 5.18 acres.

Location: Northerly of Avenida Caleta, easterly of Angels Peak Court, southerly of Avenida Escala, westerly of Avenida Caleta

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42685**, 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. 7828, amending the zoning classification for the subject property from Residential Agricultural (RA-20) 20 Acre Minimum to Rural Agricultural – 5 Acre Minimum (R-A-5) subject to the attached conditions of approval, the pending ordinance, and based upon the findings and conclusions incorporated in the staff report and subject to the adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE PARCEL MAP NO. 36607, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Rural Mountainous (RM) (10-acre minimum)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Santa Rosa Plateau/De Luz
Surrounding General Plan Land Uses	
North:	Rural Mountainous (RM) (10-acre minimum.)
East:	Rural Mountainous (RM) (10-acre minimum.)
South:	Rural Mountainous (RM) (10-acre minimum.)
West:	Rural Mountainous (RM) (10-acre minimum.)
Existing Zoning Classification:	Residential Agriculture (R-A-20) (20-Acre Minimum)
Proposed Zoning Classification:	Residential Agriculture (R-A-5) (5-Acre Minimum)
Surrounding Zoning Classifications	
North:	Residential Agriculture (20-acre minimum) (R-A-20)
East:	Residential Agriculture (10-acre minimum) (R-A-10)
South:	Residential Rural (5-Acre Minimum) (R-R)
West:	Residential Agriculture (5-Acre Minimum) (R-A-5)
Existing Use:	Vacant
Surrounding Uses	
North:	Vacant
South:	Vacant
East:	Vacant
West:	Vacant

Project Site Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	20.2 Gross Acres	5-acre minimum in Santa Rosa Plateau policy area
Existing Building Area (SQFT):	N/A	
Proposed Building Area (SQFT):	12,150 sq ft – 15,000 sq ft	
Floor Area Ratio:	N/A	
Building Height (FT):	N/A	
Proposed Minimum Lot Size:	5.01 Gross Acres	5-Acre Minimum

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Total Proposed Number of Lots:	4	
Map Schedule:	H	

Parking:

<i>Type of Use</i>	<i>Building Area (in SF)</i>	<i>Parking Ratio</i>	<i>Spaces Required</i>	<i>Spaces Provided</i>
Residential	N/A	2 Spaces/Dwelling Unit	8	N/A
TOTAL:				

Located Within:

Zoning District:	Rancho California
Community Service Area ("CSA"):	152
Recreation and Parks District:	No
Special Flood Hazard Zone:	Flood Control Zone 7
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	No
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B 29.48 Miles from Mt Palomar
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	No
Airport Influence Area ("AIA"):	No
Sphere of Influence	No

PROJECT LOCATION MAP

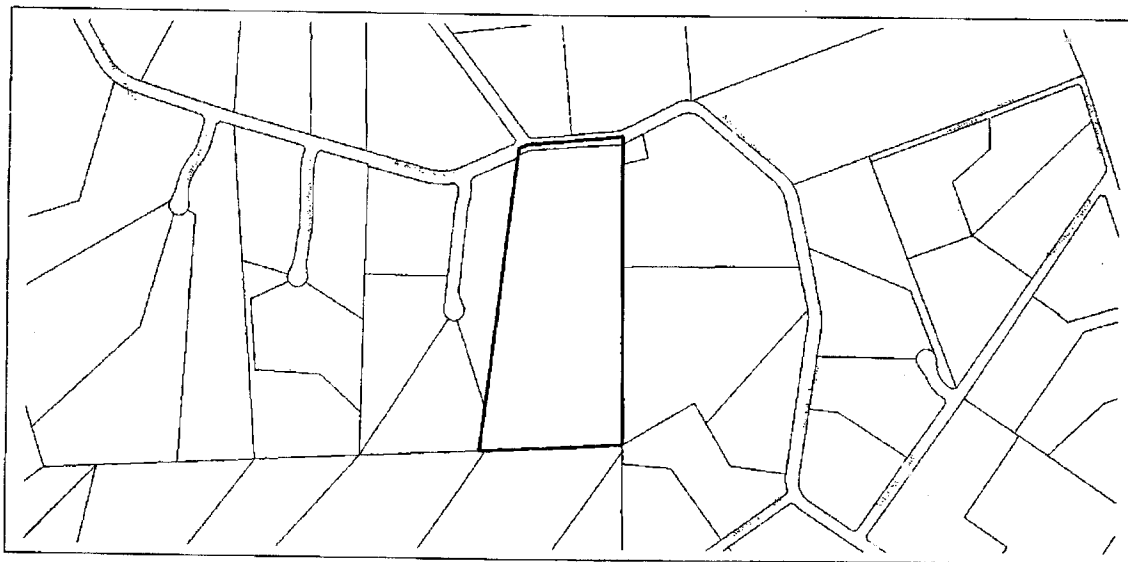


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project site has a General Plan land use designation of Rural Mountainous and is located within the Santa Rosa Plateau/De Luz Policy Area within the Southwest Area Plan.

The project site is located within the Residential Agriculture (R-A-20) (20-acre minimum.) zoning classification. The change of zone is a request to change the zoning classification to Residential Agriculture (R-A-5) (5-Acre Minimum), which allows for single family residential uses.

To date, no letters have been received in support or opposition to the proposal.

Based on Native American consultation, notifications about this project were sent to four Native American groups who had requested to be noticed pursuant to AB 52.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

An Initial Study (IS) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA), and it was determined that a Mitigated Negative Declaration (MND) was the appropriate environmental document for this project. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105. The IS found that although the proposed project could have a significant effect on the environment with the mitigation incorporated, and there will not be a significant effect in this case because mitigation measures and/or revisions in the project, described in the IS have been made or agreed to by the project proponent through Conditions of Approval.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Policy Area Findings

1. The project site has a General Plan Designation of Rural: Rural Mountainous (R:RM) (10-acre minimum.) located within the Santa Rosa Plateau/De Luz Policy Area within the Southwest Area Plan.

The Rural Mountainous land use designation generally allows single family residential uses with a maximum residential density of one dwelling unit per 10 acres. The map is proposing four lots ranging from 5 to 5.18 acres. However, the Santa Rosa Plateau/De Luz Policy Area specifically has policies that permit 5 acre lots within areas with a land use designation of Rural Mountainous:

SWAP 5.1 Notwithstanding the Rural Mountainous designation of this area, residential parcels as small as five acres in area may be established through the tract map or parcel map process provided that:

- a) The proposed building sites and access areas from the roadway to the building sites are not located in areas subject to potential slope instability.
- b) The proposed lots provide sufficient area for septic tank filter fields on lands that are not subject to "Severe" limitations for such use due to either (1) shallow depth to bedrock or (2) slopes of 25% or greater. Within this Policy Area, tract maps and parcel maps may maintain an average density of one dwelling unit per five acres.

Based on the review of the geotechnical report the County's Geologist has determined that the subject property meets these criteria of the above policies and will be able to subdivide the property into four (4), 5-acre lots. County Geologic Report GEO No. 2513 submitted for the project PM36607 prepared by Geocon West Inc. and the addendum stated that the graded slopes as shown on the conceptual plan will possess Factors of Safety of 1.5 or greater under static conditions and 1.1 or greater under seismic loading. The risk for landslides at the site is low, and hazards due to rock fall should be mitigated by removal of perched rock during grading, particularly on Parcels 1 and 2. Due to the presence of hard granitic rock beneath the site and the remedial grading recommendations, there is no potential for liquefaction or subsidence, and seismically-induced settlements are not anticipated at the site. Condition of Approval 10.PLANNING.005 details the required recommendations listed in GEO no. 2513:

The developer should have the seismic survey performed for Parcel 1 once access is established. Grading will require heavy ripping with large equipment and may require rock breaking or blasting.

After clearing and grubbing of organic matter and other unsuitable material, undocumented fill, colluvium, and completely weathered bedrock shall be removed to expose intact moderately weathered bedrock.

The exposed surface shall then be scarified to a minimum depth of 6 inches and until the surface is free of from uneven features that would tend to prevent uniform compaction by the equipment to be used.

Grading and foundation plans should be reviewed by the Geotechnical Engineer prior to finalization to verify that the plans have been prepared in substantial conformance with the recommendations of this report and to provide additional analyses or recommendations, as necessary.

Condition 60.PLANNING.24 requires that prior to grading permit issuance, the proposed lots shall provide sufficient area for septic tank filter fields on lands that are not subject to "Severe" limitations for such use due to either (1) shallow depth to bedrock of (2) slopes of 25% or greater.

Therefore, the project is consistent with the Rural Mountainous (R:RM) designation and Santa Rosa Plateau/De Luz Policy Area policies in that location of the expansion area for the septic tanks will not be located on slopes greater than 25% and the building site and access areas are considered stable as stated in the Slope Stability Analysis and Geotechnical Report. Therefore, the subdivision is consistent with the policies as listed above.

The new designation would also comply with Land Use policy 21.4, "Encourage Clustered development where appropriate on lots smaller than the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5 acre lots; however for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered."

The Santa Rosa Plateau/De Luz Policy area is intended to help maintain the rural and natural character of the area, account for its varied topography, and address the long term stability of the Santa Rosa Plateau Ecological Reserve. This policy area supports rural residential development and agricultural uses on the flatter lands. However, in order to maintain the Plateau's attributes, it requires future development to be designed in accordance with the area's rural character; limit the amount of grading to maintain the natural terrain to the greatest extent possible; and limit impacts to the ecological reserve. The design of the Project is consistent with this policy area because it has four, minimum 5-acre lots on 20.21 gross acres. Regarding Land Use Policy 21.1 "Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural or manufactured appearance," the underlying planning design philosophy of this policy is to create minimal manufactured slopes and to contour-grade the lots to match the existing natural contours to the extent feasible, to create a naturally appearing setting. Oak trees, drainage features and other sensitive resources have been avoided and preserved in natural open space to the extent feasible.

2. The project is not located within a Sphere of influence area.

Fire Findings

3. This land division is located within a very high fire hazard severity zone and a State Responsibility Area. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee shall be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRA's. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside's County Assistant Fire Marshall Swarthout stated that given they have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:

- a. Development of this project is in compliance sections 4290 and 4291 of the Public Resources Code in that conditions of approval have been applied regarding, emergency access and egress, signage and building numbering, and emergency water standards. The Riverside County Fire Department has conditioned the project to provide an Environmental Constraint Sheet (ECS) that must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2. (COA 50.FIRE.1)

In addition, the project has been conditioned to have blue dot reflectors and meet the fire hydrant spacing requirements. The project has also been conditioned for the Riverside County Fire Department to review and approve water and access for all single family dwellings (COA 10.FIRE.1, 10.FIRE.2, 50.FIRE.2, 50.FIRE.4, 50.FIRE.5, 80.FIRE.1, and 80.FIRE.3). The ECS shall note that the project site is located within a State Responsibility Area. The project shall have blue dot reflectors and shall meet the fire hydrant spacing requirements. Additionally, the Fire Department shall review and approve review and approve water and access for all single family dwellings. (COA 50.FIRE.2, 50.FIRE.3, 50.FIRE.4, 50.FIRE.5, 50.FIRE.6, 60.FIRE.1, 80.FIRE.1, 80.FIRE.2, and 80.FIRE.3.

- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department and California Department of Forestry and Fire Protection.
4. 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 – 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 have covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needs, or other vegetation, standards for signs identifying streets, roads and buildings.. All necessary roadway infrastructure exists and the project site is located adjacent to Avenida Escala and Hacienda Drive. There is adequate accessibility to the project site for all emergency service vehicles.

Change of Zone Findings

5. The following findings shall be made prior to making a recommendation to grant a Change of Zone, pursuant to the provisions of the Riverside County Zoning Ordinance No. 348 (Land Use):

Change of Zone No. 7828 is a proposal to change the project site's Zoning Classification from Residential Agricultural (R-A-20) 20-Acre Minimum to Rural Agricultural – 5-Acre Minimum (R-A-5).

- a. The proposed project is consistent with the General Plan. It meets the General Plan principle of encouraging a wide range of housing opportunities for residents in a wider range of economic circumstances.

The General Plan Principle IV.A.1 provides that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice an opportunity for housing in

various styles, of varying densities and of a wide range of process and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices.

This project provides opportunities for a higher level of density in the area which the highest level of density is a mobile home park, thus giving the community another option of housing type at this density level. The project in itself does emphasize both a compact and higher density choice. Based upon the above discussion, the project meets this principal.

General Plan Principle IV.A.4 states that communities should range in location and type from urban to suburban to rural. This project provides options for a more urban type of community in an area with existing suburban communities, thus meeting the intent of the principal.

6. The proposed amendment would maintain the primarily rural style residential atmosphere of the community that exists in the area, thus creating a compatible land use pattern that assists in protecting public health, safety, and welfare which is the foundational purpose of a General Plan.
7. The design of the proposed map is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan. The project site is not located within a Criteria Cell.
8. The site is physically suitable for the proposed type of development and density of the development because the site is rural and does not consist only of steep slopes or other natural conditions that would inhibit the proposed type of development. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses and zoning, which generally consist of Rural: Rural Mountainous.

Flood Findings

9. The project is located within Flood Control Zone 7. The topography of the area is hilly terrain. The grading proposed for the pads will result in minimal nuisance nature local runoff to the pad and should be considered free from ordinary storm flood hazard. The Riverside County Flood Control and Water Conservation District has reviewed and conditioned this project. Condition (10.FLOOD.001) states, "The topography of the area consists of well-defined ridges and natural watercourses which traverse the site. There is adequate area outside of the natural watercourses for building sites. In order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings, the natural watercourses shall be kept free of all buildings and obstructions. However, a storm of unusual magnitude could cause damage. Any grading should perpetuate the existing drainage patterns of the area and new construction should comply with all applicable ordinances."

Mt Palomar Findings

10. The project is located within Zone B of Mount Palomar Lighting District. According to the GIS database, the project site is located 29.48 miles away from Mt. Palomar Observatory within Zone B of Ordinance No. 655. The project has the potential to interfere with the observatory. The project is required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets.

Parcel Map Findings

11. The following findings shall be made prior to making a recommendation to grant a Tentative Parcel Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 60 (Subdivisions):

Tentative Parcel Map No. 36607 is a proposal to subdivide 20.2 acres into 4 lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Zoning Ordinance No. 460, are as follows:

- a. The proposed map is consistent with the County's General Plan and the Santa Rosa Plateau/De Luz Policy Area. The project proposes to develop 4 estate-size single family detached residential lots within the boundary of the project site. The project has a General Plan land use designation of Rural Mountainous and is located within the Southwest Area Plan. The Rural Mountainous land use designation allows single family residential uses, limited animal keeping and agricultural uses, with a maximum residential density of one dwelling unit per 10 acres. This designation applies to areas of at least 10 acres where a minimum of 70% of the area has slopes of 25% or greater. It also applies to remote areas that are completely or partially surrounded by slopes greater than 25% and that do not have both county maintained access and access to community sewer and water systems. The map is proposing four lots ranging from 5 to 5.18 acres.

The Santa Rosa Plateau/De Luz Policy Area is intended to help maintain the rural and natural character of the area, account for its varied topography, and address the long term stability of the Santa Rosa Plateau Ecological Reserve. This policy area supports rural residential development and agricultural uses on the flatter lands. However, in order to maintain the Plateau's attributes, it requires future development to be designed in accordance with the area's rural character; limit the amount of grading to maintain the natural terrain to the greatest extent possible; and limit impacts to the ecological reserve. The design of the Project is consistent with this policy area because it has 4- minimum 5 acre lot sized estate size lots with on 20.21 gross acres. To comply with Land Use Policy 21.1 "Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural or manufactured appearance." The underlying planning design philosophy is to create minimal manufactured slopes and to contour-grade the lots to match the existing natural contours to the extent feasible, to create a naturally appearing setting. Oak trees, drainage features and other sensitive resources have been avoided and preserved in natural open space to the extent feasible.

