

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



ITEM
1.2
(ID # 8914)

MEETING DATE:

Tuesday, February 5, 2019

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE Tentative Tract Map No. 33356 Minor Change No. 1 - Addendum to Environmental Assessment No. 40032 - Applicant: Sand Creek Development - Engineer: ACS Consulting - Third Supervisorial District - Rancho California Area Zoning District - Southwest Area Plan- Rancho California Area Zoning District - General Plan: Rural Community: Estate Density Residential (RC:EDR) - Zoning: Wine Country: Residential (WC-R) - Location: Westerly of Anza Road, northerly of Linda Rosea Road, and southerly of Pauba Road - 39.57 acres - REQUEST: The minor change proposes a minor lot change; specifically, the addition of water quality Best Management Practices (BMPs) to mitigate runoff and to increase BMP sizes within the tract, to change the sewer from underground to septic, and change the road designation for in-tract roads to rural road standard 138, and to shift the 14 foot trail to within the right of way along Anza Road. APN: 951-220-002. [Applicant fees 100%.]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on December 19, 2018.

ACTION: Consent

Charissa Leach, Assistant TLMA Director

1/17/2019

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: February 5, 2019
xc: Planning, Applicant

Kecia Harper
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

TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1. The proposed project is a minor change to Tentative Tract Map No. 33356 to do the following: 1) change the wastewater disposal from sewer to septic; 2) add water quality BMPs to mitigate runoff and increase BMP sizes within the tract; 3) change the road designation from 'Interior Proposed Roads' to 'Rural Road' Standard No.138; and 4) to shift the 14 foot trail located within the tract along the eastern boundary of the site to within the road right-of-way along Anza Road ("Project").

Tentative Tract Map No. 33356 (herein referred to as the "Original Map") was approved by the Board of Supervisors on July 12, 2011. The site is comprised of 42.4 gross acres and was approved for the subdivision of 16 residential lots and two open space lots.

The Project is located west of Anza Road, north of Linda Rosea Road, and south of Pauba Road.

The Planning Commission heard the project on December 19, 2018. After taking public testimony for the applicant, the Planning Commission closed the public hearing, considered the Addendum to the Mitigated Negative Declaration to Environmental Assessment No. 40032, and approved the project with a 5-0 vote.

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless its decision is appealed by the land divider or an interested party. The Planning Commission's decision may be appealed to the Board of Supervisors. Any such appeal shall be filed with the Clerk of the Board within 10 days after the notice of decision of the Planning Commission appears on the Board's agenda. The appeal shall be filed in writing, stating the basis for appeal, and shall be accompanied by the fee set forth in Ordinance No. 671 unless the fee shall be paid out of the same fund into which it would be deposited. Upon the filing of the appeal, the Clerk of the Board shall set the matter for public hearing on a date within 30 days after the date of the filing of the appeal and shall give notice of the public hearing in the same manner as was given for the hearing before the appeal body. Upon conclusion of the hearing, the Board shall render its decision on the appeal within 10 days.

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

Impact on Residents and Businesses

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

SUPPLEMENTAL:

Additional Information

All fees are paid by the applicant. No General Fund dollars will be used.

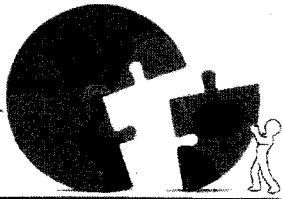
ATTACHMENTS:

- A. Planning Commission Staff Report**
- B. Planning Commission Minutes**



Jason Farin, Senior Management Analyst

1/28/2019



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Planning Commission Hearing: December 19, 2018

PROPOSED PROJECT

Case Number(s): TR33356M01

Applicant(s): Sand Creek

EA No.:40032 Addendum

Development – Angela Little

Area Plan: Southwest

Zoning Area/District: Rancho California Area


Representative(s): ACS Consulting -

Supervisory District: Third District

Frank Artiga

Project Planner: Deborah Bradford

Project APN(s): 951-220-002


Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1. The proposed project is a minor change to Tentative Tract Map No. 33356 to do the following: (1) change the wastewater disposal from sewer to septic; (2) add water quality BMP's to mitigate runoff and increase BMP sizes within the tract; (3) change the road designation from 'Interior Proposed Roads' to 'Rural Road' Standard No.138; and (4) to shift the 14 foot trail located within the tract along the eastern boundary of the site to within the road right-of-way along Anza Road ("Project").

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The Project is located west of Anza Road, north of Linda Rosea Road, and south of Pauba Road

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

CONSIDER an ADDENDUM for Environmental Assessment No. 40032, 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 that none of the conditions described in California Code of Regulations, title 14 ("State CEQA Guidelines") section 15162 exist; and,

APPROVE **TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1**, subject to the attached advisory notification document, conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA	
Land Use and Zoning:	
Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Rural Community
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Estate Density Residential
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Temecula Valley Wine Country Policy Area – Residential District
Surrounding General Plan Land Uses	
North:	Rural Community: Estate Density Residential (RC: EDR)
East:	Rural Community: Estate Density Residential (RC: EDR)
South:	Rural Community: Estate Density Residential (RC: EDR)
West:	Rural Community: Estate Density Residential (RC: EDR)
Existing Zoning Classification:	Wine Country – Residential
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Residential Agricultural, 2 ½-acre minimum (R-A-2 ½)
East:	Residential Agricultural, 2 ½-acre minimum (R-A-2 ½)
South:	Rural Residential (R-R)
West:	Residential Agricultural, 2 ½-acre minimum (R-A-2 ½)
Existing Use:	Vacant land
Surrounding Uses	
North:	Single-family residential development
South:	Single-family residential development
East:	Single-family residential development
West:	Single-family residential development

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	42.4 gross	

Located Within:

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – Wine Country #149
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – High/State Responsibility Area
Mount Palomar Observatory Lighting Zone:	Yes – Zone A, 14.89 miles from Mt. Palomar
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – In or partially within fee area
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

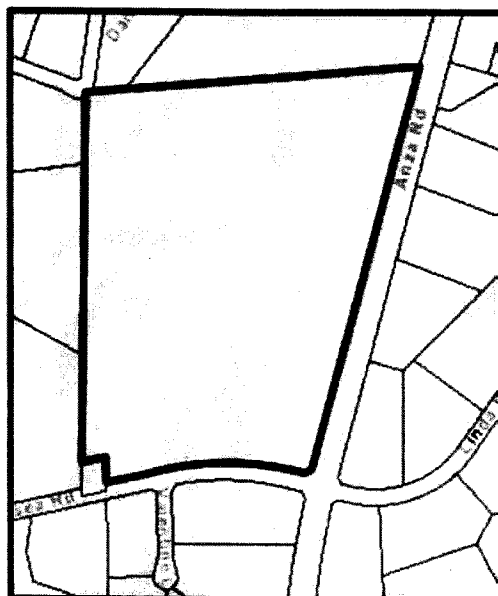


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The proposed Project was scheduled for the November 7, 2018 Planning Commission meeting. However, due to the County receiving a comment letter late in the afternoon on November 6th from the Rancho California Water District (RCWD) regarding their concerns with allowable capacity of septic systems within the Wine Country Policy Areas, the applicant requested their Project be continued to the December 19, 2018 Planning Commission meeting. On November 13, 2018, staff received a letter from RCWD stating that the proposed 16 residential Onsite Wastewater Treatment Systems (OWTS) does not exceed the wastewater discharge requirements of 1,200 gpd and they had no further opinion regarding the Project. This letter is included in the updated staff report package.

On February 10, 2005, Tentative Tract Map No. 33356 ("Original Map") and Change of Zone No. 7116 were submitted to the County for approval. The Change of Zone No. 7116 application requested to change the existing zoning from Rural Residential (R-R) to Open Area Combining Zone – Residential Development (R-5) and Residential Agricultural (R-A-1/2, R-A-1, and R-A-2). In April 2010, the Planning Commission recommended approval of both the Original Map and Change of Zone No. 7116.

On April 5, 2011, at the meeting of the Board of Supervisors ("the Board"), the applicant was given direction to re-design the Original Map with less density. In compliance with the Board's direction, the applicant reduced the number of residential lots from 19 to 16. Thereafter, on July 12, 2011, the Board approved the Original Map and the Change of Zone No. 7116.

On March 11, 2014, the Board adopted Resolution No. 2014-04, which included General Plan Amendment No. 1077 ("the Amendment"). The Amendment created the Temecula Valley Wine Country Policy Area and its three (3) districts: the Winery District, the Equestrian District, and the Residential District. As a result, the Original Map's zoning classification became inconsistent with the new Residential District it was placed under within the Temecula Valley Wine Country Policy Area.

So, on March 13, 2017 the applicant submitted Change of Zone No. 7933 to change the Original Map's zoning classification from R-5, R-A-1/2, R-A-1, and R-A-2 to Wine Country-Residential (WC-R) to make the zoning consistent with the General Plan's Temecula Valley Wine Country Policy Area – Residential District. The Change of Zone No. 7933 was approved by the Board of Supervisors on July 25, 2017.

On December 6, 2017, the applicant received their first extension of time, extending the expiration date of the Original Map to July 12, 2019. The extension of time was determined to be consistent with the Riverside County General Plan and Zoning Code pursuant to the originally approved findings and conditions of approval because there were no proposed changes to the Original Map design.

On December 21, 2017, the applicant submitted this Project to request a minor change to the Original Map, which includes changing the wastewater service from sewer to septic, adding water quality BMP's to mitigate runoff, increasing BMP sizes within the tract, changing the road designation from 'Interior Proposed Roads' to 'Rural Road' Standard No.138, and shifting the 14 foot trail located within the tract along the eastern boundary of the site to within the road right-of-way along Anza Road. Pursuant to Riverside County Ordinance No. 460, Section 8.2, Subsection M, it was determined that this Project is a minor change because it does not propose to change the density or basic design concept of the Original Map.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

State CEQA Guidelines provide that an addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or if none of the conditions described below have occurred:

1. Substantial changes are proposed that would require major revisions to the EIR or negative declaration.
2. Substantial changes would occur requiring major revision 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.
3. New information of substantial importance, which was not known and could not have been known at the time the previous EIR was certified as complete or the negative declaration was adopted, which results in any of 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;
 - c) Mitigation measures or alternatives previously found not to be feasible would become feasible and would substantially reduce one or more of the significant effects of the project but the project proponents decline to adopt the mitigation measure or alternative; or,
 - d) Mitigation measures or alternatives that are considerably different from those previously analyzed and would substantially reduce one or more significant effect on the environment, but the project proponent declines to adopt the mitigation measure or alternative.

Tentative Tract Map No. 33356, Minor Change No. 1 includes changing the wastewater disposal from sewer to septic, adding water quality BMP's to mitigate runoff and to increase BMP sizes within tract, changing the road designation for Interior Proposed Roads to Rural Road Standard No.138, and shifting the 14 foot trail to within the road right of way along Anza Road.

The Initial Study and Addendum prepared for this Project analyzed if any of the conditions listed above would occur in light of the proposed Project. No new significant impacts would occur as a result of the proposed minor change and no new impacts would result in terms of substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish or wildlife of their habitats.

FINDINGS AND CONCLUSIONS

In order for the County to approve this Project, the following findings must be made:

Land Use Findings:

1. The Project site has a General Plan Land Use Designation of Rural Community: Estate Density Residential (RC: EDR).

2. The Project site is located within the Temecula Valley Wine Country Policy Area (TVWCPA) – Residential District, and is consistent with the Southwest Area Plan Policy No. 1.5 regarding density as it was approved in 2011 prior to the creation of the TVWCPA in 2014. Since this Project does not change the density of the Original Map, both the Original Map and this Project will remain consistent with the General Plan and TVWCPA standards.
3. The Project site has a zoning classification of Wine Country – Residential. Ordinance No. 348, Section 14.93, Subsection A. General Standards, provides that the standards it sets forth shall apply to all uses and development in the WC-W Zones, except for residential subdivisions tentatively approved prior to the effective date of Ordinance No. 348.4729. Such subdivisions shall comply with the development standards of their previous zoning classifications in Ordinance No. 348. When the Original Map was approved in 2011, its zoning classification was Open Area Combining Zone – Residential Development (R-5) and Residential Agricultural (R-A-1/2, R-A-1, and R-A-2). Since the Original Map was approved prior to the effective date of Ordinance No. 348.4729 in 2014, the development standards of R-5, R-A-1/2, R-A-1, and R-A-2 existing at the time of the approval of the Original Map apply to this Project.

Minor Change Findings:

1. Ordinance No. 460, Section 2.2., Subsection M defines a minor change to an approved tentative map in the following manner:

“Minor Change means a minor modification of an approved tentative map that includes, but is not limited to, a change in lot lines, lot design or street alignment, building pad location or grading proposals provided that the basic design concept is retained. A minor change cannot increase the number of approved lots. A minor change may alter or delete any condition of approval which is no longer appropriate or necessary. Notwithstanding the above, or any other provision herein to the contrary, a request to alter or delete a condition of approval of any approved tentative map within the boundaries of the following districts shall, in all instances, be considered a minor change: Assessment District No. 159, Assessment District No. 161, Community Facilities District No. 84-2, Community Facilities District No.86-1, Community Facilities District No. 87-1, Community Facilities District No. 87-5 and Community Facilities District No. 88-8.”

This Project includes changing the wastewater service from sewer to septic, adding water quality BMP's to mitigate runoff, increasing BMP sizes within the tract, changing the road designation from 'Interior Proposed Roads' to 'Rural Road' Standard No.138, and shifting the 14 foot trail located within the tract along the eastern boundary of the site to within the road right-of-way along Anza Road. The number of residential lots remain at 16 and the number of Open Space lots remain at two. This Project will result in a minor change to the lot lines and lot design, building pad location and grading to accommodate the change to septic as well as the change to the roads and trails. The basic design concept will be retained as shown by the two figures below. No conditions of approval are being removed, but additional conditions are proposed to address the inclusion of septic systems, which is appropriate for such change. The necessary soils reports were prepared to show that the septic systems are feasible to be constructed and can be adequately operated within the revised lot and grading design of the proposed Project. Therefore, based on the above, it is appropriate to process this Project as a minor change.

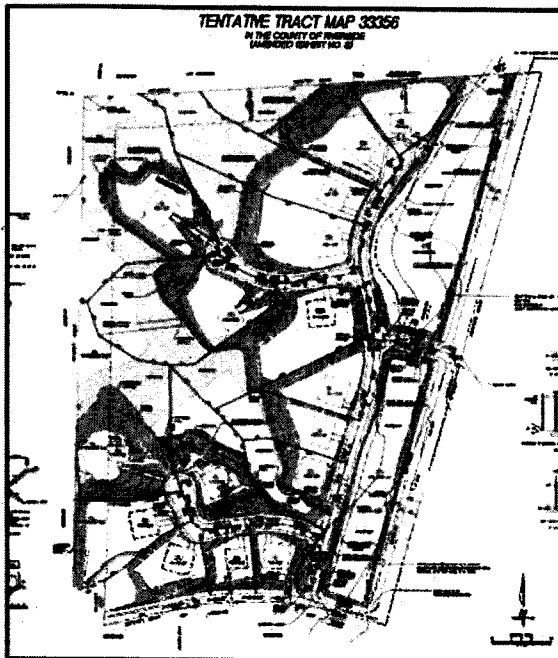


Figure 2. Tentative Tract No. 33356 ("Original Map")

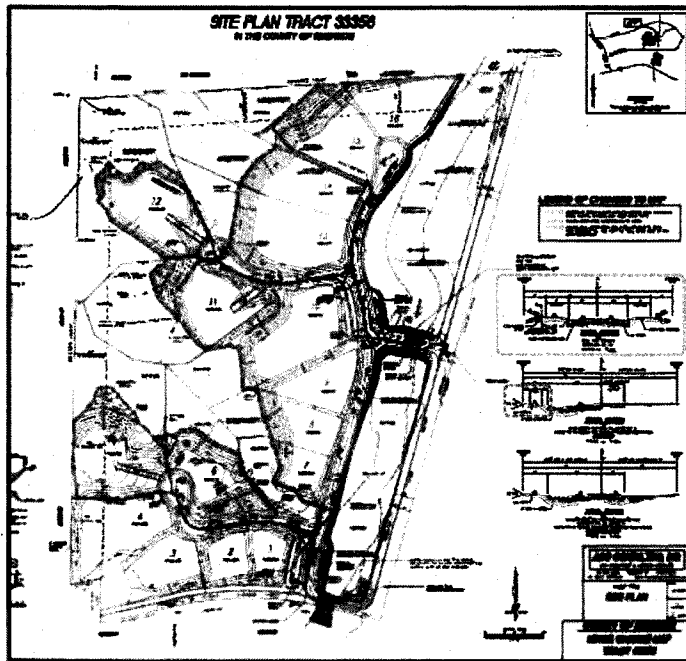


Figure 3 Tentative Tract Map 33356 Minor Change No. 1 ("the Project")

Fire Findings:

Note: While the Original Map site was not located in a high fire hazard area at the time of its approval, it is presently classified as a high fire hazard area and is within a State Responsibility Area (SRA). Despite not initially being within a SRA, conditions of approval were added to the Original Map, in compliance with Section 4290 and 4291 of the Public Resource Code, which required the placement of fire hydrants, blue dot reflectors, fuel modification plans, water plans, driveway lengths and access. These conditions of approval will still apply to this Project..

4. The Project is located within a CAL FIRE SRA, in a high fire hazard severity zone. As part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRAs. 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 County's 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) This Project is in compliance with sections 4290 and 4291 of the Public Resources Code in that the conditions of approval applied to the Original Map will remain in effect. These conditions of approval require providing blue dot reflectors within streets, fire hydrant spacing requirements, and standards relating to driveways, turnarounds, gates, water systems, access, and fuel modification plans.
 - b) Fire protection and suppression services will be available through Riverside County Fire Department.

- c) 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. Also, the conditions of approval applied to the Original Map will remain with approval of the Project. All necessary roadway infrastructure exists and the Project is located adjacent to Anza Road. Adequate accessibility to the Project site will be available for all emergency vehicles.

Additional Findings:

- 5. The Project site is not located within a Criteria Cell of the Multi-Species Habitat Conservation Plan.
- 6. The Project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
- 7. The initial application for the Original Map was applied for on February 10, 2005, and approved by the Board of Supervisors on July 12, 2011. Assembly Bill No. 52 (AB52) did not come into effect until July 2015. However, the adopted Mitigated Negative Declaration for EA 40032, under the Archaeological Resource section 8(b) requires that an archaeologist and a Native American monitor be retained on-site during ground disturbing activities. The Paleontological Resources section found that because the Project site is located within a High Potential/Sensitivity for unearthing paleontological resources a qualified paleontologist is required to be retained on site. The paleontologist will have the authority to monitor all project grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recover of fossil remains. Since the conditions of approval applied to the Original Map will remain in effect, the Project will not require a supplemental EIR or negative declaration, or further studies.
- 8. The Project site is located in Zone A, approximately 15 miles from the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). Conditions of Approval applied to the Original Map as it relates to lighting standards for property located in Zone A will remain. Therefore, the Project will be in compliance with all lighting standards specified within Ordinance No. 655, pursuant to Zone A.
- 9. The Project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP. Conditions of approval applied to the Original Map in regards to SKR fees will remain in effect with approval of this Project.

Conclusion:

- 1. For the reasons discussed above, as well as the information provided in the Addendum, the proposed Minor Change No. 1 ("Project") to Tentative Tract Map No. 33356 ("Original Map") conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances

of Riverside County. Moreover, the proposed Project does not pose any detriment to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This Project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the Project site. As of the date of this report, Planning Staff have not received written communication or phone calls from any person indicating support or opposition to this proposed Project.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the notice of decision of the Advisory Agency appears on the Board's agenda.

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR33356M01

Supervisor: Washington
District 3

Date Drawn: 08/07/2018
Exhibit 1

LAND USE



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.ci.riverside.ca.us>



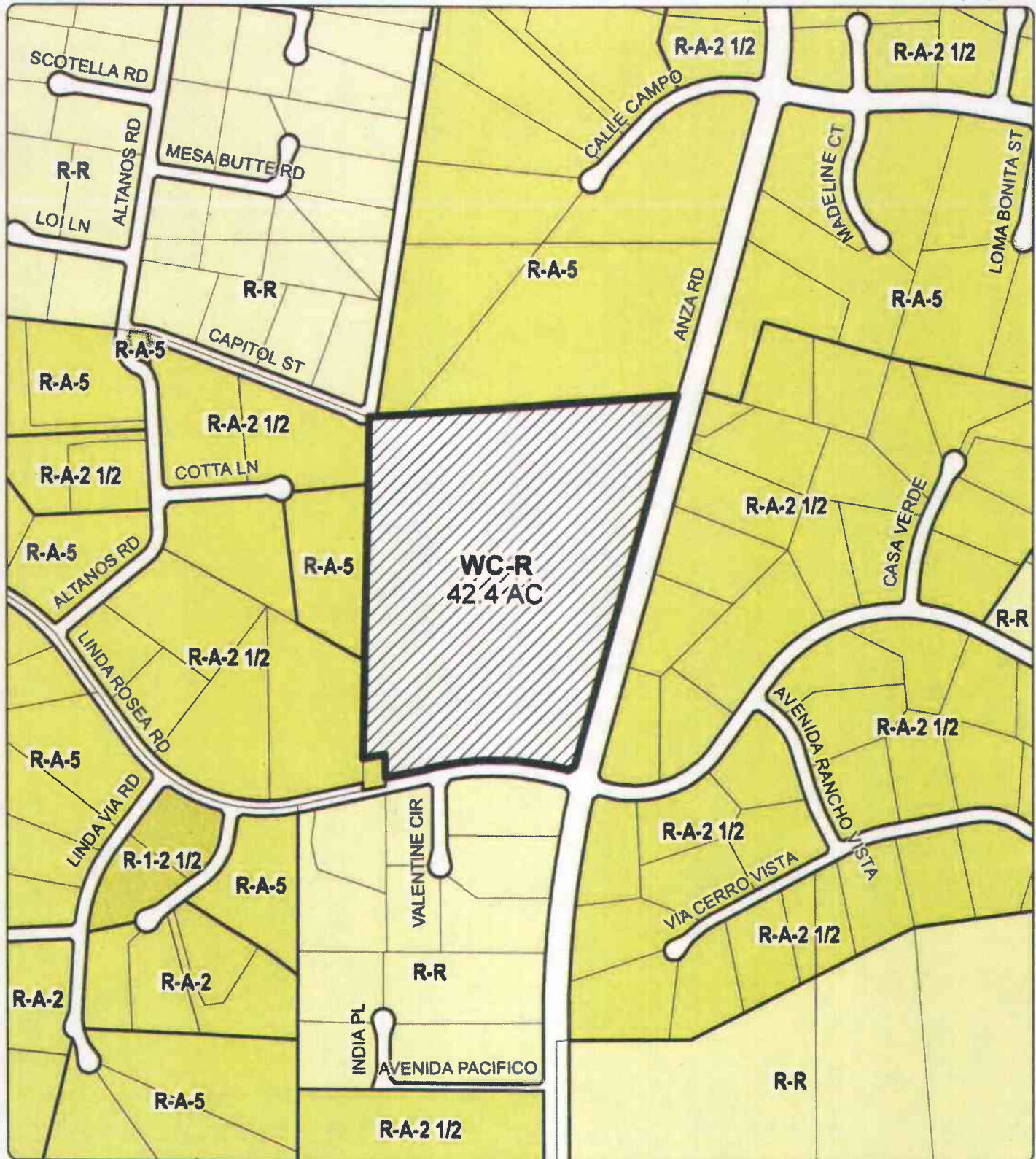
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR33356M01

Supervisor: Washington
District 3

Date Drawn: 08/07/2018
Exhibit 2

EXISTING ZONING



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://riversideinfo.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

TR33356M01

Supervisor: Washington
District 3

EXISTING GENERAL PLAN

Date Drawn: 08/07/2018
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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GENERAL NOTES

DATE PREPARED: 12/20/2011

PROJECT: TENTATIVE TRACT MAP 33356
N THE COUNTY OF RIVERSIDE
(AMENDED EXHIBIT NO. 3)

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING PRACTICE ACT AND THE CALIFORNIA CIVIL ENGINEERING BOARD'S REGULATIONS.

2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AREA AND HAS FOUND NO OBVIOUS OBSTACLES TO CONSTRUCTION.

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18. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AREA AND HAS FOUND NO OBVIOUS OBSTACLES TO CONSTRUCTION.

19. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AREA AND HAS FOUND NO OBVIOUS OBSTACLES TO CONSTRUCTION.

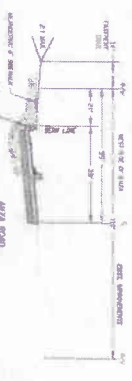
20. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROJECT AREA AND HAS FOUND NO OBVIOUS OBSTACLES TO CONSTRUCTION.

TENTATIVE TRACT MAP 33356

N THE COUNTY OF RIVERSIDE
(AMENDED EXHIBIT NO. 3)



LOT	AREA	TABLE 1
1	0.15	0.15
2	0.15	0.15
3	0.15	0.15
4	0.15	0.15
5	0.15	0.15
6	0.15	0.15
7	0.15	0.15
8	0.15	0.15
9	0.15	0.15
10	0.15	0.15
11	0.15	0.15
12	0.15	0.15
13	0.15	0.15
14	0.15	0.15
15	0.15	0.15
16	0.15	0.15



A ENGINEERING
INC.

SHEET TITLE
TITLE / GRADING
SHEET

COUNTY OF RIVERSIDE
TENTATIVE TRACT
MAP 33356

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40032
Project Case Type (s) and Number(s): TR33356M01
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Deborah Bradford
Telephone Number: (951) 955-6646
Applicant's Name: Sand Creek Development – Angela Little
Applicant's Address: P.O. Box 181, Winchester, CA 92596

I. PROJECT INFORMATION

Project Description: TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1 – The Minor Change proposes to change the wastewater disposal from sewer to septic, the addition of water quality BMP's to mitigate runoff, increase BMP sizes within the tract, change the road designation from 'Interior Proposed Roads' to 'Rural Road' Standard No.138, and to shift the 14 foot trail located within the tract along the eastern boundary of the site to within the road right-of-way along Anza Road.

Tentative Tract Map No. 33356 and the Mitigated Negative Declaration for Environmental Assessment No. 40032 (herein referred to as Original Map) was approved by the Board of Supervisors on July 12, 2011. The site is comprised of 42.4 gross acres and was approved for the subdivision of 16 residential lots and two open space lots.

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

B. Total Project Area:

Residential Acres: 42.4
gross acres

Lots: 16
residential
lots and 2
open space
lots

Units:

Projected No. of Residents: 51
residents

Commercial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other:

C. Assessor's Parcel No(s): 951-220-002

D. Street References: North of Linda Rosea Road, south of Pauba Road, east of Butterfield Stage Road, and west of Anza Road.