The project is located within the Rural Mountainous (RM) (10-acre minimum.), the change of zone is a request to change the zone to Residential Agriculture (R-A-5) (5 Acre Minimum) which allows single family residential uses, limited animal-keeping and agricultural uses, with a maximum residential density of 1 dwelling unit per 10 acres. The residential development would be rural in form, with large lots featuring single-family homes. The new designation would comply with Land Use policy 21.4, "Encourage Clustered development where appropriate on lots smaller that the underlying land use designation would allow. The density yield of the underlying land use designation may be clustered on 0.5 acre lots; however for sites located adjacent to the Community Development Foundation Component, 10,000 square foot minimum lots may be considered."

- b. The proposed land division and the site is physically suitable for the proposed type of development and density of the development because the site is rural and does not consist only of steep slopes or other natural conditions that would inhibit the proposed type of development. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses,

which generally consist of Rural: Rural Mountainous. The surrounding area is currently being used for similar uses, single family homes with large rural lots.

- c. The design of the proposed land division or proposed improvements are not likely to cause substantial environmental damage, and avoidably injure fish and wildlife or their habitat, and cause public health problems. The Santa Rosa Plateau Policy area is intended to help maintain the rural and natural character of the area, account for its varied topography, and address the long term stability of the Santa Rosa Plateau Ecological Reserve. This policy area supports rural residential development and agricultural uses on the flatter lands. However, in order to maintain the Plateau's attributes, it requires future development to be designed in accordance with the area's rural character; limit the amount of grading to maintain the natural terrain to the greatest extent possible; and limit impacts to the ecological reserve. The design of the Project is consistent with this policy area because it has 4- minimum 5 acre lot sized estate size lots with on 20.21 gross acres. To comply with Land Use Policy 21.1 "Require that grading be designed to blend with undeveloped natural contours of the site and avoid an unvaried, unnatural or manufactured appearance." The underlying planning design philosophy is to create minimal manufactured slopes and to contour-grade the lots to match the existing natural contours to the extent feasible, to create a naturally appearing setting. Oak trees, drainage features and other sensitive resources have been avoided and preserved in natural open space to the extent feasible.

Environmental Assessment No. 42685 was prepared for the Project which includes Tentative Parcel Map No. 36607. The Environmental Assessment analyzed the Project's potential significant effects on the environment and made the required findings in compliance with the State CEQA Guidelines and Riverside County CEQA implementing projects. Based on the findings and conclusions in Environmental Assessment No. 42685 and the Project's conditions of approval, the design of Tentative Parcel Map No. 36607 is not likely to cause serious public health problems or substantially injure fish or wildlife or their habitat.

- d. Access Roads. The design and construction requirements as stated in sections A.1.a and A.1.b. above shall pertain for access road(s) from the nearest maintained road(s) as defined in Section 2.3 to the map boundary street(s).

Schedule "H" Parcel Map Findings

12. Based upon review by staff, the proposed Tentative Parcel Map is consistent with the minimum improvements as outlined in Section 10.13.A.2 (Schedule "H" Parcel Map Division) of Ordinance No. 460 as follows:

Streets. The minimum improvements for streets shall be as follows:

1. Parcels of no less than 5 acres in gross area.
 - a. Proposed Streets. No improvements are required. A Centerline study profile of the map street dedications shall be submitted to the Transportation Department for review and approval. Condition of Approval states, "All centerline intersections shall be at 90 degrees, plus or minus 5 degrees, with a minimum 50' tangent, measured from flowline/curbface or as approved by the Transportation Planning and development Review Division Engineer".
 - b. If the streets are to be accepted for maintenance by the County, the improvements shall be as follows:

- i) All streets except as noted in ii and iii below shall be not less than 32 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461, Standard No. 106, Section B, unless further improvements are required on boundary streets to achieve compatibility with contiguous existing streets or street improvement requirements set forth on adjacent land divisions.
- ii) Non-circulatory streets located in an area where the geography will not sustain parcels of less size may have street section reduced to 28 feet in width. The street shall be improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461.
- iii) Rural Residential (Local) roads shall not be less than 24 feet in width, improved with asphalt concrete paving, designed and constructed in conformance with Ordinance No. 461, Standard No. 138.

The following condition of approval (10.TRANS.1) ensures that the requirements of Ordinance No. 460 as it pertains to Schedule H improvements have been met:

"With respect to the conditions of approval for the references tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance No. 460 and Riverside County Road Improved Standards (Ordinance No. 461). It is understood that the tentative map correctly shows acceptable centerline elevations, all existing easements, traveled ways or 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 binding as through occurring in all."

- c. Access Roads: legal access shall be provided as defined in Section 3.10 of this ordinance. The project has been reviewed and conditioned by the County of Riverside Transportation Department, and found to comply with the ordinance.
- B. Street Improvement Plans. For the purposes of this section, Street Improvement Plans means plans prepared by a registered civil engineer and, as approved by the Transportation Department. The plans shall be drawn on acceptable reproducible material, drawn to a horizontal scale of not greater than 80 feet to an inch, a vertical scale of not greater than 8 feet to an inch, and contain a contour interval plotting of no greater than 5 feet. The plans shall show the following: The existing ground line profile at centerline, the plan view layout of all right-of-way dedications, the water courses and the rate of surface runoff for a 100-year storm, the proposed drainage facilities within road dedications, the roadway cut and fill slope requirements, and all major topographic features and existing improvements. Design parameters shall be in compliance with Ordinances Nos. 460 and 461, unless otherwise approved by the Director of Transportation. The project has been reviewed and conditioned by the County of Riverside Transportation Department and Flood Control District, and found to comply with the ordinance. Future development of the site will incorporate required water quality and erosion control measures from the County of Riverside and the San Diego Regional Water Quality Control Board to ensure that the quantity of surface water runoff discharged off the site is not adversely altered when compared to existing conditions.
- C. Other Improvements. Domestic water, fire protection facilities and electrical communication facilities shall be as required by the Advisory Agency. The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or

physically interfere with an emergency response plan or an emergency evacuation plan, therefore there is a less than significant impact. The Riverside County Fire Department has conditioned the project to provide an Environmental Constraints Sheet that must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by land division must comply with the special construction provisions contained in Riverside County Ordinance No. 787.2. In addition, the project has also been conditioned for the Riverside County Fire Department to review and approve water and access for all single family dwellings." The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. The applicant or the applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities.

D. Sewage disposal. The minimum requirements for sewage disposal shall be as follows:

1. No sewage disposal collection system is required; however, the land divider may be required to provide the Health Department with a sewage disposal feasibility report in conformance with Health Department and Regional Water Quality Control Board Standards. The Department of Environmental Health has required a floor plan on any proposed structure showing all proposed plumbing fixtures must be submitted for review to ensure proper septic tank sizing prior to issuance of building permit.

E. Agricultural Lands. The following agricultural land shall be exempt from all improvement requirements specified within this section:

1. Lands lying within established agricultural preserves formed pursuant to the California Land Conservation Act and Riverside County Ordinance No. 509.
2. Lands zoned A-1, A-2, or A-p, or A-D identified in the Riverside County Comprehensive General Plan as important farmland shown on the Agricultural Resources Map, and not less than 5 acres in size.

These do not apply as the area is zoned Residential Agriculture, (RA-20)(20 Acre minimum) and proposes to change the zone to Residential Agriculture (RA-5)(5 Acre Minimum). The site is surrounded by similar uses, and is will not impact agricultural lands.

AB 52 Finding

13. The project has been noticed per the requirements of Assembly Bill 52 (AB 52). Notifications were sent to four Native American Groups who had requested to be noticed pursuant to AB 52. Rincon deferred to Pechanga or Soboba and did not request consultation on this project. Agua Caliente did not respond. Requests for consultation were received from Pechanga and Soboba. After reviewing the Cultural Report and the conditions of approval, Soboba had no additional comment.
14. The Pechanga Band of Luiseño Indians, using their tribal expertise has provided tribal cultural information that the project may fall within a Traditional Cultural Landscape. Pechanga believes this landscape to be a Tribal Cultural Resource. While the archaeological study (PDA04961: Phase I Cultural Resource Assessment Of Tentative Parcel Map 36607, Near Murrieta, Riverside County, California) did not indicate any physical archaeological resources on the property, it must be noted that Tribal Cultural Resources are not limited to only physical resources, but also include resources of an intangible nature, such as a landscape. However, in order for a Cultural Landscape to be

considered a Tribal Cultural Resource, as defined in Public Resources Code 21074, the landscape must be defined in terms of size and scope of the project and also be supported by substantial evidence. This evidence has not been provided and the landscape has not been geographically defined. As such, impacts in this regard have been analyzed in the Environmental Assessment and considered to be less than significant.

MSHCP Findings

15. the project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Southwest Area Plan. A MSHCP Consistency Analysis and Habitat Assessment for Parcel Map 36607 was prepared by Principe and Associates on January 8, 2016. The project site is not located within a Criteria Cell and is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or Joint Project review (JPR). Although the project is not located within a Criteria Cell, the project is still required to demonstrate consistency with Section 6.0 of the MSHCP.

Based upon the consistency analysis and habitat assessment it was found that there is an ephemeral drainage on the site that meets the MSHCP definition of Riparian/Riverine. However, the project will completely avoid the Riparian/Riverine habitat. Due to the steep sloping topography, other types of perennial or seasonal aquatic features that could be classified as freshwater wetlands are not present on the site. The project site does not support the required growing habitats for the six Narrow Endemic Plant Species. The project site is located in the vicinity of a MSHCP Conservation Area. The most proximate conservation area is Proposed Linkage 9 (Teneja Corridor), which is located approximately 1,000 feet south of the project site. The southern portion of the project site will remain undeveloped and undisturbed. Future development on the project site will incorporate required water quality and erosion control measures from the County of Riverside and the San Diego Water Quality Control Board to ensure that the quality and quantity of surface runoff discharged off the site is not adversely altered when compared to existing conditions. A habitat assessment for California red-legged frog was conducted as the project is located within Amphibian Species Survey Area 2. It was determined that the project site does not support the required habitat for the California Red-legged frog. The evaluation shows that the project is consistent with Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2 of the MSHCP.

Consistency Findings

16. The development standards of the proposed Residential Agricultural, 5-acre minimum (R-A-5) zone classification require a minimum lot size of 20,000 square feet. The proposed Project will conform to this standard because the minimum lot size for the proposed subdivision will be 217,800 square feet.

The development standards of the proposed Residential Agricultural, 5-acre minimum (R-A-5) zone require a minimum average lot depth of 150 feet. The proposed Project conforms to the standard because the minimum lot depth for each residential lot will be 500 feet.

The development standards of the proposed Residential Agricultural, 5-acre minimum (R-A-5) require a minimum average lot width of 100 feet. The proposed Project complies with the minimum average lot width requirements of the Residential Agricultural, 5-acre minimum (R-A-5) zone. The proposed Project conforms to the width standard because the minimum lot depth for each residential lot will be 240 feet.

Based on the above, the proposed Project will conform to the development standards of the proposed R-A-5 zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348.

Oak Tree Management Findings

17. The project is subject to the Riverside County Oak Tree Management Guidelines. The project site contains three coast live oak trees and one Engelmann oak tree. One coast live oak tree is located off-site to the west. The project will impact one coast live oak tree through the construction of a driveway and cul-de-sac. The project has been conditioned by the County Environmental Programs Division (EPD) that an Oak Tree Mitigation and Monitoring Plan shall be submitted to the County (EPD) staff for review and approval. And that prior to occupancy, the mitigation described within the Oak Tree Mitigation and Monitoring Plan shall be completed and approved by Riverside County EPD staff.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 600 feet of the proposed project site. As of the writing of this report, Planning Staff has not received written communication/phone calls from the public.

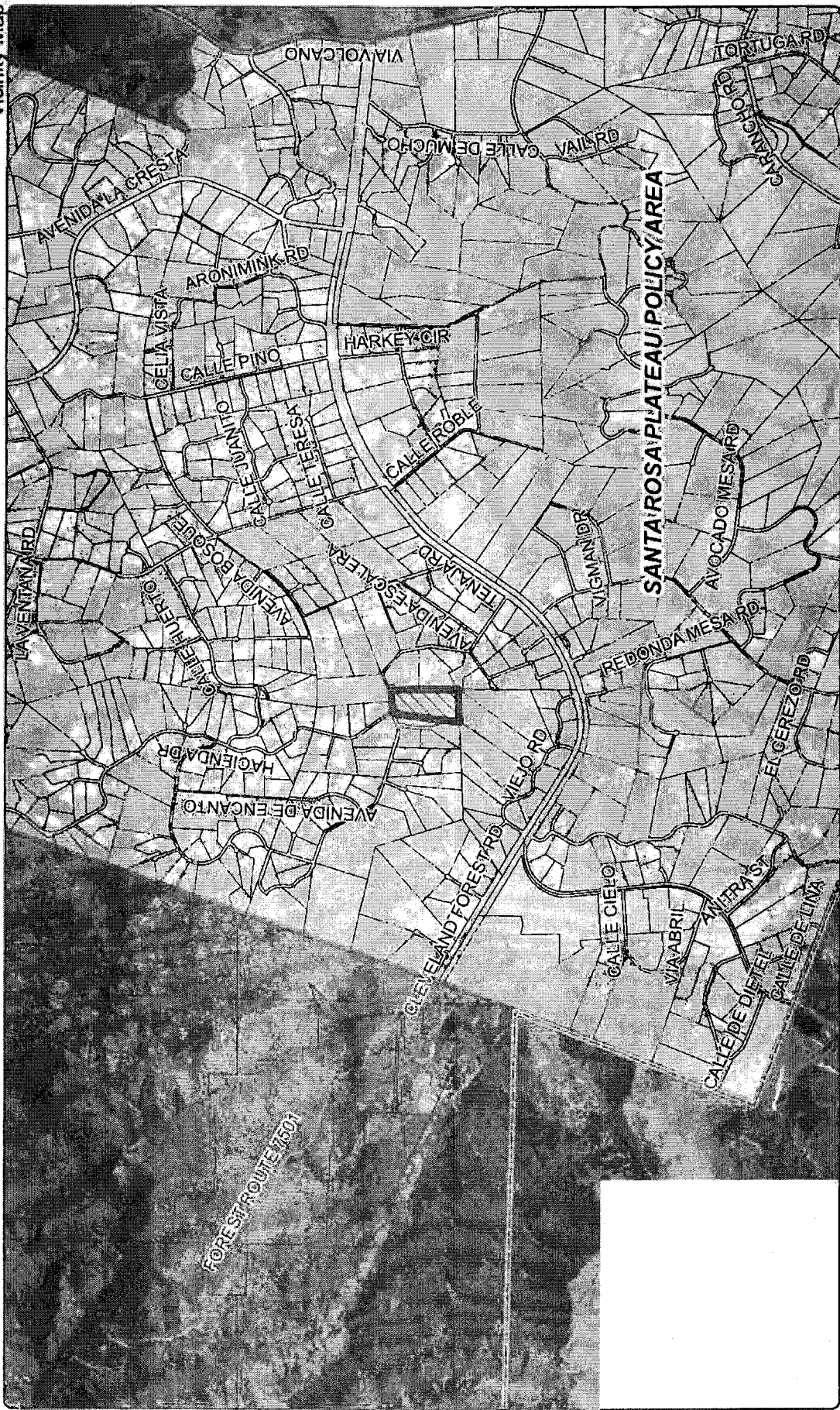
APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within 10 days of the notice of the Planning Commission's decision appearing on the Board of Supervisor's agenda.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07828 PM36607
VICINITY/POLICY AREAS**