E. Section, Township & Range Description or reference/attach a Legal Description: Section 2, Township 8 south, and Range 2 west

F. Brief description of the existing environmental setting of the project site and its surroundings: The site is currently vacant with elevations ranging from 1,225 feet above mean sea level (msl) at the southeast corner of the site to approximately 1,310 feet above msl at the northwest corner of the site. The topography of the site transitions from gently sloping with the lower elevation on the easterly half of the site to steeper small ridgelines and ravines on the westerly half of the site. A blue-line stream is located on the eastern portion of the site, parallel to Anza Road. The stream enters the site at the northeast corner and traverses the entire length of the site in a southerly direction. Vegetation onsite primarily consists of Riversidean sage scrub.

and annual non-native grassland. Surrounding land uses include scattered residential lots on 2 acres or more to the north, east, west, and south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project site is located within the Southwest Area Plan and is within the Temecula Valley Wine Country Policy Area – Residential District. When the Original Map was approved in 2011, the Temecula Valley Wine Country Community Plan had not been adopted. Therefore, the Minor Change will remain consistent with the allowable land uses, elements, and policies of the General Plan.
- 2. Circulation:** The proposed Project is for a minor change to the Original Map. Because the minor change will not result in any change to circulation the proposed Minor Change remains consistent with all applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed Project is for a minor change to the Original Map. One of the changes is to adjust the location of the 14' trail from the eastern boundary of the Project site to within the right-of-way along Anza Road. The Minor Change remain consistent with applicable Multipurpose Open Space Element policies.
- 4. Safety:** The Minor Change will not result in changes that would affect emergency response services to the existing and future users of the Project site. Consistency with applicable Safety Element policies remain.
- 5. Noise:** The proposed Project is for a minor change to the Original Map. Consistency with all applicable Noise Element policies and specifically Policy N 1.3 and N 1.4 will remain.
- 6. Housing:** The proposed Project is for a minor change to the Original Map. No conflict with General Plan Housing Element policies will occur.
- 7. Air Quality:** The proposed Project is for a minor change to the Original Map. A change from sewer to septic and the addition of water quality BMP's will include site preparation and construction-related activities. However, compliance with all applicable regulatory requirements to control fugitive dust during construction and grading activities will remain and no conflict with policies in the General Plan Air Quality Element will occur.
- 8. Healthy Communities:** The proposed Project is for a minor change to the Original Map. One of the changes is to adjust the location of the 14' trail from the eastern boundary of the Project site to within the right-of-way along Anza Road. The location of the trail along Anza Road will encourage pedestrian activity which is consistent with the policies of the Healthy Communities Element.
- 9. Environmental Justice (After Element is Adopted):** Not applicable

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

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): Estate Density Residential

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

F. Policy Area(s), if any: Temecula Valley Wine Country Policy Area – Residential District.

G. Adjacent and Surrounding:

1. Area Plan(s): Southwest

2. Foundation Component(s): Rural Community

3. Land Use Designation(s): Estate Density Residential

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

5. Policy Area(s), if any: Temecula Valley Wine-Country Policy Area – Residential District

H. Adopted Specific Plan Information

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

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

I. Existing Zoning: Wine Country - Residential

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: R-A-5 to the north and west, R-A-2 ½ to the east and R-R 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 checked="" type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input 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 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

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Deborah Bradford
Signature

10/24/18
Date

Deborah Bradford
Printed Name

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

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

EA No. 40032: a) The prior EA stated that due to topography, vegetation, existing development and distance from State Route 79 no impact would occur.

Addendum: a) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The finding of no impact remains. It was determined that none of the conditions described in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA No. 40032: b) The prior EA stated that no major outcropping, unique or landmark features are located within the project vicinity and with the incorporation of development standards and design guidelines the project will result in aesthetically pleasing development and views of the surrounding environmental will not be obstructed. The EA determined that less than significant impacts would occur.

Addendum: b) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will

remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

2. Mt. Palomar Observatory

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

☐☐☐☒

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

Findings of Fact:

EA No. 40032: a) The prior EA stated that the project site is located within Zone 'A' approximately 14.89 miles from the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of the lighting requirements of the Riverside County Ordinance No. 655 and conditions of approval the EA determined that impacts would be less than significant.

Addendum: a) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Compliance with Ordinance No. 655 is required and all prior conditions of approval still apply. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

3. Other Lighting Issues

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

☐☐☐☒

b) Expose residential property to unacceptable light levels?

☐☐☐☒

Source: On-site Inspection, Project Application Description

Findings of Fact:

EA. 40032: a-b) The prior EA determined that there would not be a substantial increase to day and nighttime light and glare due to the requirements of Ordinance No. 655 which requires specific type of lamp source and shielding of the light emissions. The EA concluded that impacts would be less than significant.

Addendum: a-b) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All requirements related to Ordinance No. 655 would continue to apply. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

AGRICULTURE & FOREST RESOURCES Would the project

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
4. Agriculture				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

EA. 40032: a) The prior EA determined that the project site is located in an area designated as "Other Lands" and is not designated as, or adjacent to, designated Prime Farmland, Unique Farmland or Farmland of Statewide Importance. The EA concluded that there would be no conversion of farmland to a non-agricultural use and no impact would occur.

Addendum: a) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: b) The prior EA determined that the project site does not conflict with an existing agricultural use, agricultural zoning, or a Williamson Act Contract. The EA concluded that no impact would occur.

Addendum: b) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: c) The prior EA determined that the project site is not located within 300 feet of existing agriculturally zoned property. The EA concluded that no impact would occur.

Addendum: c) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail.. Therefore, the finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: d) The prior EA determined that no agricultural uses are being conducted on the project site or within the immediate area. The EA concluded that no impact would occur.

Addendum: d) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

5. Forest

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))?

☐ ☐ ☐ ☒

b. Result in the loss of forest land or conversion of forest land to non-forest use?

☐ ☐ ☐ ☒

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?

☐ ☐ ☐ ☒

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:

EA. 40032: a-c) When the EA for the Original Map was prepared the inclusion of Forestry Resources was not a part of the environmental checklist form. Therefore, no previous analysis occurred in regards to Forest land or Timberland. However, the project site's land use designation was Estate Density Residential and was not zoned forest land, timberland, or timberland production. The site was vacant disturbed land with areas of grassland. No rezoning or conversion of forest land to a non-forest use occurred. Therefore no impact in regards to this issue area occurred.

Addendum: a-c) The proposed Minor Change is located within the same boundaries as the Original Map and is still comprised of vacant disturbed land. No change of zone to forest land, timberland, or timberland production has occurred. Therefore, the finding of no impact in regards to these issue areas will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

AIR QUALITY Would the project

6. Air Quality Impacts

☐ ☐ ☐ ☒

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

EA. 40032: a) The prior EA determined that ultimate development of the Original Map would not conflict with the 2003 Air Quality Management Plan (AQMP) and concluded that the project would result in less than significant impacts in regards to conflicting with the AQMP.

Addendum: a) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. None of the changes would induce significant construction emissions or operational emissions beyond those already evaluated in the original EA. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: b-c) The prior EA determined that ultimate development of the Original Map would not impact air quality beyond levels documented in EIR No. 441 prepared for the County of Riverside's General Plan. Additionally, cumulative short-term, construction-related emissions and long-term, operational emissions from the project would not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions would not exceed any SCAQMD daily threshold. The project would impact air quality in the short-term due to construction equipment and fugitive dust. Operational emissions would result due to vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, electricity generation and landscape equipment emissions. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation. The EA concluded that impacts would be less than significant.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Addendum: b-c) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. None of the changes would induce significant construction emissions, operational emissions, violation of a federal or state air quality standard or cumulatively increase a threshold of a non-attainment status pollutant beyond those already evaluated in the original EA. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: d) The prior EA determined that surrounding land uses include residences to the west of the project site, which are considered a sensitive receptor; however, ultimate development of the project site was not expected to generate substantial point source emissions. The air quality report indicated no significant impacts in the short-term during the construction phase and the long-term project impacts in the daily allowable emissions for the project's operational phase are considered not to be significant. The EA concluded that impacts would be less than significant.

Addendum: d) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. These minor changes will not significantly increase air quality emissions that would now impact any surrounding sensitive receptors beyond what was already evaluated in the prior project. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: e) The prior EA stated that point source emissions are usually easily identifiable such as industrial facilities and operations. Ultimate development of the site will result in the construction of a residential development and will result in typical emissions associated with a residential project. The EA determined that the project would not result in the exposure of point source emissions to sensitive receptors located within one mile of the project site and concluded that less than significant impacts would occur.

Addendum: e) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA. 40032: f) The prior EA determined that the ultimate development of the project site to a residential development would not result in the creation of objectionable odors affecting a substantial number of people. The EA determined that less than significant impacts would occur.

Addendum: f) The proposed Minor Change will not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. No additional odor impacts related to either the use of septic or changes in BMPs for stormwater would occur. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

EA 40032: a-b) The prior EA determined that no conflict with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) would occur and surveys to ensure protection of birds and their nests as protected by the Migratory Bird Treaty Act would be required. The EA concluded that no impact would occur in regards to these issue areas.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Addendum: a-b) The proposed Minor Change does not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Conditions of approval applied to the Original Map remain in effect such as the requirement to perform suitable burrowing owl surveys and compliance with the MBTE as it relates to nesting species. Therefore, the finding of no impact in regards to these issue areas will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c) The prior EA determined that the project could have a substantial adverse effect on sensitive species such as the burrowing owl. However, the EA concluded that with the incorporation of mitigation the project would have less than significant impacts.

Addendum: c) The proposed Minor Change does not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The required mitigation measure will continue to be required to ensure that impacts will remain less than significant to burrowing owl. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Mitigation Measure:

The following mitigation measure would continue to remain in effect for the Project:

1. *A burrowing owl survey shall be completed 30 days prior to the commencement of grading activities.*

EA 40032: d) The prior EA determined that several drainage areas are present on the project site; however, none of the drainages contain persistent water flow. A study prepared by TeraCor in 2007 determined that no riparian/riverine or vernal pool resources will be impacted by project implementation. Therefore, the EA concluded that less than significant impacts would occur in regards to native or migratory fish or wildlife or interfere substantially with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.

Addendum: d) The proposed Minor Change does not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Conditions of approval applied to the Original Map remain in effect. Therefore, the finding of less than significant impacts in regards to this issue area will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: e) Based on The MSHCP Riparian/Riverine and Vernal Pool Habitat report prepared in 2007 it was determined that the project site was absence of any riparian/riverine or vernal pool resources. The EA concluded that less than significant impacts would occur in regards to this issue area.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Addendum: e) The proposed Minor Change does not alter any of the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Conditions of approval applied to the Original Map remain in effect; therefore, the finding of less than significant impacts in regards to this issue area will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: f) The prior EA determined that although several drainages are present on the project site none of these drainages consist of riparian/riverine or vernal pool characteristics as stated in the MSHCP Riparian/Riverine and Vernal Pool Habitat report prepared in 2007. The EA concluded with the incorporation of standard conditions of approval, less than significant impacts would occur in regards to adversely impacting federally protected wetlands.

Addendum: f) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Conditions of approval applied to the Original Map such as if any grading or construction occurs alongside the banks or within any natural watercourse the appropriate permits shall be obtained from the California Department of Fish and Wildlife or the US Army Corp of Engineers and provided to the Planning Department for review. Therefore, the finding of less than significant impacts in regards to this issue area will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: g) The prior EA determined that no trees are located onsite that are subject to protection through local policies or ordinances. The EA determined that no impact would occur.

Addendum: g) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. No trees subject to protection occur on the site; therefore, a finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a-b) The prior EA determined that no historic sites or resources were identified within the project boundaries. The EA determined that less than significant impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of less than significant impact remains and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

9. Archaeological Resources

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

Source: Project Application Materials.

Findings of Fact:

EA 40032: a) The prior EA determined that no archaeological sites were identified within the project boundaries. The EA determined that no impacts would occur.

Addendum: a) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of no impact remains. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: b) The prior EA determined no prehistoric or cultural resources were identified within the study area by the literature review, record search and the field study. However, in the utmost of caution a standard condition of approval was applied to require that an archaeologist and Native American monitoring be provided during ground disturbing activities. The EA determined that less than significant impacts would occur.

Addendum: b) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impacts would remain.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Monitoring will continue to apply to the project. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c) The prior EA determined no prehistoric or cultural resources were identified within the study area by the literature review, record search and the field study. However, in the utmost of caution a standard condition of approval was applied to state that should any human remains be encountered the requirements of the State Health and Safety Code Section 7050.5 shall be required to ensure no further disturbance occurs and the necessary procedures are followed to determine origin, notification to descendants, and treatment of the remains. The EA determined that less than significant impacts would occur.

Addendum: c) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply, including the requirement to comply with the State Health and Safety Code should human remains be located, and a finding of less than significant impacts would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: d) The prior EA determined that no known religious or sacred uses were found within the Project area. The EA determined that no impacts would occur.

Addendum: d) The proposed Minor Change does not alter the prior conclusion. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply, including the requirements to have onsite Native American monitors, and a finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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?

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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?

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

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a-b) The prior EA determined that the project site is not located within an Alquist-Priolo earthquake fault or County fault zone. No faults however, are known to exist on the Project site. However, according to the County Geologist, the site is likely to experience strong ground shaking during the design life of the proposed development. The closest active fault is the Elsinore Fault Zone, located about 4.2 miles from the site. Standard conditions of approval pertaining to development will ensure the impact in regards to these issue areas will be less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. These changes will not affect the project to result in exposure of people to additional seismic hazards beyond what already occurs and was evaluated in the prior EA. All prior conditions of approval still apply and a finding of less than significant impacts would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

11. Liquefaction Potential Zone

a) Be subject to seismic-related ground failure, including liquefaction?

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

Findings of Fact:

EA 40032: a) The prior EA determined that liquefaction at the site is a potential hazard. Total settlement due to liquefaction could be 6 to 9 inches. The site is potentially subject to lateral spreading. As a condition of approval an environmental constraints sheet (ECS) shall be prepared relative to the potential landslide and liquefaction hazards at the site. The EA concluded that with the incorporation of mitigation measures impacts would be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, with the existing mitigation (listed below) and applied conditions of approval, impacts will remain less than significant. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Mitigation Measure:

The following mitigation measure would continue to remain in effect for the Project:

1. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction and a note shall be placed on the ECS stating that the site is subject to the potential hazard of liquefaction, therefore, mitigation such as remedial grading or structural design improvements are required prior to placement of settlement sensitive structures on the site.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

EA 40032: a) The prior EA determined that the project site is located in a seismically active region the project site could be subject to seismic ground shaking from a regional earthquake. The EA concluded that with compliance with conditions of approval including the California Building Code requirements applicable to all development projects, impacts would be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impacts would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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?

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

Findings of Fact:

EA 40032: a) The prior EA determined that the project site is relatively hilly with a maximum overall elevation change of approximately 200 feet. In addition, due to sandy soil conditions a moderated to significant landslide hazard and slope instability exists on the project site. The EA concluded that with the incorporation of mitigation measures impacts related to landslide risk will be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, with the existing mitigation (listed below) and applied conditions of approval impacts will remain less than significant. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Mitigation Measure:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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The following mitigation measure would continue to remain in effect for the Project:

1. *An Environmental Constraint Sheet shall be prepared with notes requiring an assessment by a project engineering geologist or geotechnical engineer during grading.*

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

EA 40032: a) The prior EA determined that the project site is located in an area susceptible to subsidence but not located near any documented areas of subsidence. The EA concluded that less than significant impacts would occur.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, with the applied conditions of approval and compliance with CBC requirements, the finding of less than significant impacts will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

15. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

EA 40032: a) The prior EA determined that no volcanoes exist in the project vicinity, no steep slopes that would generate a mudflow, and no large bodies of water in close proximity of the project site that would produce an earthquake-induced seiche. The EA concluded that no impacts would occur regarding this issue area.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

16. Slopes

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
a) Change topography or ground surface relief features?				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

EA 40032: a-b) The prior EA determined that grading will alter the topography; however, to reduce impacts the grading will follow the natural contours of the land so that slopes will reflect the natural rounded terrain and will not result in slopes greater than 2:1. The EA concluded that less than significant impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impacts remain. The proposed changes will not result in any additional impacts to the terrain or slopes beyond what was already evaluated in the prior CEQA document. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c) When the Original Map was approved, the applicant was proposing to connect to a sanitary sewer system and the EA concluded that no impact would occur in regards to grading affecting or negating subsurface sewage disposal systems.

Addendum: c) The proposed Minor Change includes the change from sewer to septic. New impacts associated with a subsurface sewage disposal system will be less than significant with the incorporation of standard conditions of approval and requiring an updated percolation report for each individual lot to provide clearance for the installation of subsurface sewage disposal systems. The revised report will supersede the approved preliminary report from Earth Strata dated April 18, 2018. In addition to standard grading requirements and location of the septic system, grading will not negate or negatively affect the proposed subsurface sewage disposal system. Therefore, the proposed change from a sewer system to a subsurface disposal system will not result in a new significant impact from what was analyzed by the previous EA. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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where sewers are not available for the disposal of waste water?

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

EA 40032: a) The prior EA determined that the project site may have the potential to result in soil erosion during grading and construction. The EA concluded that with the incorporation of standard conditions of approval the impact would be considered less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: b) The prior EA determined that the project site is located in an area susceptible to subsidence. California Building code (CBC) requirements pertaining to soil stability are applicable to all residential development. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant.

Addendum: b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval, including requirements to comply with the latest CBC regulations, still apply and a finding of less than significant impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c) When the EA was prepared question (c) was not listed in the environmental checklist form. In addition the Original Map was going to connect to a sanitary sewer system so, this question was not applicable to the original proposal.

Addendum: c) The proposed Minor Change includes the change from sewer to septic. New impacts associated with a subsurface sewage disposal system will be less than significant with the incorporation of standard conditions of approval from Environmental Health, Building and Safety, and Grading. Environmental Health was able to give preliminary clearance for the onsite wastewater treatment system, as the preliminary soils percolation report supported the use of a subsurface septic system for the project without resulting in any significant physical environmental impacts pursuant to CEQA. Regardless, despite that less than significant determination, the conditions of approval for the project require that an updated report will be required for each lot in order to provide individual clearance for actual development of each lot, further ensuring the impacts will remain less than significant. The revised report will supersede the approved preliminary report from Earth Strata dated April 18, 2018. In addition to standard grading requirements and location of the septic system, the proposed subsurface sewage disposal system will be placed on soils that will adequately support their operation. Therefore,

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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the proposed change from a sewer system to a subsurface disposal system will not result in a new significant impact from what was analyzed by the previous EA. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

18. Erosion

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

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

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

Findings of Fact:

EA 40032: a) The prior EA determined that the proposed project may temporarily change deposition, siltation, or erosion on or off site. With the incorporation of Riverside County Flood Control standard conditions of approval the EA concluded that impacts in regards to this issue area would be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: b) The prior EA determined that the proposed project may result in an increase in water erosion on or off site. With the incorporation of Riverside County Flood Control standard conditions of approval the EA concluded that impacts in regards to this issue area would be less than significant.

Addendum: b) The proposed Minor Change lies within the same boundaries as the previously analyzed EA and an increase in water erosion may occur either on or off-site due to project implementation. The proposed Minor Change includes the addition of water quality BMP's to reduce water run-off on to Linda Rosea and Anza Roads. With these new BMP's and conditions of approval remaining in effect, no new or substantially increased significant effects result from the Minor Change beyond those analyzed in the previous EA and the finding of less than significant would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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

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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:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a) The prior EA determined that the proposed project site is located in an area of moderate wind erosion. Compliance with Ordinance No. 484 and the incorporation of standard conditions of approval the EA concluded that during grading and construction wind erosion and blowsand impacts would be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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?

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

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Source: Riverside County Climate Action Plan

Findings of Fact:

Greenhouse Gas Emissions were not part of the CEQA checklist during preparation of EA40032 for the Original Map.

Riverside County has prepared and certified a Climate Action Plan (CAP) which establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial, and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment. The Riverside County CAP has set a goal to reduce emissions by 15 percent from 2008 levels, as recommended by the AB 32 Scoping Plan, in order to ensure the County meets their required State goals pursuant to AB 32.

The CEQA guidelines allow for the use of CAP screening thresholds and tables in the streamlining of CEQA analysis for development projects. Projects that are consistent with the CAP and satisfy the requirements of the screening thresholds and tables comply with the CEQA requirement for addressing GHG emissions and are therefore not required to conduct any further analysis. As an initial screening method, the CAP establishes an emissions threshold of 3,000 metric tons per year of CO₂ equivalent (CO₂E) that is determined to be less than significant for small projects.

EA 40032: a-b) Greenhouse Gas Emissions were not specifically addressed in the prior EA for the project, despite the general acceptance that such emissions and their relationship to climate change were generally known to be an issue at the time.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Addendum: a-b) As discussed prior, no project specific greenhouse gas analysis was performed for the Original Map. However, case law has clearly established that impacts related to climate change and greenhouse gas emissions are not new information, as the information had been available at the time the original EA was approved. Regardless, the proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. None of these changes would result in significant greenhouse gas emissions during construction or operations. Therefore, these changes would not result in a potential increase in the severity of a previously identified impact, nor does it constitute a new physical environmental impact that was not known at the time pursuant to State CEQA Guidelines section 15162.

Regardless, in order to further illustrate that the overall project would not result in a significant physical environmental impact, the EA compared the project overall to a Greenhouse Gas Analysis prepared by Urban Crossroads for 34 unit residential subdivision (the project is approved for 16 residential lots) was used in this analysis as an overall reference related to the potential level of impact that could occur. Using all of the emissions quantified, the total Greenhouse Gas emissions generated from the representative project is approximately 616.12 Metric Tons Carbon Dioxide equivalent (MT CO_{2e}) per year which includes construction-related emissions amortized over a typical project life of 30 years as shown in the below table. The total GHG emissions from the reference project would be significantly below the threshold of 3,000 MT CO_{2e} per year for residential projects established by the CAP.

Reference Project Operational Emissions (metric tons/year)

Emissions	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Emissions amortized over 30 years	16.77	0.01	0.00	16.85
Area Sources	8.74	0.01	0.00	8.80
Energy Sources	114.18	0.01	0.00	114.82
Mobile Sources	444.46	0.01	0.00	444.75
Waste Sources	8.07	0.48	0.00	18.09
Water Usage	10.72	0.07	0.01	12.81
Total Project Emissions	616.12			
Riverside County CAP Threshold	3,000			
Exceeds Threshold	No			
Source: Urban Crossroads				

The Original Map as proposed would be anticipated to have even reduced emissions levels versus the representative project, given the previously approved project represents 16 residential units compared to the 34 units. Again, case law makes it clear that this is not a new significant impact based on the actual changes from the Original Map compared to the current Minor Change which is only what is being evaluated within this EA; yet it does illustrate regardless the likely low greenhouse gas emissions that would result from the construction and operation of the approved overall project (at only 16 residential lots). Nonetheless, the Minor Change will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG emissions. Ultimate development of the project site will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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HAZARDS AND HAZARDOUS MATERIALS Would the project

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

EA 40032: a-b) The prior EA determined that the proposed project would not introduce activities that would cause a substantial hazard to the public. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c) The prior EA determined that the proposed project will not impair the implementation of, or physically interfere with, an emergency response plan and/or emergency evacuation plan as access to emergency vehicles will be allowed at all times and the design of roads and driveways will be designed to meet County standards for safety and access. The EA concluded that impacts in regards to this issue area would be less than significant.

Addendum: c) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impact would remain. None

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: d) The prior EA determined that the closest school from the project site is the Crown Hill Elementary School located approximately 1.5 miles from the project site. The EA concluded that no impacts will occur in regards to the emissions or the handling of hazardous material within a quarter mile of an existing or proposed school.

Addendum: d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: e) The prior EA determined that the project site is not included on a list of hazardous materials sites as compiled pursuant to Government Code Section 65962.5. The EA concluded no impact would occur in regards to this issue area.

Addendum: e) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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:

EA 40032: a-b) The prior EA determined that an Airport Master Plan was not applicable to the project and no review by the Airport Land Use Commission would be required. The EA concluded that no impacts would occur in regards to these issue areas.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c-d) The prior EA for the Original Map determined that the project site was not located within 2 miles of a public airport or within the vicinity of a private airstrip, or heliport that could result in a safety hazard for people living or residing in the project area. The EA concluded that no impact would occur.

Addendum: c-d) During the analysis for the Addendum it was determined that the Billy Joe Airport located at 33800 Linda Rosea Road, in Temecula is located approximately 1.5 miles from the project site. This is a private airport and was established in 1981. The runway is comprised of dirt and allows for single engine piston or high performance turboprop. Although this airport was not analyzed in the EA for the Original Map it can be determined that less than significant impacts would occur in regards to a safety hazard to people living or residing in the area. The project site is located within the same boundaries as the Original Map. The proposed Minor Change includes the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail none of which would result in greater impacts than would have been evaluated in the prior EA for the original project. The new information regarding the private airport is not of substantial importance and it can be determined that none of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

23. Hazardous Fire Area

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

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☐
☐
☒

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

Findings of Fact:

EA 40032: a) The prior EA for the Original Map determined that the project site was not located in a high fire hazard area. However, the Original Map was reviewed by the Riverside County Fire Department and several conditions of approval were applied based on the California Code of Regulations Title 14 section 1270 et seq. to ensure the safety of the residents and structures. Some of these conditions of approval included the location of fire hydrants, type of construction materials, length and grade of driveways, gated entries, turning radius, installation of residential fire sprinklers and fuel modifications. With standard conditions of approval the EA concluded that impacts as they relate to this issue area would be less than significant.

Addendum: a) During the analysis for the Addendum it was determined that the project site is now considered a High Fire Hazard Area and is within a State Responsibility Area (SRA). Ultimate development of the project site has the possibility to expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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or where residences are intermixed with wildlands. Because the project site is within an SRA compliance with California Code of Regulations Title 14 section 1270 et seq. requires that specific standards in terms of; emergency access and egress, signing and building numbers, emergency water standards and fuel modification standards be applied. Regardless, all of these additional conditions would be applied to the overall project based upon these changes to the High Fire Hazard Area and the location of the project in the SRA. As stated above, the Original Map was reviewed by the Riverside County Fire Department and Title 14 regulations were applied. The proposed Minor Change does not alter the prior conclusions of less than significant in that all prior conditions of approval still apply. The new information regarding location of the project site within a high fire hazard area is not of substantial importance and it can be determined that none of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a-d The prior EA determined that the project site is impacted by a large watercourse with a 100-year peak discharge that enters the site at the northeasterly corner and runs along the easterly property line. Some offsite runoff from the west enters the site and flows into the watercourse. A floodplain study analyzing the pre-conditions of the site and delineation of the 100-year floodplain limits for the large watercourse was submitted to the Flood Control District and was found acceptable. The development has been designed by avoiding encroachment into the floodplain. Onsite flows currently form several watercourses, running to the southeast. These flows will be collected in interceptor drains and discharged into the adjacent streets. Four (4) enhanced vegetated swale have been located along "A" Street to address these impacts. With standard conditions of approval the EA concluded that impacts as they relate to the alteration of the existing drainage pattern, violation of any water quality standards, depletion of ground water or runoff exceeding the capacity of existing or proposed drainage systems less than significant will occur.

Addendum: a-d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. As stated in 17c the preliminary soils percolation report supported the use of a subsurface septic system for the project without resulting in any significant physical environmental impacts pursuant to CEQA. Regardless, despite that less than significant determination, the conditions of approval for the project require that an updated report will be required for each lot in order to provide individual clearance for actual development of each lot, further ensuring the impacts will remain less than significant. With the additions and increased sizes of water quality BMP's and prior conditions of approval applied a finding of less than significant impacts would remain in regards to increased runoff if not even further reduced than was previously analyzed. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: e-f) The prior EA determined that through project design the placement of residential lots and ultimately residential housing will be located outside of the flood hazard area. The EA concluded that with standard conditions of approval impacts as they relate to flood hazards will be less than significant.

Addendum: e-f) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. All prior conditions of approval still apply and a finding of less than significant impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: g-h) The prior EA determined that the project would not result in the degradation of water quality nor require the construction of flood control facilities that would create significant environmental effects such as odor or vectors. The EA concluded no impact would occur.

Addendum: g-h) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The preliminary soils percolation report supported the use of a subsurface septic system for the project

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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without resulting in any significant physical environmental impacts pursuant to CEQA. Regardless, despite that less than significant determination, the conditions of approval for the project require that an updated report will be required for each lot in order to provide individual clearance for actual development of each lot, further ensuring the impacts in regards to substantially degrading water quality the finding of no impact would remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

25. Floodplains

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

NA - Not Applicable ☐

U - Generally Unsuitable ☐

R - Restricted ☐

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

EA 40032: a) The prior EA determined that the project site is impacted by a large watercourse with a 100-year peak discharge that enters the site at the northeasterly corner and runs along the easterly property line. Some offsite runoff from the west enters the site and flows into the watercourse. A floodplain study analyzing the pre-conditions of the site and delineation of the 100-year floodplain limits for the large watercourse was submitted to the Flood Control District and was found acceptable. The development has been designed by avoiding encroachment into the floodplain. Onsite flows currently form several watercourses, running to the southeast. These flows will be collected in interceptor drains and discharged into the adjacent streets. Four (4) enhanced vegetated swale have been located along "A" Street to address these impacts. The EA concluded that with incorporation of standard conditions of approval impacts would be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. With the additions and increased sizes of water quality BMP's and conditions of approval applied to the

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Original Map less than significant impacts will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: b) The prior EA determined that the project would not substantially change absorption rates or the rate and amount of surface runoff. The EA concluded that with the incorporation of conditions of approval no impact would occur.