Supervisor: Jeffries
District 1

Date Drawn: 08/24/2017
Vicinity Map



Author: Vinnie Nguyen



Zoning Area: Rancho California

DISCLAIMER: On October 7, 2010, 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 in the current General Plan. The County of Riverside is not responsible for any errors or omissions in this map. For more information, please contact the Planning Department offices at Riverside, CA 92505-3200. Website: www.riversidecounty.org. Plan Order #: 1709993-2077 (Plan on County or Website: www.riversidecounty.org)

RIVERSIDE COUNTY PLANNING DEPARTMENT

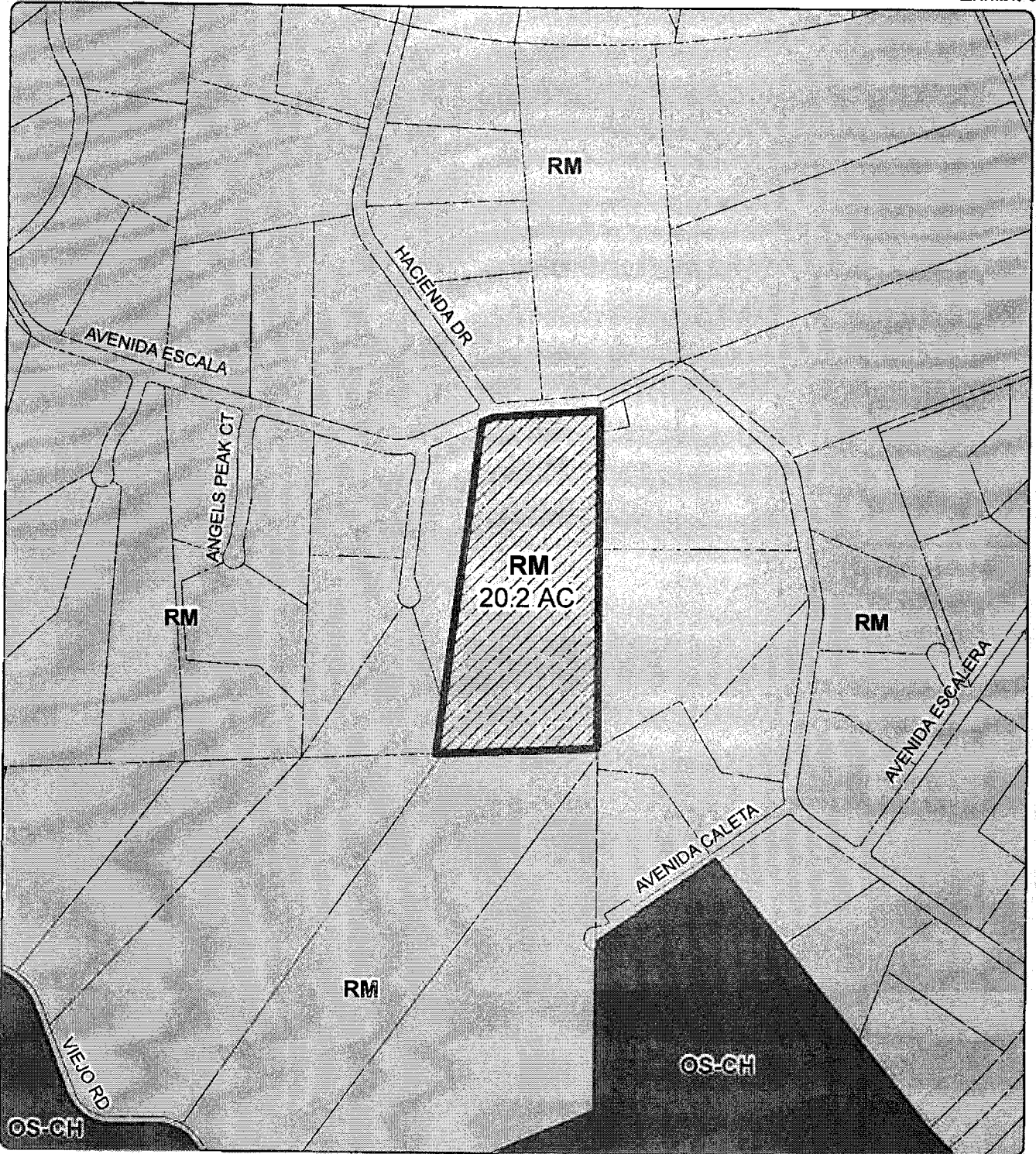
CZ07828 PM36607

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

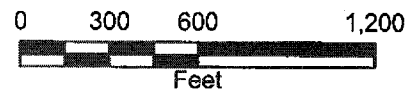
Date Drawn: 08/24/2017

Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



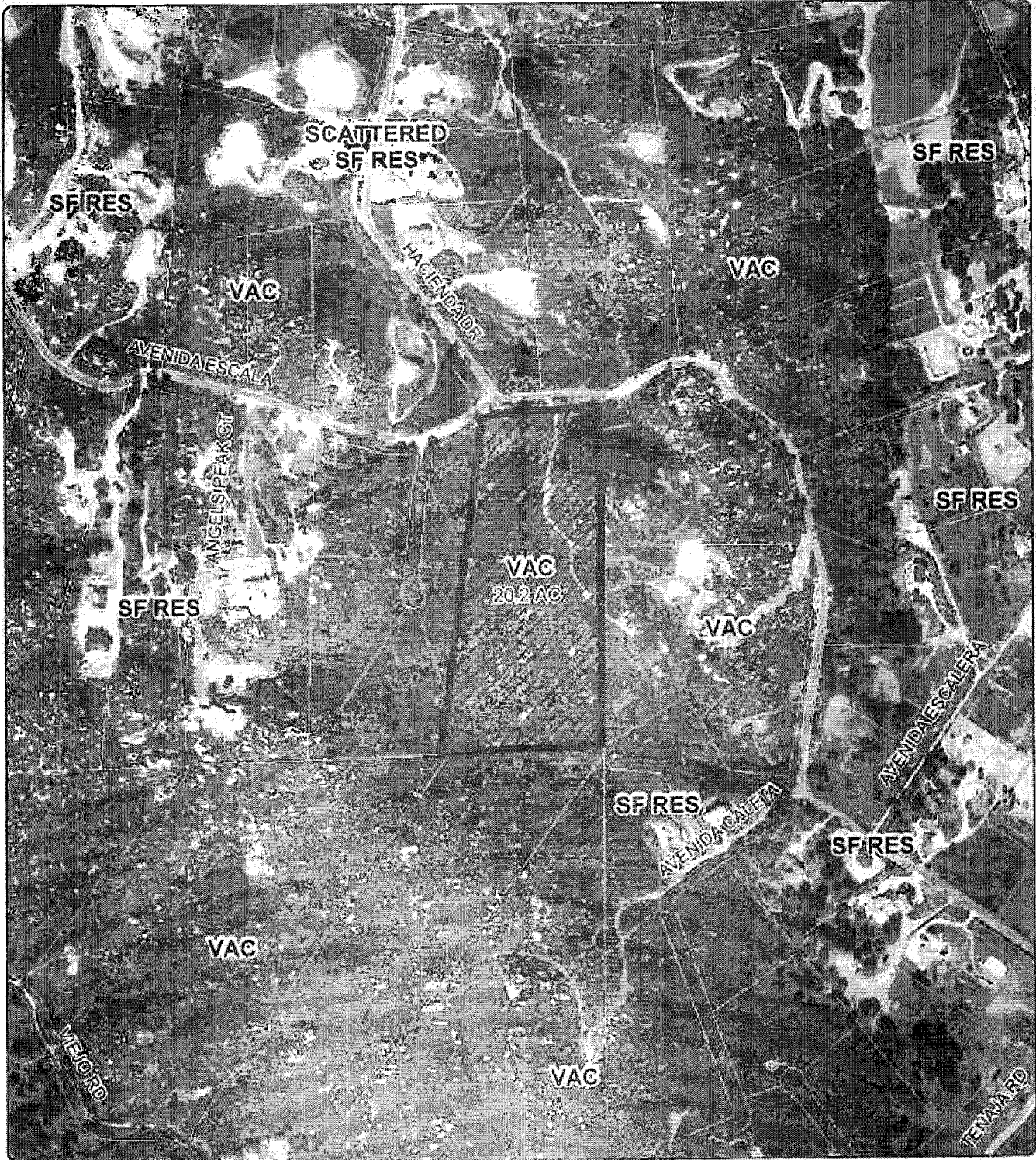
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact 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://www.riverside.ca.gov/planning>.

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07828 PM36607

Supervisor: Jeffries
District 1

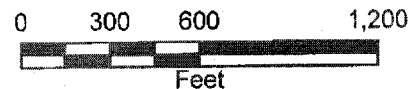
LAND USE

Date Drawn: 08/24/2017
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



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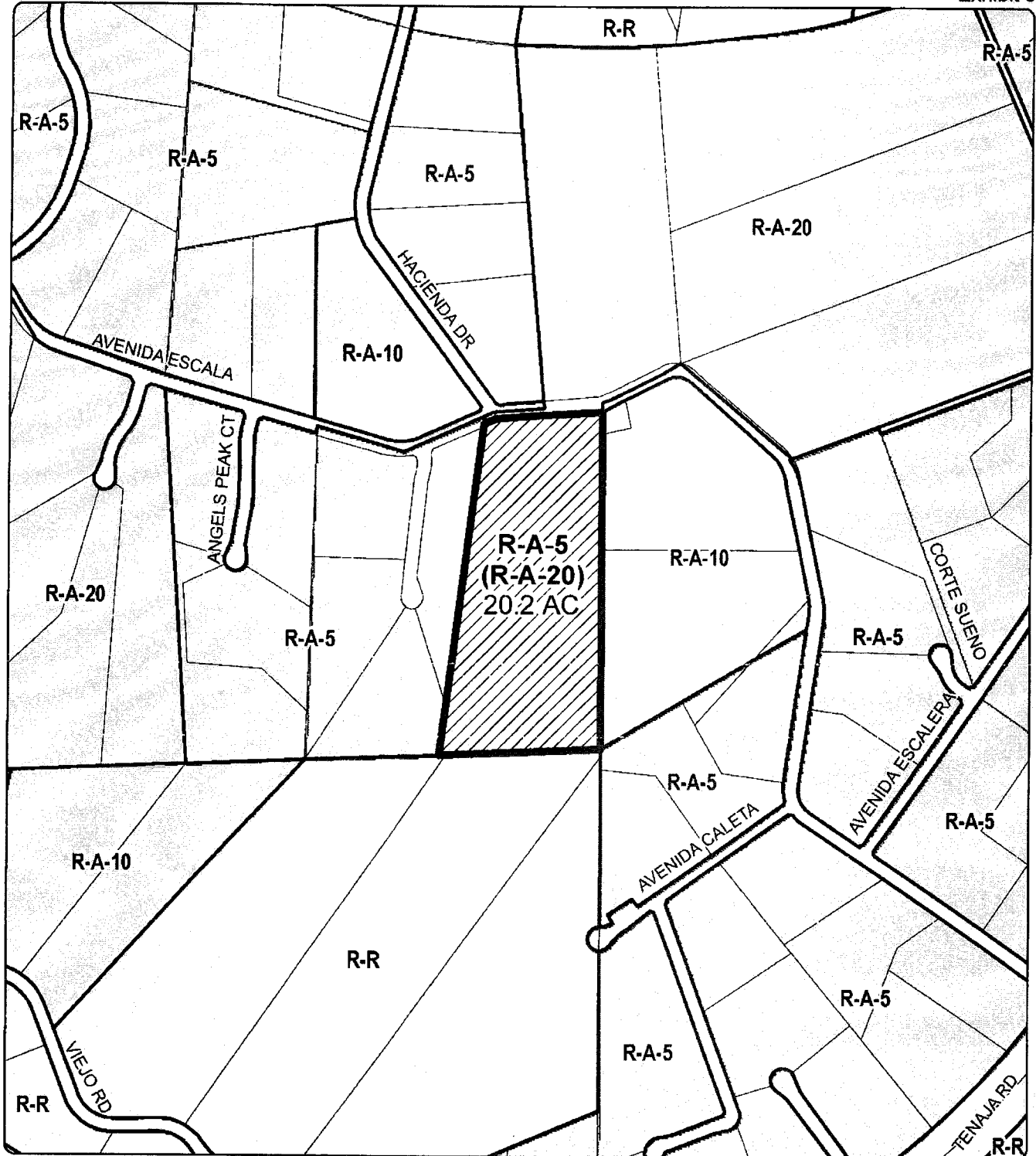
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07828 PM36607

Supervisor: Jeffries
District 1

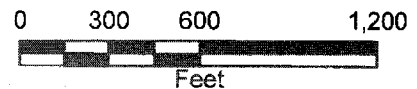
Date Drawn: 08/24/2017
Exhibit 3

PROPOSED ZONING

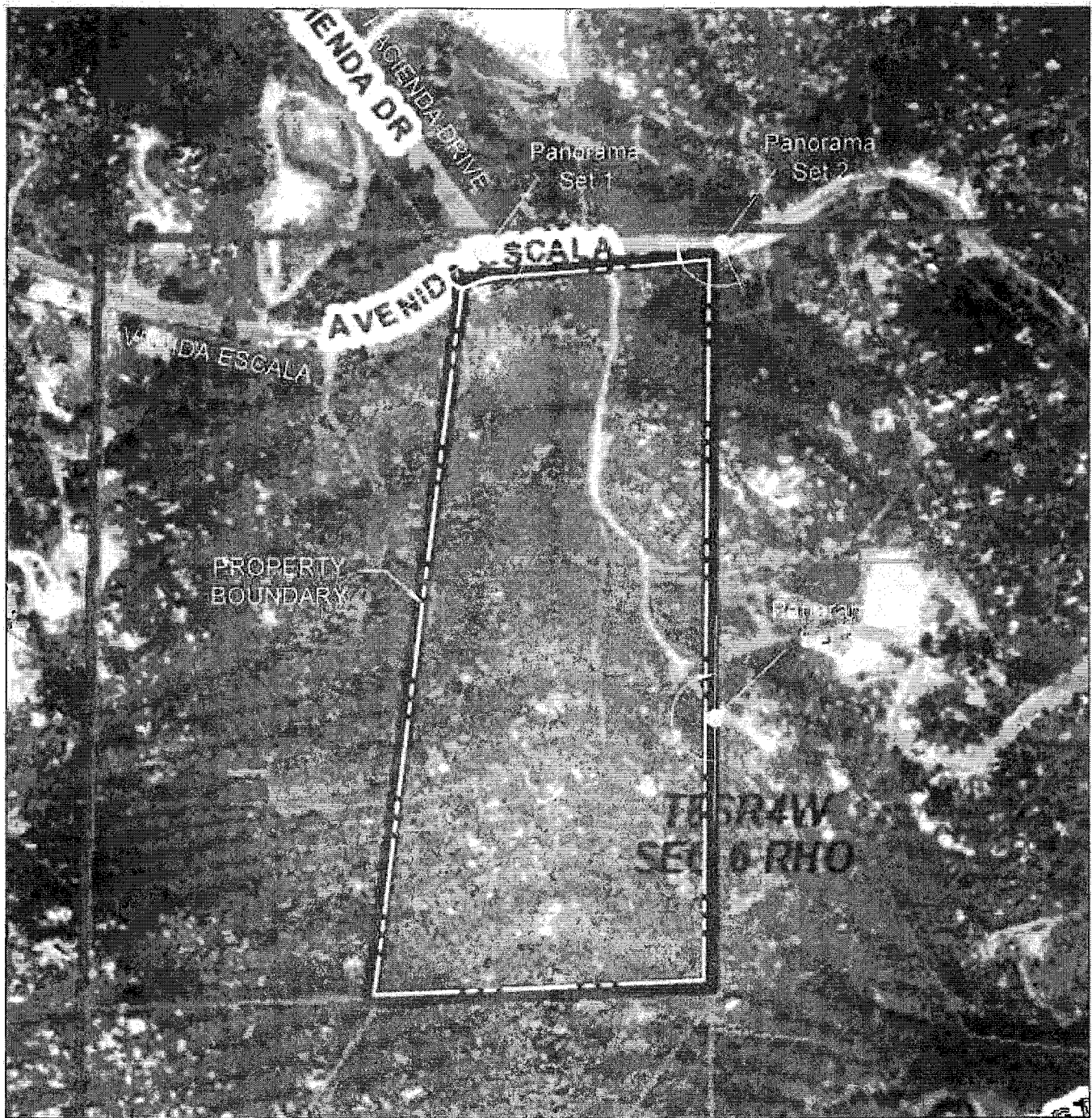


Zoning Area: Rancho California

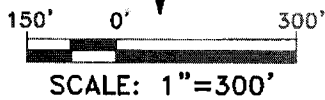
Author: Vinnie Nguyen



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A PORTION OF SECTION 6, TOWNSHIP 8 SOUTH,
RANGE 4 WEST



TPM 36607 Photo Index Exhibit	
cleengineering	
41146 Elm Street Suite G Murrieta, CA. 92562 Phone: 951.698.1830 Fax: 951.698.8656	
DATE: 10/21/13	SHEET: 1 / 1