Addendum: b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c) The prior EA determined that the project site is not located in an area protected by levees or within a dam inundation area and that through project design residential lots would avoid the designated flood plain area. The EA concluded that with the incorporation of standard conditions of approval no impact would occur in regards to this issue area.

Addendum: c) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: d) The prior EA determined that the project would not cause changes in the amount of surface water to any body of water. The EA concluded no impact would occur.

Addendum: d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

LAND USE/PLANNING Would the project

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

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

EA 40032: a) The prior EA determined that the project site is located within Rural Community: Estate Density Residential (2 Acre Minimum) land use designation. Although the lots proposed in this project range from .5 acres to 2 acres, a provision in the Southwest Area Plan encourages clustering in all residential designation which allows for the clustering of smaller lots in one portion of the site as long as the ratio of dwelling units per acre remains within the allowable density range associated with the designation. The overall density of the project meets the 2 acre density requirement of the Rural Community: Estate Density Residential land use designation. This is due to the project site being over 42 acres while the total number of residential lots is 16. The EA concluded that project is consistent with the present and planned land use of the area and impacts would be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of less than significant impacts will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: b) The prior EA determined that the project site is not located within a sphere of influence and concluded that no impacts would occur.

Addendum: b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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"/>
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b) Be compatible with existing surrounding zoning?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Be compatible with existing and planned surrounding land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a-d) The prior EA determined that the change of zoning classification from Rural Residential (R-R) to Residential Agriculture (R-A-1/2, R-A-1 and R-A-2) was consistent with the surrounding properties zoning, land use designation and development pattern. The EA concluded that impacts would be less than significant.

Addendum: a-d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of less than significant will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: e) The prior EA determined that the project design and density would be compatible with the surrounding neighborhood and would not result in the disruption or physical division of an established community. The EA concluded that no impacts would occur.

Addendum: e) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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

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

Findings of Fact:

EA 40032: a-b) The prior EA determined that the project site is located within the MRZ-3 area and 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. Additionally, it was determined that no existing or abandoned quarries or mines exist in the area surrounding the project site and mineral extraction was proposed on the project site. Any mineral resources on the project site would be unavailable for the life of the project. The project would not result in the permanent loss of significant

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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mineral resources or result in the loss of availability of a of an important mineral resource recovery site delineated on a general plan, specific plan or other land use plan. The EA concluded that no impact would occur regarding this issue area.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c-d) The prior EA determined that the project is not located adjacent to a State classified or designated area or an existing surface mine. In addition, no surface mines or existing or abandoned quarries are located on or adjacent to the project site. The EA concluded that no impacts would occur.

Addendum: c-d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of less than significant will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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:

EA 40032: a-b) The EA for the Original Map did not discuss the Billy Joe Airport located at 33800 Linda Rosea Road, in Temecula. This airport is located approximately 1.5 miles from the project site, is a

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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private airport, and was established in 1981. The runway is comprised of dirt and allows for single engine piston or high performance turboprop. Although this airport was not analyzed in the EA for the Original Map it can be determined that given the limited capacity and use of the airport less than significant impacts would occur in regards to excessive noise impacts to people living or residing in the area.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The private airport was already in existence at the time the prior EA was approved. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail, none of which would be specifically impacted by noise derived from the small private airport. All prior conditions of approval still apply and a finding of less than significant new impacts remains. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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:

EA 40032: The EA for the Original Map determined that no railroad line is located within the project vicinity resulting in excessive noise levels to people living or residing in the project vicinity. Therefore, the EA concluded that no impact would occur.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact remains and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

31. Highway Noise

NA ☐ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials

Findings of Fact:

EA 40032: The EA for the Original Map determined that no highway is located within the project vicinity resulting in excessive noise levels to people living or residing in the project vicinity. Therefore, the EA concluded that no impact would occur.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact remains and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

32. Other Noise

NA <input type="checkbox"/>	A <input type="checkbox"/>	B <input type="checkbox"/>	C <input type="checkbox"/>	D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Findings of Fact:

EA 40032: The EA for the Original Map determined that short-term impacts associated with construction equipment may result. Construction noise is exempt for the provisions of Ordinance No. 847 in regards to private construction projects located one-quarter (1/4) of a mile or more from an inhabited dwelling. If located within one-quarter (1/4) or a mile from an inhabited dwelling construction cannot occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and not between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. The EA concluded that less than significant impacts in regards to short-term construction noise would occur.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. These changes would not significantly increase the level of construction noise impacts beyond what was already evaluated in the prior EA. Therefore, the finding of less than significant impacts remain and conditions of approval applied to the Original Map will remain, which includes limitations to hours of construction. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

33. Noise Effects by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a-d) The EA for the Original Map determined that construction and grading activities associated with the proposed development would be localized, temporary, and subject to compliance with County Ordinances. Ambient noise would be increased in that a vacant site would ultimately become a developed site. However, the EA concluded that because the project site is located in an area with existing and future planned residential development the permanent increase in ambient noise due to ultimate development of the site would be less than significant.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. None of these changes would increase the level of operational noise impacts beyond what was evaluated in the prior EA. Therefore, the finding of less than significant impacts remains and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

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

☐
☐
☐
☒

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

Findings of Fact:

EA 40032: a) The EA for the Original Map determined that the project site is located within a High Potential/Sensitivity (High A) area, which suggests there is a high potential for unearthing paleontological resources. The EA concluded that with the incorporation of mitigation measures impacts related paleontological resources will be less than significant.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, with the mitigation measure listed below related to the requirement for onsite monitoring from a quality paleontologist during ground disturbance, which would include ground disturbance related to the changes in the project, and conditions of approval applied to the Original Map impacts will remain less than significant with mitigation. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Mitigation Measure:

The following mitigation measure would continue to remain in effect for the Project:

1. The developer shall retain a qualified paleontologist for consultation and comment of the proposed grading with respect to potential impacts to sub-surface cultural resources. The paleontologist or

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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representative shall have the authority to monitor all project grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of fossil remains.

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

EA 40032: a) The prior EA determined that the project would not displace a substantial number of existing housing or people, because the Project site is vacant and no housing exists. The EA concluded that no impacts would occur.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: b) The prior EA determined that the project will not create an additional demand for housing because the project is a residential subdivision and will be providing an additional 16 residential housing units to the existing housing inventory. The EA concluded that no impacts would occur.

Addendum: b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: c) The prior EA determined that the project would not displace a substantial numbers of people, because the project site is vacant and no housing exists. The EA concluded that no impacts would occur.

Addendum: c) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: d) The prior EA determined that the project site is not located within a Redevelopment Project Area. The EA concluded that no impacts would occur.

Addendum: d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist..

EA 40032: e) The prior EA determined that the project would not exceed regional or local population projections because the project is in conformance with the General Plan. The EA concluded that no impacts would occur.

Addendum: e) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: f) The prior EA determined that the project would not induce a substantial population growth, in that there is not a commercial component to the project and no extension of roads would occur. The EA concluded that no impacts would occur.

Addendum: f) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services ☐ ☐ ☐ ☒

Source: Riverside County General Plan Safety Element

Findings of Fact

EA 40032: The prior EA determined that the project site is served by the Riverside County Fire Department and would not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities due to cumulative effects of surrounding projects would have to meet all applicable environmental standards. In addition, compliance with County Ordinance No. 659 was required to prevent any potential effects to fire services from rising to a level of significant. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The project will still be required to comply with Ordinance No. 659. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

37. Sheriff Services ☐ ☐ ☐ ☒

Source: Riverside County General Plan

Findings of Fact:

EA 40032: The prior EA determined that the project site is served by the Riverside County Sheriff's Department which stated that the project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. In addition, compliance with County Ordinance No. 659 was required to prevent any potential effects to sheriff services from rising to a level of significant. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The project will still be required to comply with Ordinance No. 659. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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38. Schools

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

Findings of Fact:

EA 40032: The prior EA determined that the project site is served by the Temecula Valley Unified School District and will be required to comply with State required school fees and was included as a standard condition of approval. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Schools fees will still be required to be paid by the project. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

39. Libraries

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

Findings of Fact:

EA 40032: The prior EA determined that the project would not create a significant incremental demand for library services. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. In addition, compliance with County Ordinance No. 659 was required to prevent any potential effects to library services from rising to a level of significant. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The project will still be required to comply with Ordinance No. 659. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

40. Health Services

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

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: The prior EA determined that the project would not cause an impact on health services in that the site is located within the service parameter of County health centers. In addition, the project would not physically alter existing facilities or result in the construction of new or physically altered facilities. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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:

EA 40032: a-b) The prior EA determined that the project would not be constructing or expanding recreational facilities and would not cause a substantial deterioration of existing recreational facilities. The EA concluded that with the incorporation of standard conditions of approval no impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: c) The prior EA determined that the project was not located within a Community Service Area, but because it is a residential subdivision the project would be subjected to the standard conditions of approval regarding Quimby Fees. The EA concluded that with the incorporation of standard conditions of approval impacts would be less than significant.

Addendum: c) The proposed Minor Change would not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Quimby Fees will still be required by the project. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

EA 40032: The prior EA determined that there is a community trail located along Anza Rd and the project design has indicated a trail easement for this General Plan community trail. The EA concluded that with the incorporation of mitigation measures impacts related recreational trails will be less than significant.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. While the location of the trail will move, the trail will still be completed as part of the overall development and a trails plan will still need to be submitted to the parks department prior to grading permit (see mitigation measure provided below). Therefore, with the mitigation measure and conditions of approval applied to the Original Map impacts will remain less than significant with mitigation. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist. **Mitigation Measure:**

The following mitigation measure would continue to remain in effect for the Project:

1. Prior to the issuance of a grading permit, the permit holder shall submit a trails plan to the Riverside County Parks Department for review and approval.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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- a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized

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

Source: Riverside County General Plan

Findings of Fact:

EA 40032: a) The prior EA did not include issue area (a) as currently worded and was not specifically analyzed. However, the Original Map would not result in any conflict with applicable plans, policies, or ordinances, which have established measures of effectiveness because, conditions of approval have been applied which includes, but is not limited to road improvements, signalization, signage, trails and the payment of TUMF fees. With the incorporation of standard conditions of approval less than significant impacts would occur regarding this issue area.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. None of these changes will effect transportation or roadways in any manner. The project as previously approved will still need to complete all identified roadway improvements, signage, and the payment of impacts fees. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: b) The prior EA determined that due to the number of vehicle trips anticipated during construction and ultimately operation of the project site that no 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 will occur. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The project will still be required to pay any impacts fees, including impact fees related to transportation. Therefore, the finding of less than significant impacts will remain and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: c-d) The prior EA determined that air traffic patterns would not change as a result of the proposed project, nor would the project pose a safety risk or alter waterborne, rail or air traffic. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: c-d) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist..

EA 40032: e) The prior EA determined that Compliance with Ordinance No 461, County Road Standards and Specifications will ensure that improvements to Linda Rosea and Anza Roads would not result in hazardous design features such as sharp curves or dangerous intersections. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: e) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The project will still be required to comply with Ordinance No. 461. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: f) The prior EA determined that the need for new or altered maintenance of roads would not occur due to implementation of the project. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: f) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: g) The prior EA determined that short term impacts to circulation may occur during construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and Ordinance No. 499 requiring an encroachment permit from Riverside County Department of Transportation will ensure that the safety of the traveling public will be protected during construction. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: g) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. The project will still be required to comply with Ordinance No. 457 and 499. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: h) The prior EA determined that with the incorporation of the Fire Department standard conditions of approval related to length of driveways, turnaround, slope, gate width and opening, adequate emergency access into and out of the project site would be available. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: h) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

EA 40032: i) The prior EA determined that the project would not conflict with adopted policies supporting alternative transportation. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: i) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

44. Bike Trails

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Source: Riverside County General Plan

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

EA 40032: The prior EA determined that the project would not be required to put in bike trails. However, a fourteen foot (14') wide community trail located within the project site along the western boundary adjacent to Anza Road was required. Community trails are designed for trail users preferring a soft trail surface which would include mountain bikers. The EA concluded that with the incorporation of standard conditions of approval no impacts would occur.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Therefore, the finding of no impact will remain and conditions of approval applied to the Original Map will remain in effect. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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:

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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.

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Source: Staff review, Project Application Materials

Findings of Fact:

EA 40032: a-b) When the EA for the Original Map was approved, AB-52 was not in effect, nor was the section on Tribal Cultural Resources a part of the initial study checklist items. However, Cultural,

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Archaeological, and Paleontological Resources were checklist items that were addressed in the EA. These sections did not specifically address Tribal Cultural Resources as defined in the Public Resources Code section 21074; however, a Phase 1 Cultural Resource Survey was prepared in 2005 and revised in 2009 and accepted by the County's Archaeologist. In addition, tribes recommended by the Native American Heritage Commission (NAHC) were consulted during the preparation of the cultural survey to provide comments and recommendations regarding the development of the project site and the potential impacts to tribal resources. Although the survey determined that, no prehistoric or historic cultural resources were identified by the literature review, record search or the field survey, in the utmost of caution conditions of approval were incorporated which require, an Archaeologist and a Native American monitor to be on-site during any ground disturbing activities. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. As discussed prior, the project will still be conditioned to have onsite Archeologist and Native American monitors during ground disturbing activities. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

UTILITY AND SERVICE SYSTEMS Would the project

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Findings of Fact:

EA 40032: a-b) The prior EA determined that the project would be served by the Rancho California Water District and no new or expanded facility would be required. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

47. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

EA 40032: a-b) The prior EA determined that the project would be connected to sewer and serviced by the Eastern Municipal Water District. Specifications of the sewer plans were to be reviewed by the Environmental Health Department. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: a-b) The proposed Minor Change does not alter the prior conclusions of less than significant. However, one of the revisions included in the Minor Change is a change from sewer to an on-site septic system in that connection to sewer is not available within the project vicinity. The Minor Change occupies the same area as previously analyzed; however with the installation of septic, environmental impacts associated will be limited to on-site rather than with sewer where impacts would be on and off-site. However, a preliminary soils percolation report supported the use of a subsurface septic system for the project without resulting in any significant physical environmental impacts pursuant to CEQA. Regardless, despite that less than significant determination, the conditions of approval for the project require that an updated report will be required for each lot to provide individual clearance for actual development of each lot, further ensuring the impacts in regards to the installation of septic would be considered less than significant. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

48. Solid Waste

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

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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)?