Dwg Name: H:\Engineering\1207\1109 Ave Escala.Dwg\1207_1109_03_PropPhoto.dwg

Panorama Set 1 (Avenida Escala near West Property Line)

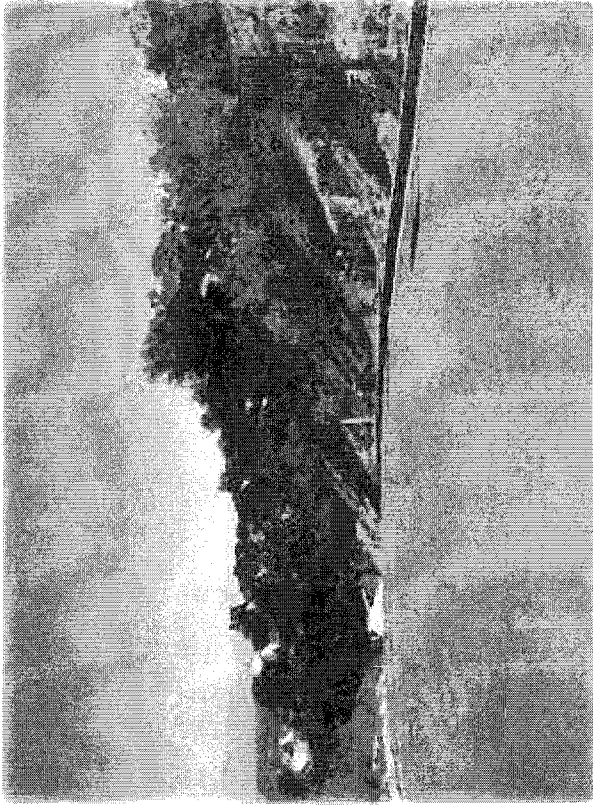


Photo 1 (Looking East)

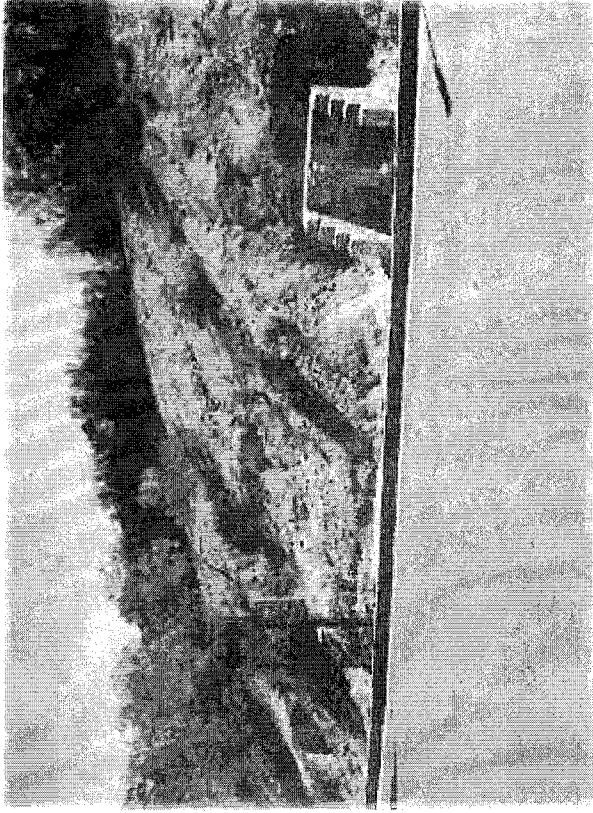


Photo 2

Panorama Set 1 (Avenida Escala near West Property Line)

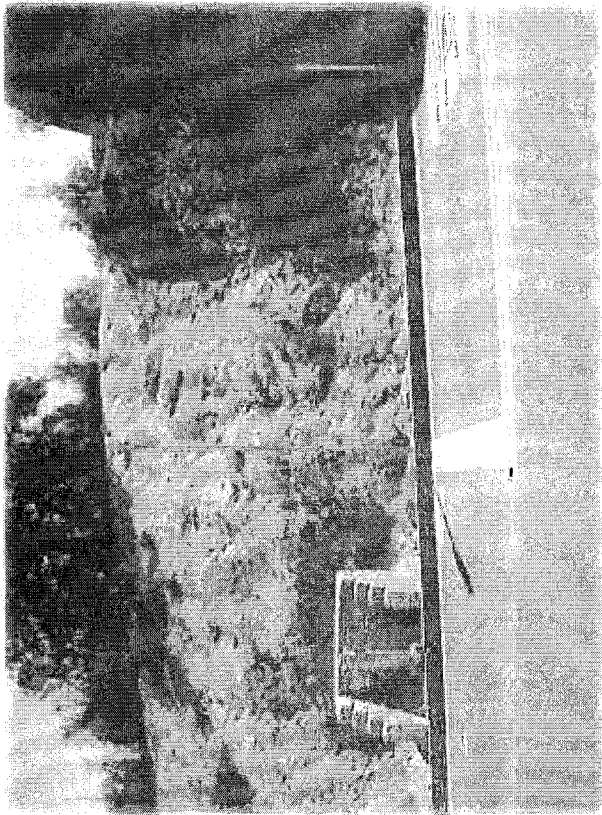


Photo 3

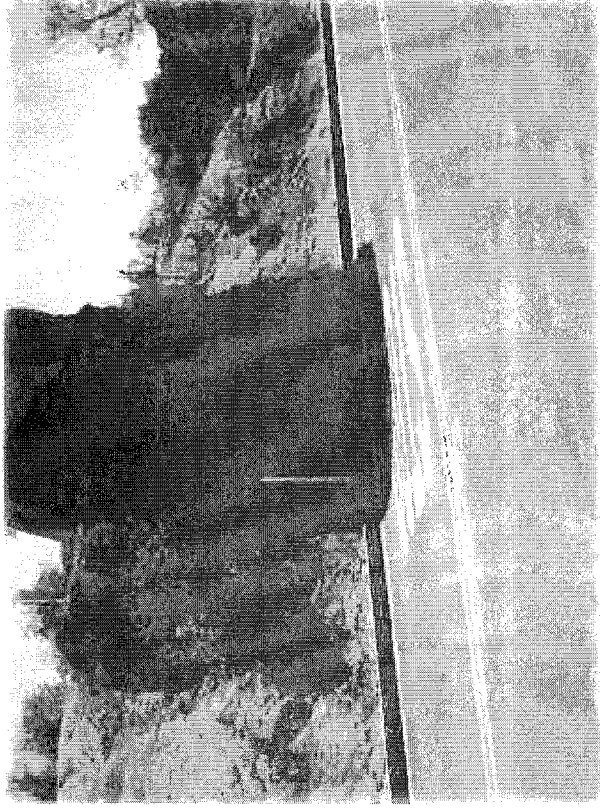


Photo 4

Panorama Set 1 (Avenida Escala near West Property Line)

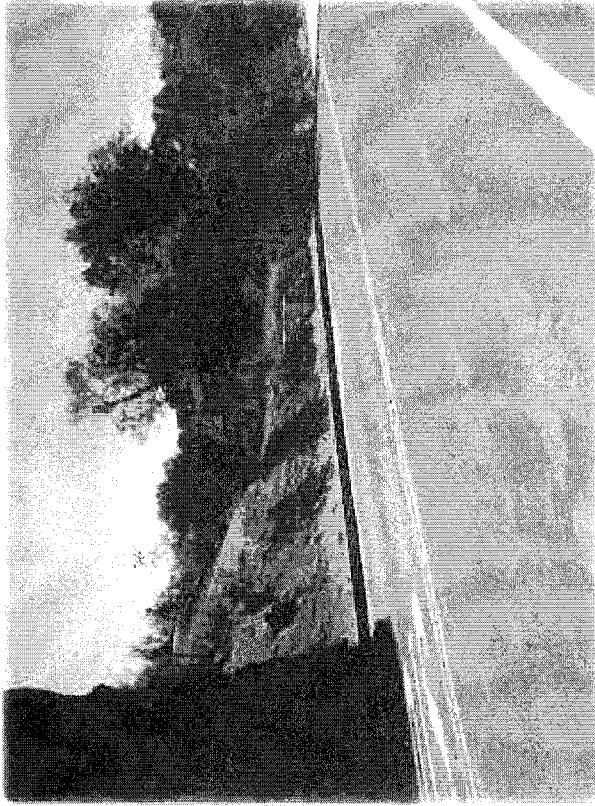


Photo 5

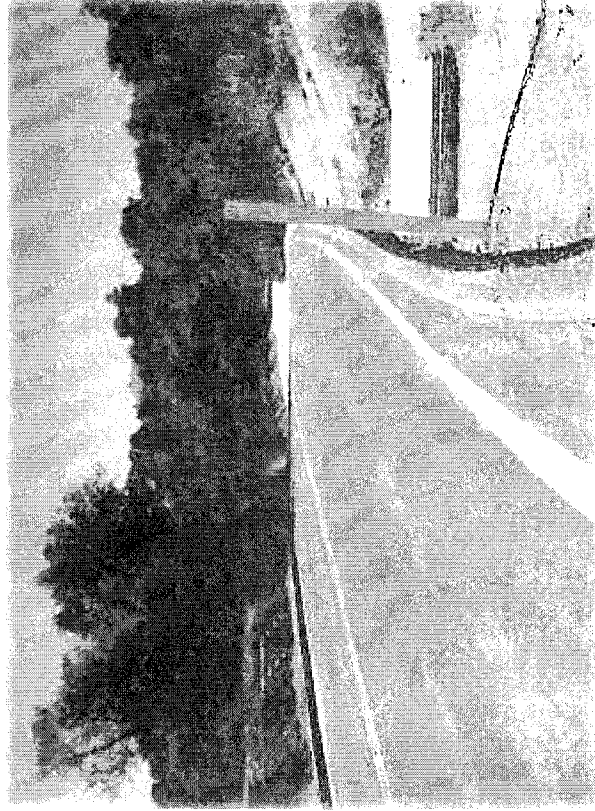


Photo 6 (Looking West)

Panorama Set 2 (Avenida Escala near East Property Line)



Photo 7



Photo 8

Pamarama Set 2 (Avenida Escala- East Property Line)

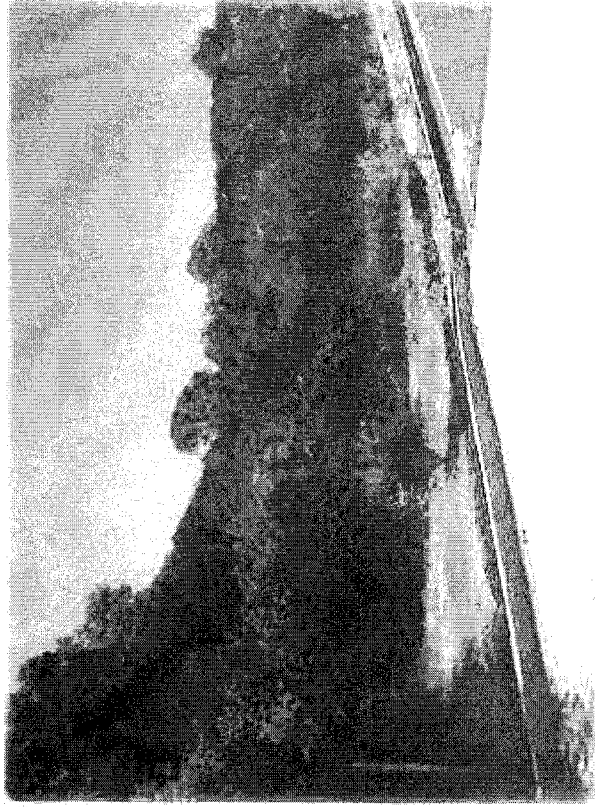


Photo 9

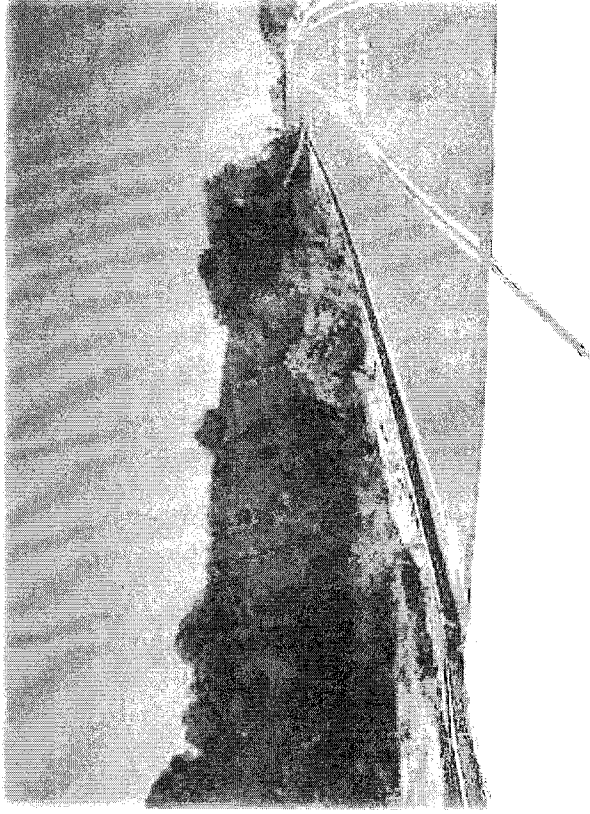


Photo 10

Pamarama Set 2 (Avenida Escala- East Property Line)

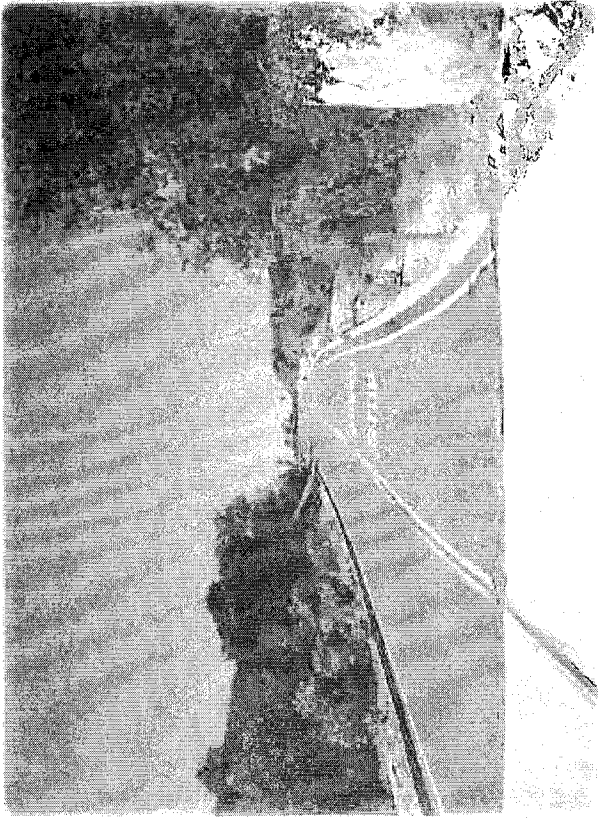


Photo 11 (Looking West)

Pamarama Set 2 (Avenida Escala- East Property Line)

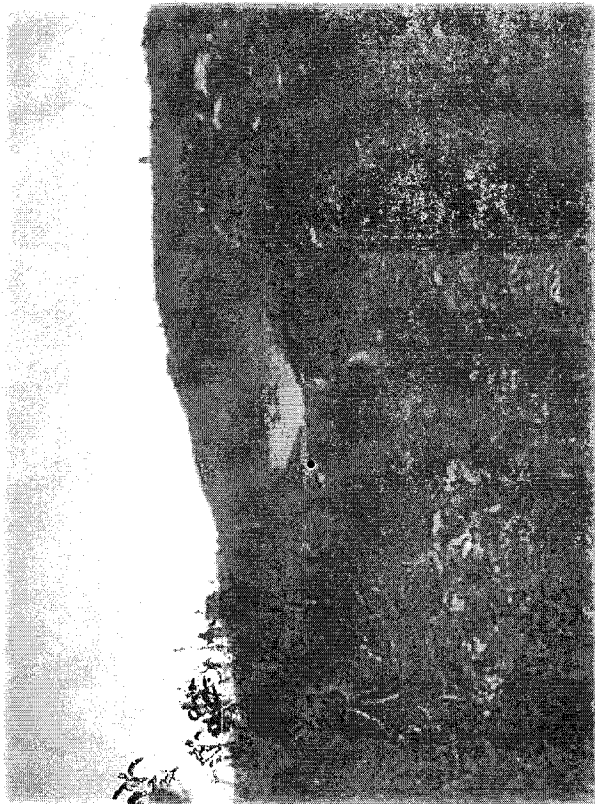


Photo 12 (Looking South)



Photo 13

Pamarama Set 3 (Near Midpoint of Easterly Property Line)



Photo 14

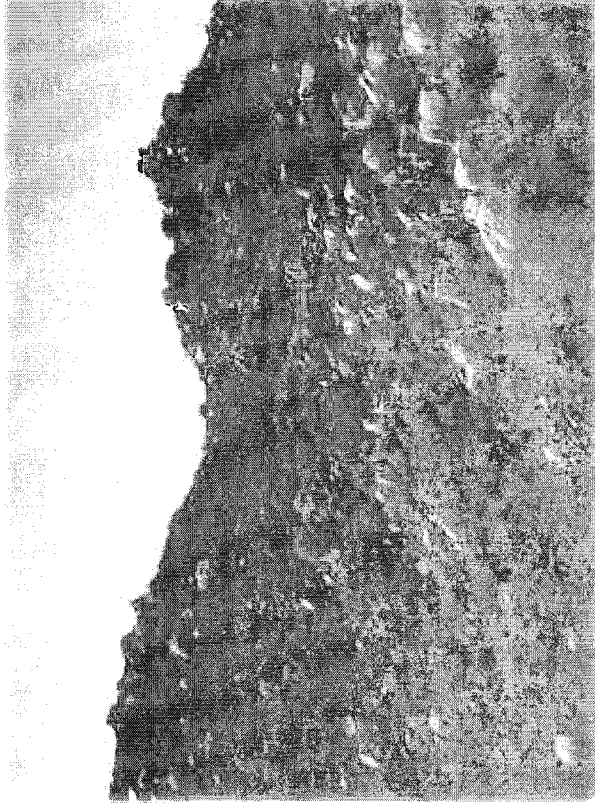


Photo 15

Pamarama Set 3 (Near Midpoint of Easterly Property Line)

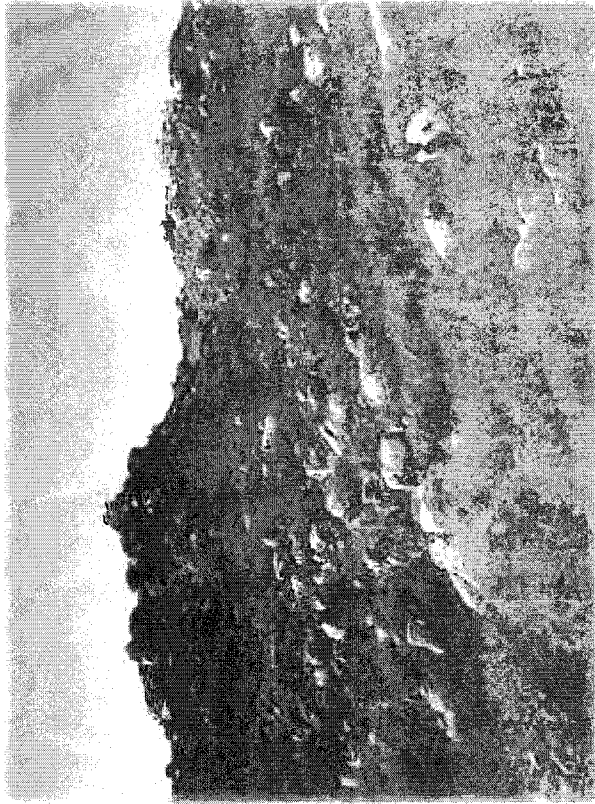


Photo 16

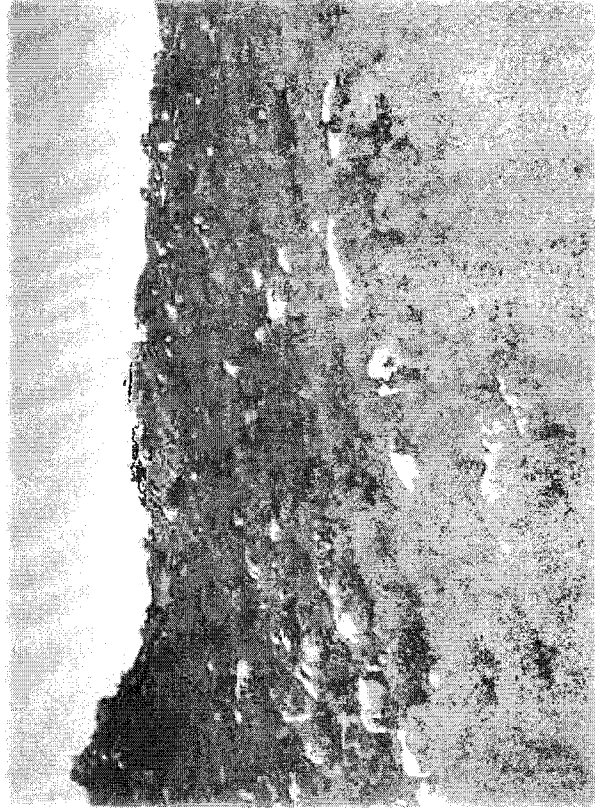


Photo 17

Pamarama Set 3 (Near Midpoint of Easterly Property Line)

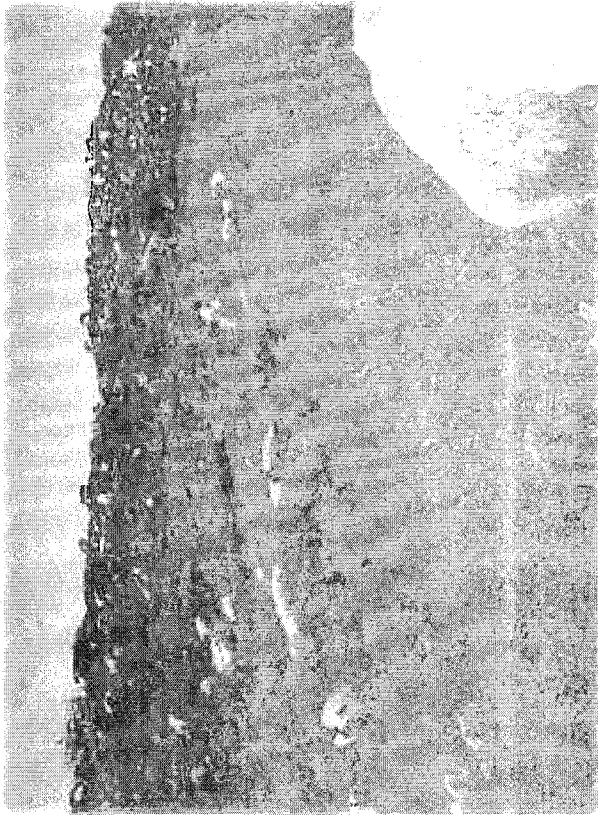


Photo 18



Photo 19

Pamarama Set 3 (Near Midpoint of Easterly Property Line)

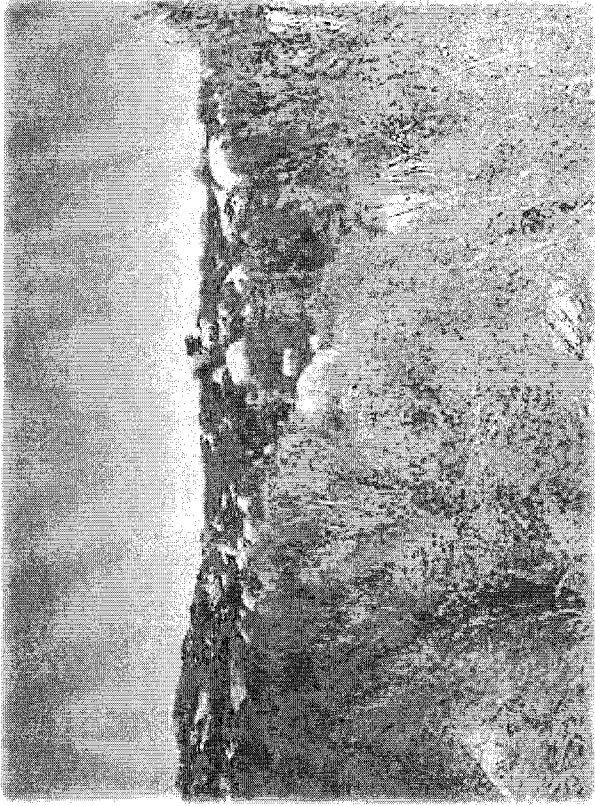
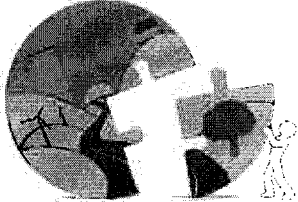


Photo 20 (Looking North)



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: PM36607 CZ07828

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

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Brett Dawson Title: Project Planner Date: March 6, 2018

Applicant/Project Sponsor: John Rogers Date Submitted: April 17, 2014

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501

For additional information, please contact Brett Dawson at bdawson@rivco.org (951) 955-0972

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 46285
Project Case Type (s) and Number(s): Parcel Map No. 36607, Change of Zone No. 7828
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Brett Dawson, Project Planner
Telephone Number: (951) 955-0972
Applicant's Name: Fred Khoroushi
Applicant's Address: P.O. Box 9293, Rancho Santa Fe, CA 92067

I. PROJECT INFORMATION

A. Project Description: Change of Zone No. 7828 ("CZ No. 7828") proposes to change the site's zoning classification from Residential Agricultural 20-Acre Minimum (RA-20) to Residential Agricultural 5-Acre Minimum (RA-5).

The Tentative Parcel Map is a Schedule "H" parcel map proposing to subdivide 20.2 gross acres into four (4) parcels with parcel sizes ranging from approximately 5 acres to 5.18 acres.

The project is located within the Southwest Area Plan, within the Santa Rosa Plateau/De Luz Policy Area, located southeast of the intersection of Avenida Escala and Hacienda Drive.

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

C. Total Project Area:

Residential Acres: 20.2	Lots: 4	Units:	Projected No. of Residents: 16
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees: 0
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees: 0
Other:			

D. Assessor's Parcel No(s): 932-280-008

Street References: The project is located within the Southwest Area Plan, within the Santa Rosa Policy Area, located southeast of the intersection of Avenida Escala and Hacienda Drive.

A. Section, Township & Range Description or reference/attach a Legal Description: Section 6, Township 8 South, Range 4 West

B. Brief description of the existing environmental setting of the project site and its surroundings: The topography of the area consists of rolling hills, sparse trees, mostly coastal sage scrub, with a dirt road bisecting the property. Surrounding land uses include vacant land, and single family residences.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use: The proposed project meets the requirements of the General Plan Land Use Designation of Rural: Rural Mountainous (R:RM) and all applicable policies. The proposed project would meet the following General Plan and Southwest Area Plan Policies.

2. Riverside County General Plan Land Use Element: LU

Southwest Area Plan Land Use Policies: SWAP 5.1 and General Plan Principle IV.A.1.

- 3. Circulation:** Adequate circulation facilities exist and are proposed to serve the project. The proposed project meets with all applicable circulation policies of the General Plan. The project includes adding a cul-de-sac that will provide access for the residences.
- 4. Multipurpose Open Space:** There are areas of the map, mapped as "Drainage" on the Biological resources Map of the document titles "Western Riverside County Multiple Specied Habitat Conservation Plan Consistency Analysis Tentative Parcel Map 36607" that are required to be mapped and labeled "Delineated Constraint Area (MSHCP Riparian/Riverene)" on the Environmental Constraints Sheet. The proposed project meets with all other applicable Multipurpose Open Space element policies.
- 5. Safety:** The proposed project is within a State Responsibility High Fire Area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.) The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
- 6. Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. 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.
- 7. Housing:** The proposed project meets all applicable Housing Element Policies of the general Plan including policy 5.1.
- 8. Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
- 9. Healthy Communities:** The proposed project meets all applicable Health Community Policies: HC 2.2; HC 3.3; HC4.1; HC 9.2; HC 14.1.

B. General Plan Area Plan(s): Southwest

C. Foundation Component(s): Rural

D. Land Use Designation(s): Rural Mountainous

E. Overlay(s), if any: Rancho California Zoning Area

F. Policy Area(s), if any: Santa Rosa Plateau/De Luz Policy Area

G. Adjacent and Surrounding:

1. Area Plan(s): Southwest

2. Foundation Component(s): Rural

- 3. **Land Use Designation(s):** Rural Mountainous
- 4. **Overlay(s), if any:** Rancho California Zoning Area
- 5. **Policy Area(s), if any:** Santa Rosa Plateau/De Luz Policy Area

H. Adopted Specific Plan Information

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

I. Existing Zoning: Residential Agriculture (R-A-20)(20-Acre Minimum)

J. Proposed Zoning, if any: Residential Agriculture (R-A-5)(5-Acre Minimum)

K. Adjacent and Surrounding Zoning: Residential Agriculture (20-Acre minimum) (R-A-20) to the north, Residential Agriculture (10-Acre minimum) (R-A-10) to the east, Residential Agriculture (5 Acre Minimum)(R-A-5) to the west, Residential Rural (5 Acre Minimum) (RR) to the South.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/> I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Signature

Date

For: Charissa Leach, P.E.
Assistant TLMA Director

Printed Name

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 Figure C-8 "Scenic Highways"

Findings of Fact:

A) The General Plan indicates that the project is not located within or visible from a designated scenic corridor; therefore, the project will have no impacts.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, and unique landmark features, open to the public, as these features do not exist on the project site. There are several rock outcroppings on the site, as the area is mountainous. The rock outcroppings are sparse and unexceptional, they are typical of the many outcroppings of the area. The project will not result in the creation of an aesthetically offensive site open to public view. There are no scenic resources onsite. The potential creation of an additional single family home on each of two 5-acre lots will be consistent with the existing homes in the surrounding area. Therefore, impacts are considered 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"/>

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

Findings of Fact:

a) According to the GIS database, the project site is located 29.48 miles away from Mt. Palomar Observatory within Zone B of Ordinance No. 655. The project has the potential to interfere with the observatory. The project is required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. These requirements are considered standard and not mitigation for CEQA purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The parcels created by this tentative map will likely ultimately be developed with residential units similar in character with any surrounding residential development. Therefore, the project is not anticipated to create a significant new source of light or glare in the area or expose adjacent residential properties to unacceptable light levels. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, and Project Application Materials.