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

Findings of Fact:

EA 40032: a-b) The prior EA determined that the project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and must comply with federal, state and local statutes and regulation related to solid wastes. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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Addendum: a-b) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The same amount of solid waste as previously evaluated would be anticipated. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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

Source:

Findings of Fact:

EA 40032: a-g) The prior EA determined that implementation of the project would result in an incremental system capacity demand for electricity, natural gas, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. Each of the utility systems, including collection of solid waste, are available at the project site. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: a-g) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. None of these changes would alter the prior determinations or lead to any greater impacts related to utilities. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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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Source:

Findings of Fact:

Potentially Significant New Impact	Less than Significant New Impact with Mitigation Incorporated	Less Than Significant New Impact	No New Impact
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EA 40032: a) The prior EA determined that the project would not conflict with adopted energy conservation plans. In addition, implementation of the project would serve to implement energy conservation plans and would comply with the California Green Building Standards Code. The project is not anticipated to utilize a significant amount of resources, including energy. The EA concluded that with the incorporation of standard conditions of approval less than significant impacts would occur.

Addendum: a) The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. These changes will not result in any greater usage of resources beyond what was evaluated in the original EA. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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?

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Source: Staff review, Project Application Materials

Findings of Fact:

EA 40032: The prior EA determined that that 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. The EA concluded that with standard conditions of approval applied to the Original Map potential impacts would be less than significant.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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

Source: Staff review, Project Application Materials

Findings of Fact:

EA 40032: The prior EA determined that all cumulative impacts resulting from this project and those around it have been evaluated as part of the EA and the EIR prepared for the General Plan. As concluded in the EA for the Original Map the project would not have any impacts that could not be reduced to less than significant with appropriate mitigation and standard conditions of approval.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. These minor changes will not alter any of the prior impact determinations and would not lead to any new or additional direct, indirect, or cumulative impacts. Impacts will remain less than significant with mitigation and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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"/>
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Source: Staff review, project application

Findings of Fact:

EA 40032: The prior EA determined that the project would not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. Standard conditions of approval applied to the Original Map ensured that potential impacts would be less than significant.

Addendum: The proposed Minor Change does not alter the prior conclusions. The project site is located within the same boundaries as the Original Map. The proposed changes include the change from sewer to septic, minor additions of water quality BMP's, change of the road designation from 'Interior Proposed Roads' to 'Rural Road' and a minor adjustment to the location of the 14 foot trail. Impacts will remain less than significant and conditions of approval applied to the Original Map will remain. None of the conditions describe in the California Environmental Quality Act (CEQA) Guidelines Section 15162 exist.

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

Mitigated Negative Declaration for Environmental Assessment 40032 – TR33356
 PD-A-4355 – Phase I Cultural Report, 2005
 PD-A-4602 – Phase I Cultural Report, revised 2009

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

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

(1) AUTHORITIES CITED

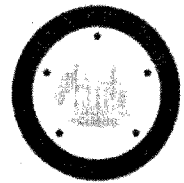
Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 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



11/26/18, 1:28 pm

TR33356M01

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR33356M01. 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.

Advisory Notification

Advisory Notification. 1 AND - Project Description & Operational Limits

TENTATIVE TRACT MAP NO. 33356 MINOR CHANGE NO. 1 – Is a proposal for a minor change to the existing Tentative Tract Map No.33356. Tentative Tract Map No. 33356 was approved by the Board of Supervisors on July 12, 2011. The Project site is comprised of 42.4 gross acres and was approved for the subdivision of 16 residential lots and two open space lots. The minor change proposes to change the wastewater disposal from sewer to septic, the addition of water quality BMP's to mitigate runoff and to increase BMP sizes within tract, change the road designation for Interior Proposed Roads to Rural Road Standard No.138, and to shift the 14 foot trail to within the road right of way along Anza Road.

Advisory Notification. 2 AND - Design Guidelines

Compliance with the County wide Design Guidelines and Standards

Advisory Notification. 3 AND - Exhibits

The development of the premises shall conform substantially with that as shown on APPROVED MAP

Tentative Tract Map, No. 33356 Minor Modification No. 1, dated June, 2018

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance

- 1. Compliance with applicable Federal Regulations, including, but not limited to:**
 - National Pollutant Discharge Elimination System (NPDES)
 - Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
- 2. Compliance with applicable State Regulations, including, but not limited to:**
 - The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 4 AND - Federal, State & Local Regulation Compliance
(cont.)

- Native American Cultural Resources, and Human Remains (Inadvertent Find)
- School District Impact Compliance
- Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)

3. Compliance with applicable County Regulations, including, but not limited to:

- Ord. No. 348 (Land Use Planning and Zoning Regulations)
 - Ord. No. 457 (Building Requirements)
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
 - Ord. No. 460 (Division of Land)
 - Ord. No. 461 (Road Improvement Standards)
 - Ord. No. 484 (Control of Blowing Sand)

 - Ord. No. 655 (Regulating Light Pollution)
 - Ord. No. 671 (Consolidated Fees)
 - Ord. No. 679 (Directional Signs for Subdivisions)
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise)
 - Ord. No. 859 (Water Efficient Landscape Requirements)
 - Ord. No. 915 (Regulating Outdoor Lighting)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

E Health

E Health. 1 ECP COMMENTS

Based on the information provided in the environmental assessment documents submitted for this project and a site visit conducted by RCDEH-ECP staff and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP concludes no further environmental assessment is required for this project. If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

E Health. 2 SEWAGE DISPOSAL

ADVISORY NOTIFICATION DOCUMENT**E Health****E Health. 2 SEWAGE DISPOSAL (cont.)**

TR33356M1 was a review of the project from proposing a sewer connection from Eastern Municipal Water District (EMWD), to using an onsite wastewater treatment system (OWTS)/septic. A soils percolation report from Earth Strata Geotechnical Services dated April 18, 2018 was submitted for review. Based on the information provided, the Department of Environmental Health can approve the map for preliminary clearance. Prior to building permit issuance, additional testing and a revised report shall be submitted for each lot in order to provide clearances for actual development of each lot.

****Please note that if connection to sanitary sewer service becomes available at time of development of lots, they will be required to connect to sewer.**

All reports must meet current requirements of the Local Agency Management Program (LAMP) and any other applicable code or regulation.

E Health. 3 WELL SETBACK

Provide the required setback to Rancho California Water District (RCWD) public water well on adjacent property. Depending on the type of onsite waste water treatment system (OWTS) dispersal field used, this setback must be at least 200 feet to 600 feet and may also have additional requirements for seepage pits.

Please contact (951)955-8980 for additional details.

Fire**Fire. 1 0010-Fire-MAP AMD#4**

ALL CONDITIONS ARE PER AMD#4 DATED 12/10/08.

Fire. 2 0010-Fire-MAP-#16-HYDRANT/SPACING

Schedule B fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 660 feet apart in any direction, with no portion of any lot frontage more than 330 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

Fire. 3 0010-Fire-MAP-#50-BLUE DOT REFLECTORS

Blue reflective 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 Flood Hazard Report**

ADVISORY NOTIFICATION DOCUMENT**Flood****Flood. 1****Flood Hazard Report (cont.)**

Tract Map No. 33356 proposes a Schedule B subdivision of 42.4 acres into 16 singles family residential lots and two (2) open space lots. The site is located in the Rancho California area, at the northwest corner of Anza Road and Linda Rosea Road.

The project site is impacted by a large watercourse with a 100-year peak discharge of approximately 880cfs that enters the site at the northeasterly corner and runs along the project easterly property line. Some offsite runoff from the west enters the site and flows into the watercourse.

Recently, MWD has constructed a detour road for Anza Road within the floodplain area. The 100-year floodplain shall be based on the existing conditions of the site prior to the disturbance of the floodplain area since the area is to be restored to its original condition. A floodplain study analyzing the pre-conditions of the site and delineation of the 100-year floodplain limits for the large watercourse has been submitted to the District and is found acceptable. The development appears to be designed by avoiding encroachment into the floodplain. Open Space lots have been incorporated into the design to address the 100-year floodplain.

Onsite flows currently form several watercourses, running to the southeast. These flows would be collected in interceptor drains and discharged into the adjacent streets. It should be noted that the development of this site will have impacts to water quality. Four (4) enhanced vegetated swales have been located along "A" Street to mitigate these impacts, as identified in the exhibit and Water Quality Management Plan (WQMP) received October 2, 2008. This form of mitigation is acceptable.

General**General. 1****015 - Planning - General - Review Fees**

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan, or mitigation and monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

General. 2**015 - Planning - General - Human Remains**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning**Planning. 1****015 - Planning - General - Comply with Ordinances/Codes**

Development of the project site shall comply with the standards of Ordinance No. 348 (Land Use) and all other applicable Riverside County ordinances, as well as State and Federal codes.

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 015 - Planning - General - Comply with Ordinances/Codes (cont.)

Development of the project site shall substantially conform to what is detailed on the approved plans, unless otherwise amended by these conditions of approval.

Planning. 2 015 - Planning - General - Unanticipate 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:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be 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. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* 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.

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

Planning. 3 015 - Planning - Map - Expiration Date

The conditionally approved TENTATIVE MAP shall expire three years after the County of Riverside [Planning Director's] [Planning Commission's][Board of Supervisors'] original approval date, unless extended as provided by County Ordinance No. 460.

Action on a minor change and/or revised map request shall not extend the time limits of the originally approved TENTATIVE MAP. If the TENTATIVE MAP expires before the recordation of the FINAL MAP, or any phase thereof, no recordation of the FINAL MAP, or any phase thereof, shall be permitted.

Planning. 4 015 - Planning - Map - GEO 02102

County Geologic Report (GEO) No. 2102, submitted for this project (TR33356), was prepared by EcoTech Remediation, Inc. and is entitled: "Preliminary Geotechnical Investigation, 42 Acre Property Located on Anza Road at Linda Rosea Road,

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 4

015 - Planning - Map - GEO 02102 (cont.)

Temecula, California, (County of Riverside) - APN 951-220-002", dated May 17, 2008.

In addition, EcoTech Remediation, Inc. submitted the following report:

"Review Comments, County Geologic Report No. 2102, 'Preliminary Geotechnical Investigation', 42 Acre Property, dated May 17, 2008, Located on Anza Road at Linda Rosea Road, Temecula, California, (County of Riverside) APN 951-220-002" dated October 29, 2008. "Review Comments#2, County Geologic Report No. 2102, Preliminary Geotechnical Investigation", 42 Acre Property, dated May 17, 2008, Located on Anza Road at Linda Rosea Road, Temecula, California, (County of Riverside) APN 951-220-002", dated June 3, 2008.

These documents are herein incorporated as part of GEO02101.

GEO02102 concluded:

- 1.The site is likely to experience strong ground shaking during the design life of the proposed development.
- 2.There is a low potential for ground rupture from tectonic sources to impact the property.
- 3.The site is located 4.2 miles from the Elsinore Fault and 17 miles from the San Jacinto Fault.
- 4.Liquefaction is a potential hazard at this site. Total settlement due to liquefaction could be 6 to 9 inches. The site is potentially subject to lateral spreading.
- 5.There is a moderate to significant landslide hazard or slope instability without further mitigation.
- 6.There is no potential for rockfall hazard to impact the property.

GEO02102 recommended:

- 1.All landslide debris flow materials should be removed and replaced as compacted fill.
- 2.Depths of alluvial/colluvial removals are anticipated to vary from 3 to 20 feet below the ground surface.
- 3.The Sand Creek channel will need substantially more removal than 3 to 5 feet and should have a geofabric placed in the bottoms of the removals and maybe at intervals within the re-compacted fill.

GEO No. 2102 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO No. 2102 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

An environmental constraints sheet (ECS) shall be prepared relative to the potential landslide on liquefaction hazards at this site, as described elsewhere in this conditions set.

Planning. 5

015 - Planning - Map - Landscape Maintenance

The land divider, or any successor-in-interest to the land divider, shall be responsible for maintenance and upkeep of all slopes, landscaped areas and irrigation systems within the land division until such time as those operations are the responsibility of the individual home owners, a homeowners association, or any other successor-in-interest.

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Planning

Planning. 6 015 - Planning - Map - Off-Highway Vehicle Use (cont.)

Planning. 6 015 - Planning - Map - Off-Highway Vehicle Use

No off-highway vehicle use shall be allowed on any parcel or any open space area located within boundaries of this land division map.

Planning. 7 015 - Planning - Map - Trail Maintenance

The Anza Road road right of way shall accommodate a fourteen-foot (14') wide trail area along the eastern border of TR33356 as shown on Exhibit A Site Plan. The land divider/permit holder shall form or annex into a trails maintenance district or other maintenance district approved by the County of Riverside. 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 the maintenance is taken over by an appropriate maintenance district.

Planning. 8 015 - Planning Map - Landscape Requirement

The developer/ permit holder shall:

- 1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2) Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later. To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:
 - 1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
 - 2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
 - 3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 9 015- Planning Map - Res. Design Standards

The design standards for the subject parcels are as follows:

- a. Residential lots created by this map shall conform to the design standards of the R-A zone.
- b. The front yard setback is 20 feet.
- c. The side yard setback is 5 feet.
- d. The street side yard setback is 10 feet.
- e. The rear yard setback is 10 feet, except where a rear yard abuts a street, then the setback shall be the same as the front yard setback, in accordance with

Planning

Section 21.77 of Ordinance No. 348.