Findings of Fact:

- a) The project is located on a land designated as "other lands" under the Farmlands layer of the County GIS database. Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. Impacts are considered less than significant.
- b) The project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.
- c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. Therefore there is no impact.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code 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 Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project is not located within the boundaries of a 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. Therefore there is no impact.

b) 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 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. Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

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

a) The project site is located in the South Coast Air Basin (SCAB). The project area is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin is a 6,600-square-mile coastal plain bounded by the Pacific Ocean to the southwest and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, and all of Orange County.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SCAQMD and the Southern California Association of Governments (SCAG) are responsible for preparing the Basin's air quality management plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, projects that are consistent with the regional population, housing, and employment forecasts identified by SCAG are considered to be consistent with the AQMP growth projections, since the forecast assumptions by SCAG forms the basis of the land use and transportation control portions of the AQMP. Additionally, since SCAG's regional growth forecasts are based upon, among other things, land uses designated in County general plans, a project that is consistent with the land use designated in a County's General Plan would also be consistent with the SCAG's regional forecast projections, and thus also with the AQMP growth projections.

The proposed project is consistent with the designated land uses allowed in the Riverside County General Plan and the Southwest Area Plan. Consequently, the growth resulting from project implementation would be consistent with SCAG's regional forecast projections, and, in turn, would also be consistent with the growth projections accounted for in SCAQMD's AQMP. Therefore, the project would not conflict with, or obstruct, implementation of the AQMP and this impact would be less than significant.

b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state federal particulate matter standards. Any development in the SCAB, including the proposed project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan requirements, land use designations, and the Southwest Area Plan policies. The General Plan is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed project would not exceed emissions protected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in the EIR No. 521 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. However, the proposed project will result in only three more single family residences than would be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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allowed right currently on the subject property in its current zone, and projects of this type and size do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a project-specific or cumulatively considerable significant impact. Therefore, the impacts to air quality are considered 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 or odors are of particular concern. High levels of CO are associated with major traffic sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, due to the type and small size of the project, it is not expected to generate substantial point source emissions. The project will not include commercial or manufacturing uses, or generate significant odors, therefore impacts will be less than significant.

e) The project is not located in close proximity to a substantial point source emitter; therefore no impact is anticipated.

f) The project will not create objectionable odors affecting a substantial number of people. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with

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

Sources: Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), MSHCP Consistency Analysis and Habitat Assessment for Parcel Map 36607 prepared by Principe and Associates dated January 8, 2016 (PDB06297), Riverside County Oak Tree Management Guidelines

Findings of Fact:

a) The project site is located within the boundaries of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The project site is not located within a Criteria Cell and is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process or Joint Project Review (JPR). Although the project is not located within a Criteria Cell, the project is still required to demonstrate consistency with Section 6.0 of the MSHCP. A summary of the consistency analysis prepared by Principe and Associates provided herein.

Section 6.1.2 (Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools)
According to the habitat assessment conducted by Principe and Associates, there is an ephemeral drainage on the site that meets the MSHCP definition of Riparian/Riverine. However, the project will completely avoid the Riparian/Riverine habitat. The project will not impact the Riparian/Riverine habitat. Due to the steep sloping topography, other types of perennial or seasonal aquatic features that could be classified as freshwater wetlands are not present on the site (i.e., rivers/streams/creeks, lakes, playas, marshes/pools, seasonally flooded meadows, bogs, swamps, fens, springs, vernal pools, etc.). The project is consistent with Section 6.1.2 of the MSHCP.

Section 6.1.3 (Protection of Narrow Endemic Plant Species)
The project site is located within Narrow Endemic Plant Species Survey Area (NEPSSA) 9. A habitat assessment was required for the following Narrow Endemic Plant Species: Many-stemmed dudleya, California Orcutt grass, Spreading navarretia, San Miguel savory, Hammitt's clay-cress, and Wright's trichocoronis. According to the habitat assessment conducted by Principe and Associates, the project site does not support the required growing habitats for the six Narrow Endemic Plant Species. The project is consistent with Section 6.1.3 of the MSHCP.

Section 6.1.4 (Guideline Pertaining to the Urban/Wildlands Interface)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located in the vicinity of a MSHCP Conservation Area. The most proximate conservation area is Proposed Linkage 9 (Tenaja Corridor), which is located approximately 1,000 feet south of the project site. The southern portion of the project site will remain undeveloped and undisturbed. Future development on the project site will incorporate required water quality and erosion control measures from the County of Riverside and the San Diego Regional Water Quality Control Board to ensure that the quantity and quality of surface water runoff discharged off the site is not adversely altered when compared to existing conditions. The project is subject to the Urban/Wildlands Interface Guidelines pertaining to drainage/toxics and grading/land development. The project is consistent with Section 6.1.4 of the MSHCP.

Section 6.3.2 (Additional Survey Needs and Procedures)

The project site is located within Amphibian Species Survey Area 2. A habitat assessment for California red-legged frog was conducted by Principe and Associates. The preferred habitats of the California red-legged frog are lowland streams, wetlands, riparian woodlands, and livestock ponds. No standing or flowing water was observed on the project site. It was determined that the project site does not support the required habitat for the California red-legged frog. The project is consistent with Section 6.3.2 of the MSHCP.

For these reasons, the project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. The County of Riverside will condition the project for compliance with the Urban/Wildlands Interface Guidelines. Impacts will be less than significant.

b-c) According to the MSHCP Consistency Analysis and Habitat Assessment prepared by Principe and Associates, based on a review of pertinent biological literature, it was determined that candidate, sensitive, or special status plant or animal species have a low probability of occurring on the site. The Cieneba rocky sandy loam mapped on the site does not provide habitat for listed plant species that are restricted to clay and/or saline-alkali soils. The project site does not support seasonal aquatic features that provide suitable habitat for listed species of fairy shrimp. No riparian habitat is present on the project site. No impacts to endangered, threatened, candidate, sensitive, or special status species will occur.

d) MSHCP Proposed Linkage 9 (Tenaja Corridor) is located approximately 1,000 feet south of the project site. The southern portion of the project site will remain undeveloped and undisturbed. The County of Riverside will condition the project for compliance with the MSHCP Urban/Wildlands Interface Guidelines.

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and state laws, including California Department of Fish and Wildlife (CDFW) requirements. 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. Nesting bird season is February 1st through August 31st. If nesting bird habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The County of Riverside has conditioned the project for a nesting bird survey prior to grading permit issuance.

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 or migratory wildlife corridors, or impede the use of native wildlife nursery sites. 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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e-f) According to the habitat assessment conducted by Principe and Associates, there is an ephemeral drainage within the southern portion of the site. However, the project has been conditioned (50.EPD.001) to completely avoid the drainage feature. No wetland, marsh, or vernal pool habitat is present on the project site. The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community or federally protected wetland. No impacts will occur.

g) The project is subject to the Riverside County Oak Tree Management Guidelines. The project site contains three coast live oak trees and one Engelmann oak tree. One coast live oak tree is located off-site to the west. The project will impact one coast live oak tree through the construction of a driveway and cul-de-sac. In addition to the mapped oak trees, three live oak trees shall be required as mitigation for the removal of a single Coast Live Oak Tree as a result of project development must be included in ECS. Oak trees shall be identified as "Oak Tree Not to be Disturbed". The County of Riverside Planning Department Environmental Programs Division (EPD) requires a Mitigation and Monitoring Plan when impacts to oak trees are proposed. The project has been conditioned by the County to provide a Mitigation and Monitoring Plan for the impacts to oak trees. Impacts will be less than significant with mitigation incorporated.

Mitigation: Prior to Grading Permit Issuance, an Oak Tree Mitigation and Monitoring Plan shall be submitted to the County of Riverside Environmental Programs Division (EPD) staff for review and approval. This is to verify the three oak trees have been implemented on the plan, and no further oak trees have been removed. Prior to occupancy, the mitigation described within the Oak Tree Mitigation and Monitoring Plan shall be completed and approved by Riverside County EPD staff.

Monitoring: Condition of approval (60.PLANNING.23) Has been added to the conditions of approval, requiring an Oak Tree Mitigation and Monitoring Plan prior to Grading Permit issuance.

CULTURAL RESOURCES Would the project

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

Source: On-site Inspection, Project Application Materials; PDA04961: Phase I Cultural Resource Assessment Of Tentative Parcel Map 36607, Near Murrieta, Riverside County, California.

Findings of Fact:

a)Based upon analysis of records and a survey of the property by Applied Earthworks, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no impacts occur.

b)Based upon analysis of records and a survey of the property by Applied Earthworks, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore there are no impacts.

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.

9. Archaeological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site inspection, Project application Materials; PDA 04961: Phase 1 Cultural Resource Assessment Of Tentative Parcel Map 36607, Near Murrieta, Riverside County California.

Findings of Fact:

Source: On-site Inspection, Project Application Materials; PDA04961: Phase I Cultural Resource Assessment Of Tentative Parcel Map 36607, Near Murrieta, Riverside County, California

Findings of Fact:

- a. Based upon analysis of records and an archaeological study of the property by Applied Earthworks, it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. An archaeologist and Tribal Monitor will be present to ensure any unanticipated resources are managed according to procedures identified in the Cultural Resources Management Plan (CRMP). This is considered a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore, impacts are considered less than significant.
- b) Based upon analysis of records and a survey of the property by Applied Earthworks, it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant resources. Therefore there will be no impacts.
- c) Based on an analysis of records and archaeological survey of the property by Applied Earthworks, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts are considered less than significant.

- d) Based on an analysis of records including a Sacred Lands File Search conducted by the Native American Heritage Commission with negative results, and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: Archaeological and Tribal monitoring will be required.

GEOLOGY AND SOILS Would the project

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

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

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

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

Findings of Fact:

a-b) The GIS database defines the project area as not within a fault zone. The potential for surface ground rupture to occur at the project site is considered low. The project is not anticipated to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone

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

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

Findings of Fact:

a) According to the GIS Database, the liquefaction potential on the site is considered negligible. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. 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)

Findings of Fact:

a) According to the GIS Database, no active or potentially active fault is known to exist at this site. And the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will prevent any potential impact from rising to a level of significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. There will be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

13. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope" County Geologic Report GEO No. 2513, submitted for the project PM36607, APN 932-280-045, was prepared by Geocon West, Inc. The report is titled; "Geotechnical Investigation and Percolation Testing, Tentative Parcel Map 36607, Tenaja Area, Riverside County, California," dated October 13, 2013. "Addendum Geotechnical Update, Tentative Parcel Map 36607, Tenaja Area, Riverside County, California," dated January 13, 2017.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a)The Geotechnical Study Concluded:

1.The site is not within a currently established Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards or a Riverside County Hazard Zone.

2.Based on our geologic review of readily available geologic literature that includes the site and surrounding areas and observations of Google images and our site reconnaissance; there is no evidence of active or potentially active faulting on or projecting towards the site.

3.Based on planned slope heights, it is our opinion that permanent, graded slopes as shown on the conceptual plan will possess Factors of Safety of 1.5 or greater under static conditions and 1.1 or greater under seismic loading.

4.The risk for landslides at the site is low, and hazards due to rock fall should be mitigated by removal of perched rock during grading, particularly on Parcels 1 and 2.

5.Due to the presence of hard granitic rock beneath the site and the remedial grading recommendations, there is no potential for liquefaction or subsidence, and seismically-induced settlements are not anticipated at the site.

GEO No. 2513 recommended:

1.The developer should have the seismic survey performed for Parcel 1 once access is established. Grading will require heavy ripping with large equipment and may require rock breaking or blasting.

2.After clearing and grubbing of organic matter and other unsuitable material, undocumented fill, colluvium, and completely weathered bedrock shall be removed to expose intact moderately weathered bedrock.

3.The exposed surface shall then be scarified to a minimum depth of 6 inches and until the surface is free of from uneven features that would tend to prevent uniform compaction by the equipment to be used.

4.Grading and foundation plans should be reviewed by the Geotechnical Engineer prior to finalization to verify that the plans have been prepared in substantial conformance with the recommendations of this report and to provide additional analyses or recommendations, as necessary.

GEO No. 2513 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2513 is hereby accepted for planning purposes. Engineering and other 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 County upon application for grading and/or building permits.

Mitigation: The developer should have the seismic survey performed for Parcel 1 once access is established. Grading will require heavy ripping with large equipment and may require rock breaking or blasting.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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After clearing and grubbing of organic matter and other unstable material, undocumented fill, colluvium, and completely weathered bedrock shall be removed to expose intact moderately weathered bedrock.

The exposed surface shall be scarified to a minimum depth of 6 inches and until the surface is free of from uneven features that would tend to prevent uniform compaction by the equipment to be used.

Grading and foundation plans should be reviewed by the Geotechnical Engineer prior to finalization to verify that the plans have been prepared in substantial conformance with the recommendations of this report and to provide additional analyses or recommendations, as necessary.

GEO no. 2513 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2513 is hereby accepted for planning purposes. Engineering and other 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 County upon application for grading and/or building permits.

Monitoring: These mitigation Measures are required under Condition of Approval 10.PLANNING.005.

14. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) The project site is not located within a ground subsidence area. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is located on a hilltop, whereby the potential for tsunami or seiche is considered negligible. The project will have less than significant impact.

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.

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

a) The project will not significantly change the existing topography on the subject site. The grading will follow the natural slopes and not alter any significant elevated topographic features located on the site. Therefore impacts will be less than significant. Condition of approval "Slope Grading Techniques" require any grading to be generally adjusted to the angle of the terrain.

b) The project will not cut or fill slopes greater than 2:1 or create a slope higher than 10 feet. Therefore there will be no impacts.

c) The project will not result in grading that affects or negates subsurface disposal systems.. This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and septic systems shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health. Impacts will be considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

- a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that would result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) would prevent the impact from rising to above a level of significance. Impacts would be less than significant.
- b) The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore impacts are considered less than significant.
- c) The project has been reviewed by the County Department of Environmental Health (DEH) and the DEH will accept the proposed use of an onsite wastewater treatment system based upon the GEOCON West Inc. Soils Percolation Report dated October 23, 2013. An additional soils percolation testing will be required "Prior to Issuance of a Building Permit" per Condition (10.E HEALTH.2). This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

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

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

Findings of Fact:

- a) Implementation of the proposed project will involve grading and various construction activities. Standard construction 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 construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. Impacts will be considered less than significant.
- b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion, whereby 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.

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

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the Universal Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project				
20. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: Riverside County Climate Action Plan

Findings of Fact:

a-b) The proposed project is a land subdivision creating 4 residential parcels with approximately 5 acres each. Approval of this tentative parcel map does not expressly authorize the construction of any buildings; however, construction of single family residences is likely to occur thereafter. The type of small-scale residential development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. The type of residential development proposed by this project would not exceed 4 units, and thus their contribution to GHG emissions is far below the 900-ton threshold that might otherwise trigger GHG analysis according to CAPCOAs model. The impact is considered less than significant.

b) The project does not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. The GHG emissions generated by the proposed project would not exceed the County's 3,000 MT of CO₂e per year screening threshold. Consequently, the implementation of the proposed project would not hinder the ability of the State to achieve AB 32's goal of achieving 1990 levels of GHG emissions by 2020. This project does not conflict with the requirements of AB 32. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
21. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The proposed project will not create a hazard to the public or the environment. Impacts would be less than significant.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, therefore there is a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, resulting in no impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. There will be no impacts as a result.

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

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore will not result in an inconsistency with the Airport Master Plan. There will be no impacts.

b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission. There will be no impacts.

c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area. There will be no impacts.

d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. There will be no impacts.

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
23. Hazardous Fire Area				
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a)The project is located within a State Responsibility Area. As such, the Riverside County Fire Department has conditioned the project to provide an Environmental Constraint Sheet (ECS) that must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division must comply with the special construction provisions contained in Riverside County Ordinance No. 787.2. (COA 50.FIRE.1) In addition, the project has been conditioned to have blue dot reflectors and meet the fire hydrant spacing requirements. The project has also been conditioned for the Riverside County Fire Department to review and approve water and access for all single family dwellings (COA 10.FIRE.1, 10.FIRE.2, 50.FIRE.2, 50.FIRE.4, 50.FIRE.5, 80.FIRE.1, and 80.FIRE.3).

Mitigation: The ECS shall note that the project site is located within a State Responsibility Area. The project shall have blue dot reflectors and shall meet the fire hydrant spacing requirements. Additionally, the Fire Department shall review and approve review and approve water and access for all single family dwellings. (COA 50.FIRE.2, 50.FIRE.4, 50.FIRE.5, 50.FIRE.6, 60.FIRE.1, 80.FIRE.1, 80.FIRE.2, and 80.FIRE.3)

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

HYDROLOGY AND WATER QUALITY Would the project

24. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The topography of the area is hilly terrain. The grading proposed for the pads result in minimal nuisance nature local runoff to the pad and should be considered free from ordinary storm flood hazard. The project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Therefore impacts would be less than significant.

b) The project will not violate any water quality standards or waste discharge requirements, and has been conditioned to comply with standard water quality conditions of approval. Therefore impacts would be less than significant.

c) The proposed project is located within the boundaries of the Western Municipal Water District. At this time, the water district has not indicated that the addition of four residential lots within their service boundaries would have the potential to deplete groundwater or interfere with groundwater recharge. Therefore, the impact is considered less than significant.

d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. The project has been reviewed by the Riverside County Flood Control and Water Conservation District and conditioned (Map Flood Hazard Report) that all natural watercourses shall be kept free of all buildings and obstructions. Therefore, the impact is considered less than significant.

e) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place housing within a 100-year flood hazard area. Therefore, the impact is considered less than significant.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not place structures within a 100-year flood hazard area. Therefore, the impact is considered less than significant.

g) The proposed project is not anticipated to otherwise substantially degrade water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Floodplains

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

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

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a) The topography of the area is hilly terrain. The grading proposed for the pads result in minimal nuisance to nature from local runoff to the pad and should be considered free from ordinary storm flood hazards. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the impact is considered less than significant.

b) The project will not substantially change absorption rates or the rate and amount of surface runoff. The proposed map includes elements to contain the amount of surface runoff within the property. Additionally, the Department of Building and Safety will conduct National Pollutant Discharge Elimination System (NPDES) inspections of the site to verify compliance with the Stormwater ordinances and regulations. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, a Flood Hazard Zone, or a Dam Failure Inundation Zone, or other flood hazard delineation map. Therefore, the impact is considered less than significant.

d) The project is located on hilly terrain, and proposing 4 lots on large lots. This use will not cause changes in the amount of surface water in any water body. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
26. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The Tentative Parcel Map is a Schedule "H" subdivision of approximately 20 acres into four (4) residential parcels of approximately 5 acres each. The subdivision is consistent with the proposed Rural Agricultural (RA-5) (5 Acre Minimum). The proposed project will not result in an alteration of the present or planned land use of this area. No impacts are anticipated.

b) The project is not located within a city sphere of influence. 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
27. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a) The proposed project is currently zoned Residential Agriculture (RA) (20 Acre minimum) However, the proposed project includes a Change of Zone which would change the existing zoning to Residential Agricultural (RA-5)(5 Acre Minimum). The development, a subdivision of 20 acres into four (4) residential parcels of approximately 5 acres each, is consistent with the standards for the proposed zoning. There will be no impact.

b) The site is surrounded by land which is zoned :: Residential Agriculture (20 acre minimum) (R-A-20) to the north, Residential Agriculture (10-acre minimum) (R-A-10) to the east, Residential Agriculture (5 Acre Minimum) (R-A-5) to the west, Residential Rural (5 Acre Minimum) (R-R) to the South. Therefore, the proposed project is compatible with the existing surrounding zoning. There will be no impact.

c) Vacant land and single family residences exist within the vicinity of the project. The project proposes residential uses which are compatible with the current land uses in the area. There will be no impact.

d) The land use designation for the proposed project site is Rural Mountainous (RM) (10-Acre minimum). The project is proposing to subdivide 20 acres into four (4) residential parcels of approximately 5 acres each. Therefore, the project is consistent and will not result in an alteration of the present or planned land use of this area. There will be no impact.

e) The project will not disrupt or divide the physical arrangement of an established community. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

28. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A) The project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that would constitute a loss of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the project site. The project does not propose any mineral extraction on the project site. Any mineral resources on the project site will be unavailable for the life of the project; however, the project will not result in the permanent loss of significant mineral resources.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore impacts will be less than significant.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. There will be no impacts.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. There will be no impacts.

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

29. Airport Noise

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

NA A B C D

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

NA A B C D

Source: Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project site is not located within an airport land use plan or within two miles of a public airport or public use airport that would expose people residing on the project site to excessive noise levels. No impacts will be anticipated.

b) The project is not located within the vicinity of a private airstrip that would expose people residing on the project site to excessive noise levels. No impacts will be anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Railroad Noise
 NA A B C D

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

Findings of Fact:

The project site is not located adjacent to a rail line. No impacts will occur as a result of the proposed project. No impacts will be anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Highway Noise
 NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project site is located northerly of Avenida Caleta, and easterly of Angels Peak Court. . However, the project proposes the creation of four (4) residential parcels which are similar to the neighboring properties. Some road noise will be audible from the site but it would not contribute a significant amount of noise to the project. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Other Noise
 NA A B C D

Source: Project Application Materials, GIS database

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: No additional noise sources have been identified near the project site that would contribute a significant amount of noise to the project. There will be no significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Noise Effects on or by the Project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, because the project is merely four single-family residences, each on a five-acre minimum lot, impacts will be very slight and would be considered less than significant.

b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact.

c-d) The project would not expose persons to, or create generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground borne noise levels. Exterior noise levels will be limited to less than or equal 45dB(A_ 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m. and 65 dB(A) at allother times pursuant to County Ordinance No. 847. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PALEONTOLOGICAL RESOURCES

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. Paleontological Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact: 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, in the unlikely event of an unanticipated discovery, implementation of Condition of Approval 10.PLANNING.001 would ensure that any potential impacts to paleontological resources are less than significant.

Mitigation: Condition of Approval 10.PLANNING.001 requires that should any potential impacts to paleontological resources be found:

1. all site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.
2. The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify the County Geologist of the discovery.
3. The applicant shall retain a qualified paleontologist approved by the County of Riverside.
4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Monitoring: No Monitoring is 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project will not necessitate the construction or replacement of housing elsewhere, no displacement of existing housing will occur. The project includes the development of 4 single family residences and is not anticipated to create a net demand for new housing. There will be no impact.
- b) The project will not create permanent employment opportunities, or a demand for additional housing; however, any demand will be accommodated on the housing market and any development will be required to develop per the General Plan. There will be no impact.
- c) The proposed project will not displace substantial numbers, necessitating the construction of replacement housing elsewhere. No impacts are anticipated.
- d) The site is not located in a County Redevelopment Area. There will be no impact.
- e) The project will facilitate 4 single family homes, and will not increase the population of the area beyond that which was already accounted for when the property was subdivided. The current population of Riverside County is approximately 1.7 million residents and it is anticipated to reach 2.7 million by 2035 (Western Riverside County Council of Governments, 2015). The project at build out is estimated to have a population of 16 people. As the project is consistent with the land use designation in the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County's General Plan and accounted for in the anticipated growth projection in the General Plan, the project would not induce population growth nor result in cumulatively exceeding regional projections. Impacts associated with these issues would be less than significant.

f) The nature (Parcel Map), and scale (4 single family homes) of the Project the proposed Project will not typically result in large increases in population. Direct impacts from people moving to the area because of employment opportunities provided by the Project could not be considered "significant." As they would only be temporary. All roadways in the area are developed per County standards. Utilities and other infrastructure are available to the Project site. Therefore, implementation of the Project will not 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). Any impacts would be considered less than significant. No mitigation is required

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significant. (COA 10.PLANNING.16) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact: The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project shall comply with County Ordinance No. 659 to prevent any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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potential effects to sheriff services from rising to a level of significant. (COA 10.PLANNING.16) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. There will be no impacts.

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: Murrieta Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Murrieta Valley Unified School District. This project has been conditioned to comply with School Mitigation Impact fees in order to prevent any potential effects to school services from rising to a level of significant. (COA 80.PLANNING.7) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Therefore impacts are considered 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 proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. This project shall comply with County Ordinance No. 659 to prevent any potential effects to library services from rising to a level of significant. (COA 10.PLANNING.12) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. The impacts are considered less than significant.

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 proposed project would not cause an impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The impacts are considered 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.

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?

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

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

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

Findings of Fact:

a) The proposed Project does not include recreational facilities. Secondly, due to the nature of the proposed Project, it will not generate impacts on recreational resources. The project will not include recreation facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will have a less than significant impact.

b) The project is a parcel map for four parcels for single family homes. The project area is rural and not adjacent to any neighborhood or regional parks. The project will not include the use of existing neighborhood or regional parks or other recreational facilities in such that substantial physical deterioration of the facility would occur. The project will have a less than significant impact.

c) The project site is located within C.S.A. #152. The project has been reviewed by the County's Parks and Recreation Department and no new trails are required or proposed on the project site. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: No requirements or impacts to recreational trails were to be affected by this project by the County Open Space and Recreation District. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
43. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. Because the project is a Parcel Map for four single family lots, the project site would not result in a substantial increase in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections. The project will have a less than significant impact.

b) Because the project is a Parcel Map for four single family lots, the project will have a less than significant impact on the level of service standard established by the county congestion management agency for designated road or highways. The project will have a less than significant impact.

c) Because the project is a Parcel Map for four single family lots, the project will have a less than significant impact on circulation that would result in a change in traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. The project will have a less than significant impact.

d) The project site is a tract map for four lots that will eventually contain four single family homes. These will create a low intensity use that will have no impact on circulation altering waterborne, rail or air traffic.

e-f) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses, because the project is a Parcel Map for four single family lots. Any potential roadway improvement as a result of the proposed project would not result in a hazard due to a design feature. The projects have no potential to result in uses that are incompatible with the surrounding area and that could result in significant impacts to circulation and traffic, or a need for new or altered maintenance of roads.

g) Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project. The Project will be required to obtain an encroachment permit prior to commencing any construction within the public right-of-way. This will also include the submittal and approval of a traffic control plan (TCP) which is designed to mitigate any construction circulation impacts. The TCP is a standard condition and is not considered unique mitigation under CEQA. Lastly, any impacts will be short-term and will cease once the construction phase is completed. Therefore, any impacts upon circulation during the Project's construction will be considered less than significant. No additional mitigation is required.

h) The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.

i) There are no bus stops or public transit facilities within the project area (Riverside County, 2008). The nearest such facilities are located in the City of Murrieta, over 2 miles away from the project. The proposed project would not conflict with policies or programs that support alternative transportation, nor construct facilities in locations which future alternative transportation facilities are planned. Therefore impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: There are no bike trails adjacent to the project site, nor is there a requirement to construct a new bike trail. The Riverside County Parks and Recreation Department has reviewed and recommended the project for approval with no conditions of approval. There will be no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: On-site Inspection, Project Application Materials; PDA04961: Phase I Cultural Resource Assessment Of Tentative Parcel Map 36607, Near Murrieta, Riverside County, California.

Findings of Fact:

a-b) Based on Native American consultation, notifications about this project were sent to four Native American groups who had requested to be noticed pursuant to AB 52. Rincon deferred to Pechanga or Soboba and did not request consultation on this project. Agua Caliente did not respond. Requests for consultation were received from Pechanga and Soboba. Soboba requested a copy of the cultural report. The cultural report was sent to Mr. Ontiveros on January 11, 2016 and the conditions of approval were sent on March 14, 2016. Soboba had no additional comments. The Pechanga Band of Luiseño Indians, using their tribal expertise has provided tribal cultural information that the project may fall within a Traditional Cultural Landscape. Pechanga believes this landscape to be a Tribal Cultural Resource. While the archaeological study did not indicate any physical archaeological resources on the property, it must be noted that Tribal Cultural Resources are not limited to only physical resources, but also include resources of an intangible nature, such as a landscape. However, in order for a Cultural

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Landscape to be considered a Tribal Cultural Resource, as defined in Public Resources Code 21074, the landscape must be defined in terms of size and scope of the project and also be supported by substantial evidence. This evidence has not been provided and the landscape has not been geographically defined. As such, there is no evidence to support a finding of impacts to Tribal Cultural Resources, and impacts in this regard will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: Archaeological and Tribal monitoring will be required.

UTILITY AND SERVICE SYSTEMS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
46. Water				
a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a-b)The project is conditioned (10.E HEALTH.1) to ensure that all requirements to obtain potable water service are met with the Rancho California Water District as well as all other applicable agencies. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. The proposed Project will tie into the existing Rancho California Water District, as indicated in the Will Serve Letter provided by the District on November 11, 2016. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. 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"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Department of Environmental Health Review. GEOCON West Inc. Soils Percolation Report.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project has been reviewed by the County Department of Environmental Health (DEH) and the DEH will accept the proposed use of an onsite wastewater treatment system based upon the GEOCON West Inc. Soils Percolation Report dated October 23, 2013. An additional soils percolation testing will be required "Prior to Issuance of a Building Permit" per Condition (10.E HEALTH.2). This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. As a result, impacts will be considered less than significant.

b) This project has been conditioned to comply with the requirements of the Riverside County Department of Environmental Health. Water and septic systems shall be installed in accordance with the requirements of the Riverside County Department of Environmental Health. Impacts will be considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. 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 correspondence

Findings of Fact:

a) The project is within the jurisdiction of the Riverside County Waste Management Department which operates six landfills and contracts with an additional private landfill, and administers several transfer station leases. The nearest landfill and the one most likely to accept waste from the project is the Lamb Canyon landfill. This landfill has an estimated remaining capacity of 18,955,000 cubic yards of waste. On average, the landfill receives 1800-2000 tons/day. It is permitted to receive up to 5,000 tons/day (CalRecycle, 2015). Using the 4.5 lb/person/day generation rate for landfilled waste cited by CalRecycle the website titled "California's 2014 Per Capita Disposal Rate", and assuming an average occupancy of 2.75 persons per household, the 4 residential lots would produce an estimated 8.91 tons of refuse per year. This is a conservative (i.e., high) estimate, because the 4.5 lb/person/day generation rate includes the wastes produced by businesses, schools and other establishments that serve those homes, as well as the homes themselves.

Solid Waste collection in the project area is provided by CR&R, through a contract with the De Luz Community Services District.

Based on the average daily tons received at the landfill, the estimated waste generated by the project, and the estimated remaining capacity of the landfill, it is anticipated that there is sufficient permitted capacity to accommodate the project's solid waste disposal needs and impacts would be less than

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

The project would contribute to the cumulative demands for solid waste facilities; however, the project's incremental contribution to solid waste impacts would not be cumulatively considerable based on the previous discussion.

b) The development will comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP- County Integrated Waste Management Plan). The impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Utilities

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

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

Source:

Findings of Fact:

a-g)The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in a slight incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Energy Conservation

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

<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:

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. There will be no impact.