- NOTE: At the time of approval for Tentative Tract Map No. 33356 the project site was located in the R-A zoning classification. When the Wine Country Policy Community Plan was adopted in 2014 the property owner opted to be located within the Wine Country - Residential Policy Area, since that time the applicant applied for a Change of Zone to Wine Country- Residential (WC-R) to be in compliance with the General Plan Policy Area.**

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Planning-All. 1 015 - Planning - General - Hold Harmless (cont.)
 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional deposits.

Regional Parks and Open Space

Regional Parks and Open 015 - Regional Parks and Open Space Map - Trail
 Space. 1 Construction

Prior to the issuance of the 10th building permit, the applicant shall build the trail as shown on the approved trails plan. Upon completion of the constructed trail, the applicant shall arrange for an inspection of the trail with the Riverside County Regional Park and Open-Space District or the County Transportation Department.

Transportation

Transportation. 1 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 Credit/Reimbursement 4 Imp

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be pre-approved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement. To enter into an agreement, please contact our Funding Programs group at (951) 955-1667. For more

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Transportation

Transportation. 2 Credit/Reimbursement 4 Imp (cont.)
 information regarding the public work bidding requirements please visit the following
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD/Public-Works-Bidding-Requirements>

Transportation. 3 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. 4 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. 5 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 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. 6 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.

Transportation. 7 TUMF Credit Agreement

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF

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Transportation

Transportation. 7 TUMF Credit Agreement (cont.)
Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

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50. Prior To Map Recordation

Fire

050 - Fire. 1 0050-Fire-MAP-#004-ECS-FUEL MODIFICATION Not Satisfied

ECS map must be stamped by the Riverside County Surveyor with the following note: Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that could include but not limited to the following items:

- a) Fuel modification to reduce fire loading.
- b) Appropriate fire breaks according to fuel load, slope and terrain.
- c) Non flammable walls along common boundaries between rear yards and open space.
- d) Emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500'.
- e) A homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within the open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

050 - Fire. 2 0050-Fire-MAP-#46-WATER PLANS Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

050 - Fire. 3 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. 4 0050-Fire-MAP-#64-ECS-DRIVEWAY ACCESS Not Satisfied

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

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

050 - Fire. 5 0050-Fire-MAP-#67-ECS-GATE ENTRANCES Not Satisfied

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

050 - Fire. 6 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 per the 2001 UFC, Article 9, Section 902.2.2.1) 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. 7 0050-Fire-MAP-#88-ECS-AUTO GATES Not Satisfied

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

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Fire

050 - Fire. 7 0050-Fire-MAP-#88-ECS-AUTO GATES (cont.) Not Satisfied
rapid entry system shall remain open until closed by the rapid entry system.

Flood

050 - Flood. 1 On-site Drainage Easement Not Satisfied

Onsite drainage facilities located outside of road right of way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and obstructions".

050 - Flood. 2 Submit Final WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

050 - Flood. 3 Submit Plans - Map Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, final map, Environmental Constraint Sheet, BMP improvement plans, and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review and approval. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

050 - Planning. 1 050 - Planning - Map - Final Map Preparer Not Satisfied

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

050 - Planning. 2 050 - Planning - Map - ECS Note Archaeological Not Satisfied

The following Environmental Constraints note shall be placed on the ECS:

"County Archaeological Report no. PD-A-4602 was prepared for this property on 2009 by Kyle Consulting and is on file at the County of Riverside Planning Department. Information was also received by the Pechanga Band of Luiseno Mission Indians. The property is subject to surface alteration restrictions based on the results of the report."

050 - Planning. 3 050 - Planning - Map - Offer of Trails Not Satisfied

A 14' wide community trail located within the 21' parkway along Anza Road shall be included in the Transportation Improvement Plans.

050 - Planning. 4 050 - Planning - Map - Quimby Fees Not Satisfied

The land divider shall submit to the County Planning Department - Development Review Division a duly and completely executed agreement with the Riverside County Economic Development Agency for County Service Area (CSA) No. 152 which demonstrates to the satisfaction of the County that the land divider has provided for the payment of parks and recreation fees and/or dedication of land for the TENTATIVE MAP in accordance with Section 10.35 of County Ordinance No. 460.

050 - Planning. 5 050 - Planning - Map - Surveyor Check List Not Satisfied

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

A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.

B. All lots on the FINAL MAP shall have a minimum lot size of .75 gross acres.

C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the R-A zone, and with the Riverside County Integrated Project (RCIP).

D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

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050 - Planning. 5 050 - Planning - Map - Surveyor Check List (cont.) Not Satisfied

E. All knuckle or cul-de-sac lots shall have a minimum of 35 feet of frontage measured at the front lot line.

F. The common open space areas shall be shown as a numbered lots on the FINAL MAP.

050 - Planning. 6 050 - Planning - Map- ECS Affected Lots Not Satisfied

The following note shall be placed on the FINAL MAP: "Environmental Constraint Sheet affecting this map is on file in the County of Riverside Transportation Department - Survey Division, in E.C.S. Book ___, Page ___.

050 - Planning. 7 050 - Planning - Map- ECS Landslide Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to potential slope instability/landslide hazards. In addition, a note shall be placed on the ECS as follows:

"Portions of this site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2102, contain areas of potential slope instability and/or landslide hazards. These areas must be assessed by the project engineering geologist and/or geotechnical engineer and appropriately mitigated during site grading. All slopes must be maintained by the property owner to protect against erosion and future potential slope failure."

050 - Planning. 8. 050 - Planning Map - CC&R RES POA COM AREA (part 1) Not Satisfied

(Part 1)

The land divider shall (a) notify the Planning Department that the following documents shall be shortly, or have been, submitted to the Office of the County Counsel for the review and approval of that office, and (b) the land divider shall submit to the Office of the County Counsel the following documents:

1. A cover letter identifying the project for which approval is sought referencing the Planning Department case number(s) (a copy of this cover letter may be sent to the Planning Department to serve as notification) and identifying one individual to represent the land divider if there are any questions concerning the review of the submitted documents; and

2. One (1) copy AND one (1) original, wet signed, notarized and ready for recordation declaration of covenants, conditions, and restrictions; attached to these documents there shall be included a legal description of the property included within the covenants, conditions and restrictions and a scaled map or diagram of such boundaries, both signed and stamped by a California registered civil engineer or licensed land surveyor; and

3. A sample document conveying title to the purchaser of an individual lot or unit which provides that the declaration of covenants, conditions, and restrictions is incorporated therein by reference; and,

4. A deposit equaling three (3) hours of the current hourly fee for the Review of Covenants, Conditions and Restrictions established pursuant to County Ordinance No. 671 at the time the above referenced documents are submitted to the Office of the County Counsel for review and approval.

The declaration of covenants, conditions and restrictions submitted for review shall a) provide for a minimum term of 60 years, b) provide for the establishment of a property owner's association comprised of the owners of each individual lot or unit as tenants in common, c) provide for the ownership of the common area by either the property owner's association or the owners of each individual lot or unit as tenants in common, and d) contain the following provisions verbatim:

050 - Planning. 9 050 - Planning Map - CC&R RES POA COM AREA (Part 2 cont'd) Not Satisfied

(Part 2 cont'd)

"Notwithstanding any provision in this Declaration to the contrary, the following provisions shall apply:

The property owners' association established herein shall manage and continuously maintain the 'common area', more particularly open space lots 17 and 18 including the two (2) entry monuments to be placed on lots 18, all trails and drainage easement slope areas indicated on the tentative map, and four (4) swales along 'A' street, attached hereto, and shall not sell or transfer the 'common area' or any part thereof, absent the prior written consent of the Planning Department of the County of Riverside or the County's successor-in-interest. The property owners' association shall have the right to assess the owners of each individual lot or unit for the reasonable cost of maintaining such 'common area', and shall have the right to lien the property of any such owner who defaults in the payment of a maintenance assessment.

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050 - Planning. 9 050 - Planning Map - CC&R RES POA COM AREA (Part 2 cont'd) (co Not Satisfied

An assessment lien, once created, shall be prior to all other liens recorded subsequent to the notice of assessment or other document creating the assessment lien. This Declaration shall not be terminated, 'substantially' amended, or property deannexed therefrom absent the prior written consent of the Planning Director of the County of Riverside or the County's successor-in-interest. A proposed amendment shall be considered 'substantial' if it affects the extent, usage, or maintenance of the 'common area' established pursuant to the Declaration.

In the event of any conflict between this Declaration and the Articles of Incorporation, the Bylaws, or the property owners' association Rules and Regulations, if any, this Declaration shall control." Once approved, the copy and the original declaration of covenants, conditions and restrictions shall be forwarded by the Office of the County Counsel to the Planning Department. The Planning Department will retain the one copy for the case file, and forward the wet signed and notarized original declaration of covenants, conditions and restrictions to the County Transportation Department - Survey Division - for safe keeping until the final map is ready for recordation. The County Transportation Department - Survey Division - shall record the original declaration of covenants, conditions and restrictions in conjunction with the recordation of the final map.

050 - Planning. 10 050 - Planning- Map- ECS Liquefaction Not Satisfied

An environmental constraints sheet (ECS) shall be prepared for this project. The ECS shall indicate the area of the project site that is subject to the potential hazard of liquefaction (may include entirety of site). In addition, a note shall be placed on the ECS as follows:

"This site, as delineated on this ECS map and as indicated in County Geologic Report (GEO) No. 2102, is subject to the potential hazard of liquefaction. Therefore, mitigation of this hazard, in the form of remedial grading and/or structural design improvements, is required prior to placement of settlement sensitive structures on this site."

050 - Planning. 11 050- Planning - Map - ECS Note Mt. Palomar 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. 12 050- 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. 13 050- Planning - Map - Landscape Common Area Not Satisfied

The developer/ permit holder shall:

- 1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;
- 2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;
- 3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
- 4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later. To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:
 - 1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
 - 2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
 - 3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

050 - Planning. 14 050- Planning - Map - Prepare a Final Map Not Satisfied

After the approval of the TENTATIVE MAP and prior to the expiration of said map, the land divider shall cause the real property included within the TENTATIVE MAP, or any part thereof, to be surveyed and a FINAL MAP thereof prepared

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- 050 - Planning. 14 050- Planning - Map - Prepare a Final Map (cont.) Not Satisfied
in accordance with the current County Transportation Department - Survey Division requirements, the conditionally approved TENTATIVE MAP, and in accordance with Article IX of County Ordinance No. 460.

Survey

- 050 - Survey. 1 Access Restriction Not Satisfied

Lot access shall be restricted on Anza Road and Linda Rosea Road and so noted on the final map.

- 050 - Survey. 2 Easement Not Satisfied

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

Transportation

- 050 - Transportation. 1 Annex L&LMD/Other District Not Satisfied

Prior to map recordation, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated and/or any other maintenance district approved by the Transportation Department. Said annexation should include the following:

- (1) Landscaping along Anza Road, Linda Rosea, "D" Street, and "A" Street along park side.
- (2) Trails along Anza Road.
- (3) Streetlights.

For street lighting, the project proponent shall contact the County Service Area (CSA) Project Manager who determines whether the development is within an existing CSA or will require annexation into the CSA. If the project is outside boundaries of a CSA, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) Two (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE or other electric provider.

- 050 - Transportation. 2 Assessment District Not Satisfied

Should this project lie within any assessment/benefit district, the applicant shall, prior to recordation, make application for and pay for their reapportionment of the assessments or pay the unit fees in the benefit district.

- 050 - Transportation. 3 Corner Cut-Back Not Satisfied

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

- 050 - Transportation. 4 Improvement Plans Not Satisfied

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site:
<http://rctlma.org/trans/General-Information/Pamphlets-Brochures>

- 050 - Transportation. 5 Intersection/50' Tangent Not Satisfied

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50. Prior To Map Recordation

Transportation

050 - Transportation. 5 Intersection/50' Tangent (cont.) Not Satisfied

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.

050 - Transportation. 6 Lighting Plan Not Satisfied

A separate street light plan and/or a separate bridge light plan) is required for this project. Street (and bridge) lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001.

050 - Transportation. 7 Signing & Striping Plan Not Satisfied

A signing and striping plan is required for this project. The applicant shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

050 - Transportation. 8 Soils Report Not Satisfied

The developer/owner shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road

050 - Transportation. 9 Street Name Sign Not Satisfied

The land divider shall install street name sign(s) in accordance with County Standard No. 816 as directed by the Transportation Department.

050 - Transportation. 10 TUMF Credit Agreement Not Satisfied

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

050 - Transportation. 11 Utility Plan Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

A recorded easement is required for lot to lot drainage. The applicant/developer shall provide evidence that a mechanism of maintenance for the lot to lot drainage easement has been obtained. NOTE: Easements shall be maintained by an HOA or professional group.

A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.

In instances where the grading plan proposes drainage facilities on adjacent offsite property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 0060-BS GRADE-MAP - EASEMENTS/PERMISSION (cont.) Not Satisfied

060 - BS-Grade. 2 0060-BS GRADE-MAP - IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 3 0060-BS GRADE-MAP - IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department at (951) 955-6888 for additional information and requirements.

Fire

060 - Fire. 1 0060-Fire-MAP-#004 FUEL MODIFICATION Not Satisfied

Prior to the issuance of a grading permit, the developer shall prepare and submit to the fire department for approval a fire protection/vegetation management that should include but not limited to the following items:

- a) fuel modification to reduce fire loading
- b) appropriate fire breaks according to fuel load, slope and terrain.
- c) non flammable walls along common boundaries between rear yards and open space.
- d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1500 feet
- e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

ANY HABITAT CONSERVATION ISSUE AFFECTING THE FIRE DEPARTMENT FUEL MODIFICATION REQUIREMENT, SHALL HAVE CONCURRENCE WITH THE RESPONSIBLE WILDLIFE AND/OR OTHER CONSERVATION AGENCY.

Flood

060 - Flood. 1 Erosion Control After Rough Grading Not Satisfied

Temporary erosion control measures shall be implemented immediately following rough grading to prevent deposition of debris onto downstream properties or drainage facilities. Plans showing these measures shall be submitted to the District for review and approval.