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

Source: Staff review, Project Application Materials

Findings of Fact: Cumulative impacts which could potentially be significant are included within the resource-specific discussions above. The cumulative analysis considered past projects, existing projects, future projects. Cumulative projects within the vicinity of the proposed project are limited to individual custom single family estate homes and agriculture. The City of Temecula, located several miles to the east, has numerous projects that could contribute to cumulative impacts. Conditions of approval and mitigation discussed in this document would reduce the potential for cumulative impacts to a less-than-significant level.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Not Applicable

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

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

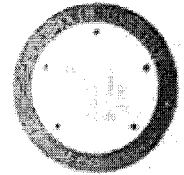
VII. AUTHORITIES CITED

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

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COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY



Juan C. Perez
Agency Director

02/23/18, 12:11 pm

PM36607

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PM36607. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

BS-Grade

BS-Grade. 1 0010-BS-Grade-MAP - 2:1 MAX SLOPE RATIO

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

BS-Grade. 2 0010-BS-Grade-MAP - DISTURBS NEED G/PMT

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

BS-Grade. 3 0010-BS-Grade-MAP - DRNAGE & TERRACING

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

BS-Grade. 4 0010-BS-Grade-MAP - DUST CONTROL

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.

BS-Grade. 5 0010-BS-Grade-MAP - EROS CNTRL PROTECT

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.

BS-Grade. 6 0010-BS-Grade-MAP - FINISH GRADE

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.

BS-Grade. 7 0010-BS-Grade-MAP - GENERAL INTRODUCTION

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.

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 8 0010-BS-Grade-MAP - MANUFACTURED SLOPES (cont.)

BS-Grade. 8 0010-BS-Grade-MAP - MANUFACTURED SLOPES

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.

BS-Grade. 9 0010-BS-Grade-MAP - MINIMUM DRNAGE GRADE

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

BS-Grade. 10 0010-BS-Grade-MAP - NPDES INSPECTIONS

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

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

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

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

ADVISORY NOTIFICATION DOCUMENT

BS-Grade

BS-Grade. 10 0010-BS-Grade-MAP - NPDES INSPECTIONS (cont.)
and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

BS-Grade. 11 0010-BS-Grade-MAP - OBEY ALL GDG REGS

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.

BS-Grade. 12 0010-BS-Grade-MAP - PVT RD GDG PMT

Constructing a private road requires a grading permit. All private roads which are conditioned to be paved shall conform to Ordinance 457 base and paving and inspection requirements.

BS-Grade. 13 0010-BS-Grade-MAP - SLOPE SETBACKS

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

E Health

E Health. 1 0010-E Health-DEH SITE EVALUATION

A site evaluation conducted by Department of Environmental Health (DEH) shall be required. 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. Moreover, 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. **Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.**

E Health. 2 0010-E Health-ENV CLEANUP PROGRAM-COMMENTS

If previously unidentified contamination is discovered at the site, assessment, investigation, and/or cleanup may be required.

E Health. 3 0010-E Health-INDUSTRIAL HYGIENE-COMMENTS

Based upon the information provided, a noise study is not required. However, the project shall be required to comply with the following:

1. Facility-related noise, as projected to any portion of any surrounding property

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 3 0010-E Health-INDUSTRIAL HYGIENE-COMMENTS (cont.)

containing a "sensitive receiver, habitable dwelling, hospital, school, library, or nursing home", must not exceed the following worst-case noise levels: 45 dB(A) - 10 minute noise equivalent level ("leq"), between the hours of 10:00 p.m. to 7:00 a.m. (nighttime standard) and 65 dB(A) - 10 minute leq, between 7:00 a.m. and 10:00 p.m. (daytime standard).

2. Whenever a construction site is within one-quarter (1/4) of a mile of an occupied residence or residences, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. Exception to these standards shall be allowed only with the written consent of the building official.

For any questions, please contact the Department of Environmental Health, Office of Industrial Hygiene at (951) 955-8982.

E Health. 4 0010-E Health-OWTS/ATU - MAINTAIN SETBACKS

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or proposed Advanced Treatment Units (ATU) shall maintain all required setbacks. No part of the proposed OWTS/ATU shall be located within "Do Not Disturbed" areas without written consent from the appropriate regulatory agency. Moreover, no part of the proposed OWTS and/or ATU shall be located within easements that are not legally dedicated for use by the proposed OWTS and/or ATU.

E Health. 5 0010-E Health-OWTS/ATU PLANS & FLOOR PLANS

Prior to the Issuance of a Building Permit, the applicant shall provide to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) drawn to an appropriate scale showing the location of all applicable detail as required in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS/ATU area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

E Health. 6 0010-E Health-PM 36607 - SAN 53 COMMENTS

The Department of Environmental Health (DEH) will accept for review the proposed use of an Onsite Wastewater Treatment System (OWTS) for Parcel Map 36607 based on GEOCON West Inc. Soils Percolation Report Project#T2569-22-01 dated October 23,

ADVISORY NOTIFICATION DOCUMENT

E Health

E Health. 6 0010-E Health-PM 36607 - SAN 53 COMMENTS (cont.)
2013.

Please note that additional soils percolation testing will be required "Prior to the Issuance of a Building Permit"

Water service to the subject property does not currently exist. Water service to the individual lots will require the extension of RCWD water facilities.

E Health. 7 0010-E Health-RCWD POTABLE WATER SERVICE

Parcel Map 36607 is proposing to receive potable water service from Rancho California Water District (RCWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service are met with RCWD as well as all other applicable agencies.

Fire

Fire. 1 0010-Fire-MAP-#13-HYDRANT SPACING

Schedule H fire protection. An approved standard fire hydrant (6"x4"x2 1/2") shall be located within 600 feet of the driveway entrance as measured along approved vehicular travel ways. Minimum fire flow shall be 1000 GPM for 2-hour duration at 20 PSI.

Fire. 2 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

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.

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT

Parcel Map 36607 is a proposal to subdivide an approximately 20.2-acre site for single family residential use. The site is located in the western Rancho California/Santa Rosa Plateau area northeast of Squaw Mountain on the south side of Avenida Escala north of Tenaja Road. The site is Parcel 31 of Parcel Map 5018. Change of Zone 07828 is being processed concurrently with this proposal.

The topography of the area consists of well-defined ridges and natural watercourses which traverse the site. There is adequate area outside of the natural watercourses for building sites. In order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings, the natural watercourses shall be kept free of all buildings and obstructions. However, a storm of unusual magnitude could cause damage. Any grading should perpetuate the existing drainage patterns of the area and new construction should comply with all applicable ordinances.

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 0010-Flood-MAP FLOOD HAZARD REPORT (cont.)
The District does not object to this request.

Planning

Planning. 1 0010-Planning-MAP - EXISTING SECOND UNITS

Per section 18.28a. d. (2) of Riverside County ordinance 348, any second unit permitted on this land division on or after October 2, 2008 can not be considered a primary dwelling for any purpose. Therefore a primary dwelling will need to be constructed prior to new or continued occupancy of such a second unit, and if this does not occur, the aforementioned approved second unit may be subject to revocation and potential order requiring demolition or removal of the second unit.

From ordinance 348:

Section 18.28a. d. (2) A dwelling unit originally permitted as a second unit may not later be considered a primary dwelling unit for any purpose.

Section 18.28a. f. REVOCATION OF PERMIT. A second unit permit may be revoked in accordance with the findings and procedure contained in Section 18.31 of this ordinance. The decision revoking a second unit permit may include, without limitation, an order requiring demolition of the second unit.

Planning. 2 0010-Planning-MAP - FEES FOR REVIEW

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.

Planning. 3 0010-Planning-MAP - FINAL PLAN OF DEVELOPMNT

Model home complex plot plans shall not be approved without prior or concurrent Final Plan of Development approvals.

Planning. 4 0010-Planning-MAP - GEO02513 ACCEPTED

County Geologic Report GEO No. 2513, submitted for the project PM36607, APN 932-280-045, was prepared by Geocon West, Inc. The report is titled; "Geotechnical Investigation and Percolation Testing, Tentative Parcel Map 36607, Tenaja Area, Riverside County, California," dated October 13, 2013. In addition, Geocon submitted the following documents:

"Addendum Geotechnical Update, Tentative Parcel Map 36607, Tenaja Area, Riverside County, California," dated January 13, 2017.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-MAP - GEO02513 ACCEPTED (cont.)

This document is hereby incorporated as a part of GEO No. 2513.

GEO No. 2513 concluded:

1. The site is not within a currently established Alquist-Priolo Earthquake Fault Zone for surface fault rupture hazards or a Riverside County Hazard Zone.
2. Based on our geologic review of readily available geologic literature that includes the site and surrounding areas and observations of Google images and our site reconnaissance; there is no evidence of active or potentially active faulting on or projecting towards the site.
3. Based on planned slope heights, it is our opinion that permanent, graded slopes as shown on the conceptual plan will possess Factors of Safety of 1.5 or greater under static conditions and 1.1 or greater under seismic loading.
4. The risk for landslides at the site is low, and hazards due to rock fall should be mitigated by removal of perched rock during grading, particularly on Parcels 1 and 2.
5. Due to the presence of hard granitic rock beneath the site and the remedial grading recommendations, there is no potential for liquefaction or subsidence, and seismically-induced settlements are not anticipated at the site.

GEO No. 2513 recommended:

1. The developer should have the seismic survey performed for Parcel 1 once access is established. Grading will require heavy ripping with large equipment and may require rock breaking or blasting.
2. After clearing and grubbing of organic matter and other unsuitable material, undocumented fill, colluvium, and completely weathered bedrock shall be removed to expose intact moderately weathered bedrock.
3. The exposed surface shall then be scarified to a minimum depth of 6 inches and until the surface is free of from uneven features that would tend to prevent uniform compaction by the equipment to be used.
4. Grading and foundation plans should be reviewed by the Geotechnical Engineer prior to finalization to verify that the plans have been prepared in substantial conformance with the recommendations of this report and to provide additional analyses or recommendations, as necessary.

GEO No. 2513 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2513 is hereby accepted for planning purposes.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4 0010-Planning-MAP - GEO02513 ACCEPTED (cont.)
Engineering and other 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 County upon application for grading and/or building permits.

Planning. 5 0010-Planning-MAP - IF HUMAN REMAINS FOUND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

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

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

Planning. 6 0010-Planning-MAP - LOW PALEO

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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 6

0010-Planning-MAP - LOW PALEO (cont.)

4. The paleontologist shall determine the significance of the encountered fossil remains.
5. Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.
6. If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.
7. Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.
8. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Planning. 7

0010-Planning-MAP - ORD 810 OPN SPACE FEE

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.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 7 0010-Planning-MAP - ORD 810 OPN SPACE FEE (cont.)

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.

Planning. 8 0010-Planning-MAP - ORD NO. 659 (DIF)

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 shall be required.

Planning. 9 0010-Planning-MAP - PDA04961 ACCEPTED

County Archaeological Report (PDA) No.4961 submitted for this project (PM36607) was prepared by Joan George, of Applied Earthworks and is entitled: "Phase I Cultural Resource Assessment of Tentative Parcel map 36607, near Murietta, Riverside County, California", dated December 2015. PDA04961 concludes: the field survey of the Project area did not encounter any potential resources of prehistoric or historic age. No direct or indirect impacts to the Project area will occur as a result of the proposed lot split. PDA04961 recommends: no further cultural resource management is recommended for the Project at this time.

These documents are herein incorporated as a part of the record for project.

Planning. 10 0010-Planning-MAP - SUBMIT BUILDING PLANS

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.

Planning. 11 0010-Planning-MAP - TRAIL MAINTENANCE

The land divider, or the land divider's successor-in-interest, shall be responsible for the maintenance of any trail easement required under these conditions until such time as

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 11 0010-Planning-MAP - TRAIL MAINTENANCE (cont.)

the maintenance is taken over by an appropriate maintenance district.

Planning. 12 0010-Planning-MAP - UNANTICIPATED RESOURCES

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

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

1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

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

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

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

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

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

Planning. 13 0010-Planning-MAP- MAP ACT COMPLIANCE

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

Planning. 14 0010-Planning-MAP- PRESERVE NATIVE TREES

The existing native specimen trees on the subject property identified for preservation on

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 14 0010-Planning-MAP- PRESERVE NATIVE TREES (cont.)
the approved TENTATIVE MAP shall remain undisturbed. Where they cannot be preserved they shall be relocated or replaced with specimen trees as approved by the Planning Director.

Planning. 15 0010-Planning-MAP- ZONING STANDARDS

Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the R-A-5 zone.

Planning-All

Planning-All. 1 0010-Planning-All-MAP - 90 DAYS TO PROTEST

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.

Planning-All. 2 0010-Planning-All-MAP - HOLD HARMLESS

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.

Planning-All. 3 0010-Planning-All-MAP- DEFINITIONS

ADVISORY NOTIFICATION DOCUMENT

Planning-All

Planning-All. 3 0010-Planning-All-MAP- DEFINITIONS (cont.)

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36607 shall be henceforth defined as follows: TENTATIVE MAP = Tentative Parcel Map No. 36607 FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

Planning-All. 4 0010-Planning-All-MAP- PROJECT DESCRIPTION

Tentative Parcel Map No. 36607 is a Schedule "H" parcel map proposing to subdivide 20.2 gross acres into four (4) parcels with parcel sizes ranging from approximately 5 acres to 5.18 acres.

Transportation

Transportation. 1 0010-Transportation-MAP - COUNTY WEB SITE

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.

Transportation. 2 0010-Transportation-MAP - DRAINAGE 1

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.

Transportation. 3 0010-Transportation-MAP - DRAINAGE 2

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 easements as approved by the Transportation Department.

Transportation. 4 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)

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 drainage courses with appropriate Q's, and that their omission or unacceptability

ADVISORY NOTIFICATION DOCUMENT

Transportation

Transportation. 4 0010-Transportation-MAP - STD INTRO 3(ORD 460/461)
(cont.)

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.

Transportation. 5 0010-Transportation-MAP - TS/EXEMPT

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.

Plan: PM36607

Parcel: 932280008

50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#43-ECS-ROOFING MATERIAL Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: All buildings shall be constructed with class B material as per the California Building Code.

050 - Fire. 2 0050-Fire-MAP-#53-ECS-WTR PRIOR/COMBUS Not Satisfied

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

050 - Fire. 3 0050-Fire-MAP-#59-ECS-HYDR REQUIR Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Should the applicant or developer choose to defer the fire protection requirements, an Environmental Constraint Sheet shall be filed with the final map containing the following: Prior to the issuance of a building permit, the applicant or developer shall provide written certification from the water company that a standard fire hydrant (6"x4"x2 1/2") exists within 600 feet of any portion of the lot frontage as measured along approved vehicular travel ways; or that financial arrangements have been made to provide hydrant.

050 - Fire. 4 0050-Fire-MAP-#73-ECS-DRIVEWAY REQUIR Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Access will not have an up, or downgrade of more than 15%. (access will not be less than 20 feet in width and will have a vertical clearance of 15'. Access will be designed to withstand the weight of 60 thousand pounds over 2 axles. Access will have a turning radius of 38 feet capable of accommodating fire apparatus.

050 - Fire. 5 0050-Fire-MAP-#7-ECS-HAZ FIRE AREA Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: The land division is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed on lots created by this land division shall comply with the special construction provisions contained in Riverside County Ordinance 787.2.

Planning

050 - Planning. 1 0050-Planning-MAP - ECS EXHIBIT Not Satisfied

The constrained areas shall conform to the approved Exhibit E, Environmental Constraints Exhibit, and shall be mapped and labeled on the Environmental Constraint Sheet to the satisfaction of the Planning Department.

050 - Planning. 2 0050-Planning-MAP - ECS NOTE MT PALOMAR LIGH Not Satisfied

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

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

050 - Planning. 3 0050-Planning-MAP - ECS SHALL BE PREPARED Not Satisfied

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

050 - Planning. 4 0050-Planning-MAP - FEE BALANCE Not Satisfied

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

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: John B Rogers
Inland Empire Survey & Engineering

Address: _____
(only if follow-up mail response requested)

City: MURRIETA **Zip:** 92562

Phone #: 951 698 1830

Date: 6/19/18 **Agenda #** 18.1

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.