060 - Flood. 2 Phasing Not Satisfied

If the tract is built or recorded in phases, each phase must be protected from the one-percent annual chance (100-year) tributary flows and shall mitigate its water quality impacts. Additionally, the water quality features necessary to mitigate impacts associated with each phase shall be constructed. The construction of all necessary improvements along with easements and/or permission from affected property owners to safely discharge the concentrated or diverted one-percent annual chance (100-year) tributary flows of each phase shall be required prior to its final map recordation.

060 - Flood. 3 Submit Final WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

060 - Flood. 4 Submit Plans Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 1

060 - Planning - Cultural Resources Professional

Not Satisfied

As a result of information contained in the archaeological report prepared for this project and information received from the Pechanga Band of Luiseno Mission Indians, it has been determined that archaeological monitoring is appropriate given the sensitivity for prehistoric Native American cultural resources in the project area. Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Monitor." The Project Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and special interest monitors. The Project Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the special interest monitors. The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

1) The Project Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and special interest group monitor throughout the process.

2) This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning. 2

060 - Planning - Map - Subsidence Study

Not Satisfied

PRIOR TO ISSUANCE OF A GRADING PERMIT, THE FOLLOWING SPECIAL GEOLOGIC STUDIES SHALL BE SUBMITTED TO THE DEPARTMENT OF BUILDING AND SAFETY:

A geologic/geotechnical investigation report to address the potential impact of subsidence on this project. This report may be included as part of the Geologic/Geotechnical report required for the grading permit (B&S condition) as described elsewhere in this conditions set.

060 - Planning. 3-

060 - Planning - Paleontologist Required

Not Satisfied

The land divider/permit holder shall retain a qualified paleontologist for consultation and comment on the proposed grading with respect to potential paleontological impacts. The developer shall submit the name, telephone number and address of the retained, qualified paleontologist to the Planning Department and the Department of Building and Safety. The paleontologist shall submit in writing to the Planning Department - Development Review Division the results of the initial consultation, and the paleontologist shall include details of the fossil recovery plan, if recovery was deemed necessary. Should the paleontologist find the potential is high for impact to significant resources, a pre-grade meeting between the paleontologist and the excavation and grading contractor shall be arranged. When necessary, in the professional opinion of the retained paleontologist (and/or as determined by the Planning Director), the paleontologist or representative shall have the authority to monitor actively all project related grading and construction and shall have the authority to temporarily divert, redirect, or halt grading activity to allow recovery of palaeontological resources.

060 - Planning. 4

060 - Planning - Tribal Monitoring

Not Satisfied

As a result of information submitted by the Pechanga Band of Luiseno Mission Indians, it has been determined appropriate to require tribal monitoring of the grading activities. Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement with the Pechanga Band of Luiseno Mission Indians for tribal monitoring. This group shall be known as the Tribal Monitor for this project. The contract shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility. The Tribal Monitor(s) shall be allowed on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 4 060 - Planning - Tribal Monitoring (cont.) Not Satisfied

potential recovery of cultural resources in coordination with the Project Archaeologist. The developer/permit holder shall submit a fully executed copy of the agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

- 1) The Project Archaeologist is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process. The Tribal Monitor is responsible for providing consultation on behalf of the Tribe in the event that Native American cultural resources are uncovered during grading.
- 2) Tribal monitoring does not replace any required Cultural Resources monitoring, but rather serves as a supplement for consultation and advisory purposes for all Tribal interests only.
- 3) This agreement shall not modify any condition of approval or mitigation measure.
- 4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met.
- 5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs.

060 - Planning. 5 060- Planning - Map - SKR Fee Condition Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 42.4 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

Planning-EPD

060 - Planning-EPD. 1 060-30-Day Preconstruction Burrowing Owl Survey Not Satisfied

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

If the grading permit is not obtained within 30 days of the survey, a new survey shall be required.

060 - Planning-EPD. 2 060-Nesting Bird Survey Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must

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60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 2 060-Nesting Bird Survey (cont.) Not Satisfied

be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Regional Parks and Open Space

060 - Regional Parks and Open Space - Map - Trails Plan Not Satisfied

Prior to the issuance of any grading permits, the applicant shall submit a trails plan to the Riverside County Regional Park and Open-Space District for review and approval. The trail area within the Anza Road ROW shall accommodate a ten-foot (10') wide trail with at least a two-foot (2') wide buffer on each side. The trail shall be improved with decomposed granite and shall be separated from the road with planted vineyards. This trails plan shall show the trail as follows with all topography, grading, cross-sections, signage (if applicable), fencing, street crossings and under crossings and all landscaping.

Transportation

060 - Transportation. 1 Map - Credit/Reimbursement for Improvements Not Satisfied

In order to receive any fee credit or reimbursement for improvements, the project proponent shall contact the Transportation Department and enter into an agreement for fee credit or reimbursement prior to advertising. All work shall be preapproved by and shall comply with the requirements of the Transportation Department and the public contracts code in order to be eligible for fee credit or reimbursement. To enter into an agreement, please contact our Funding Programs group at (951) 955-1667. For more information regarding the public work bidding requirements please visit the following link:
<http://rctlma.org/trans/Land-Development/Funding-Programs/Road-and-Bridge-Benefit-District-RBBD>.

060 - Transportation. 2 Map - Submit Grading Plan Not Satisfied

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit. Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee. Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA 92051.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 0080-BS GRADE-MAP - NO BUILDING PERMIT WITHOUT GRADING Not Satisfied

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

080 - BS-Grade. 2 0080-BS GRADE-MAP - ROUGH GRADE APPROVAL Not Satisfied

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

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 0080-BS GRADE-MAP - ROUGH GRADE APPROVAL (cont.) Not Satisfied

1. Submitting a "Wet Signed" copy of the Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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

E Health

080 - E Health. 1 OWTS Plans Not Satisfied

If sewer is available, site must connect to sewer.

If sewer is not available, applicant must submit a soils percolation report conducted in accordance with the Local Agency Management Program (LAMP) and any other required documents. Please contact this Department for additional details at (951)955-8980.

Fire

080 - Fire. 1 0080-Fire-MAP-#50C-TRACT WATER VERIFICA Not Satisfied

The required water system, including all fire hydrant(s), shall be installed and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary.

Approved water plans must be at the job site.

Flood

080 - Flood. 1 Submit Final WQMP Not Satisfied

A copy of the project specific WQMP shall be submitted to the District for review and approval.

080 - Flood. 2 Submit Plans Not Satisfied

A copy of the project specific WQMP, improvement plans, grading plans, BMP improvement plans and any other necessary documentation along with supporting hydrologic and hydraulic calculations shall be submitted to the District for review. The plans must receive District approval prior to the issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

Planning

080 - Planning. 1 080 - Planning - Map - Entry Monument Plot Plan Not Satisfied

If tract homes are proposed, the land divider/permit holder shall provide two (2) entry monuments, one (1) located on the southwest corner of lot 18 and one (1) located on the northeast corner of lot 18. The permit holder shall file six (6) sets of an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the TENTATIVE MAP conditions of approval. The plot plan shall contain the following elements:

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Planning

080 - Planning. 1 080 - Planning - Map - Entry Monument Plot Plan (cont.) Not Satisfied

1. A color photosimulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping.
 2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated.
 3. An irrigation plan for the entry monument(s) and/or gate(s).
- NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this subdivision. However, this
ENTRY MONUMENT and GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 2 080 - Planning - Map - Landscape Plot Plan Not Satisfied

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping. At minimum, plans shall include the following components:

- 1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;
- 2) Weather based controllers and necessary components to eliminate water waste;
- 3) A copy of the "stamped" approved grading plans; and,
- 4) Emphasis on native and drought tolerant species. When applicable, plans shall include the following components:
 - 1) Identification of all common/open space areas;
 - 2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;
 - 3) Shading plans for projects that include parking lots/areas;
 - 4) The use of canopy trees (24" box or greater) within the parking areas;
 - 5) Landscaping plans for slopes exceeding 3 feet in height;
 - 6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,
 - 7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

- 1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.
 - 2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.
- As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

080 - Planning. 3 080 - Planning - Map - Landscaping Security Not Satisfied

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 3 080 - Planning - Map - Landscaping Security (cont.) Not Satisfied
successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping.

080 - Planning. 4 080- Planning - Map - School Mitigation Not Satisfied
Impacts to the Temecula Valley Unified School District shall be mitigated in accordance with California State law.

Transportation

080 - Transportation. 1 Annex L&LMD/Other District Not Satisfied
Prior to issuance of an occupancy permit, the project proponent shall complete annexation of Landscaping and Lighting Maintenance District No. 89-1, and/or other maintenance district approved by the Transportation Department for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Anza Road, Linda Rosea, "D" Street, and "A" Street along park side.
- (2) Trails along Anza Road.
- (3) Streetlights.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 0090-BS GRADE-MAP - PRECISE GRADE APPROVAL Not Satisfied
Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:
1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.
Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

E Health

090 - E Health. 1 E Health Clearance Not Satisfied
Prior to building permit final, clearance must be obtained from the Department of Environmental Health.

Flood

090 - Flood. 1 BMP - Education Not Satisfied
The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders. The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits. If conditioned for a Water Quality Management Report (WQMP), a copy of the notarized affidavit must be placed in the report. The District MUST also receive the original notarized affidavit with the plan check submittal, by mail or in person in order to clear the appropriate condition. Placing a copy of the affidavit in the WQMP without submitting the original will not guarantee clearance of the condition.

090 - Flood. 2 BMP Maintenance & Inspection Not Satisfied

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90. Prior to Building Final Inspection

Flood

090 - Flood. 2 BMP Maintenance & Inspection (cont.) Not Satisfied

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

090 - Flood. 3 Implement WQMP - Map Not Satisfied

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the total recorded residential lots within the map or phase within the map prior to the completion of these tasks.

Planning

090 - Planning. 1 090 - Planning - Map - Comply With Landscape/Irrigation Not Satisfied

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

090 - Planning. 2 090 - Planning - Map - Concrete Driveways Not Satisfied

The land divider/permit holder shall cause all driveways to be constructed of cement concrete.

090 - Planning. 3 090 - Planning - Map - Landscape Inspection Required Not Satisfied

The permit holder's landscape architect responsible for preparing the Landscaping and Irrigation Plans (or on-site representative) shall arrange for a PRE-INSTALLATION INSPECTION with the Planning Department at least five (5) working days prior to the installation of any landscape or irrigation components. Upon successful completion of the PRE-INSTALLATION INSPECTION, the applicant will proceed with the installation of the approved landscape and irrigation system and arrange for an INSTALLATION INSPECTION at least five 5 working days prior to the building final inspection or issuance of occupancy permit, whichever occurs first and comply with the Planning Department's Milestone 80 conditions entitled "USE-LANDSCAPING SECURITY" and the Milestone 90 condition entitled "LANDSCAPE INSPECTION DEPOSIT." Upon successful completion of the INSTALLATION INSPECTION, the County Planning Department's Landscape Inspector and the permit holder's landscape architect (or on-site representative) shall execute a Landscape Certificate of Completion that shall be submitted to the Planning Department and the Department of Building and Safety. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 4 090 - Planning - Cultural Resources Report Not Satisfied

Prior to final inspection of the first building permit, the developer/permit holder shall prompt the Cultural Resources Professional to submit two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department's requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.

090 - Planning. 5 090 - Planning - Map - Landscape Inspection Fee Not Satisfied

Plan: TR33356M01

Parcel: 951220002

90. Prior to Building Final Inspection

Planning

090 - Planning. 5 090- Planning - Map - Landscape Inspection Fee (cont.) Not Satisfied

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of the Pre-Installation, the Installation, and One Year Post-Establishment landscape inspections. In the event that an open landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

090 - Planning. 6 090- Planning - Map - Quimby Fees Not Satisfied

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

090 - Planning. 7 090- Planning - Map - Roll-up Garage Doors Not Satisfied

All residences shall have automatic roll-up garage doors.

Transportation

090 - Transportation. 1 80% Completion Not Satisfied

"Occupancy releases will not be issued to Building and Safety for any lot exceeding 80% of the total recorded residential lots within any map or phase of map prior to completion of the following improvements:

090 - Transportation. 2 Dedications Not Satisfied

All interior streets are designated as Local Streets and Shall be improved with 24 foot full-width AC pavement, 6" AC Dike within the 56' full-width dedicated right-of-way in accordance with County Standard No. 138. (24'/56')

090 - Transportation. 3 Existing Maintained Not Satisfied

Anza Road along project boundary is a paved County maintained road designated as a Major Highway and shall be improved with 8" concrete curb and gutter located 38 feet from centerline to curb line and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 59 foot half-width dedicated right-of-way in accordance with County Standard No. 93. (38'/59') (Modify for no sidewalk)

NOTE:

1. A 14' community trail shall be constructed within the 21' parkway along Anza Road.
2. Construct AC pavement transition lane for acceleration lane and join existing AC pavement to the north project boundary.

090 - Transportation. 4 Landscaping Not Satisfied

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

Landscaping shall be improved within Anza Road, Linda Rosea Road, "D" Street, and "A" Street (along park side).

090 - Transportation. 5 Part-Width Not Satisfied

Linda Rosea Road along project boundary shall be improved with 34' part-width AC pavement, (22' on the project side and 12' on opposite side of the centerline), 6" concrete curb and gutter within a 70' part-width dedicated right-of-way (37' on the project side and 33' on the other side of centerline) in accordance with County Standard No. 103, Section "A". (Modified for no sidewalk)

090 - Transportation. 6 Street Lights Install Not Satisfied

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13:28

Riverside County PLUS
CONDITIONS OF APPROVAL

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 Street Lights Install (cont.) Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinance 460 and 461. Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed. It shall be the responsibility of the Developer to ensure that streetlights are energized along the streets of those lots where the Developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 7 Street Sweeping 2 Not Satisfied

Street sweeping annexation into CSA 152 or similar mechanism as approved by the Transportation Department shall be completed.

090 - Transportation. 8 Sufficient Right-of-Way Not Satisfied

Sufficient public right-of-way shall be provided along Darby Road / Capital Street to establish a 30 foot half width right-of-way including a standard knuckle.

090 - Transportation. 9 Utility Install Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion.

090 - Transportation. 10 WRCOG TUMF Not Satisfied

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.