



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP  
Planning Director

1:30 P.M.

MARCH 23, 2015

## AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center  
4080 Lemon Street  
1<sup>st</sup> Floor, Conference Room 2A  
Riverside, CA 92501

**NOTE:** Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations, please contact Mary Stark at (951) 955-7436 or e-mail at [mcstark@rctlma.org](mailto:mcstark@rctlma.org). Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

### 1.0 CONSENT CALENDAR

#### 1.1 **NONE**

### 2.0 PUBLIC HEARING – CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter:


#### 2.1 **NONE**

### 3.0 PUBLIC HEARING – NEW ITEMS: 1:30 p.m. or as soon as possible thereafter:

- 3.1 **TENTATIVE PARCEL MAP NO. 36749** – Intent to Adopt a Negative Declaration - Applicant: Luis & Rosa Gonzalez – First Supervisorial District – Woodcrest Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1-Acre Minimum) - Location: Southerly of Summit Crest Drive, westerly of Albarian Street, northerly of Rose Marie Lane and easterly of Capella Street - Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) - **REQUEST:** Schedule 'H' subdivision of 2.5 acres into 2 residential lots, with 1-Acre Minimum. Project Planner: Bahelila Boothe at (951) 955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org). (Quasi-judicial)

### 4.0 PUBLIC COMMENTS:

FINAL: 03/16/15

**Agenda Item No.:****Area Plan: Lake Mathews/Woodcrest Area Plan****Zoning District: Woodcrest District****Supervisory District: First****Project Planner: Bahelila Boothe****Directors Hearing: March 23, 2015****TENTATIVE PARCEL MAP NO. 36749****ENVIRONMENTAL ASSESSMENT NO. 42687****Applicant: Luis and Rosa Gonzalez****Engineer/Representative: Hector Moreno**


Steve Weiss, AICP  
Planning Director

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

**PROJECT DESCRIPTION AND LOCATION:**

**TENTATIVE PARCEL MAP NO. 36749** proposes a Schedule "H" subdivision of 2.5 acres into 2 residential lots, with 1-acre minimum.

The proposed project site is located southerly of Summit Crest Drive, westerly of Albarian Street, northerly of Rose Marie Lane and easterly of Capella Street.

**SUMMARY OF FINDINGS:**

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Rural Community: Very Low Density Residential (RC:VLDR) (1-Ac Min.).   |
| 2. Surrounding General Plan Land Use: | Rural Community: Very Low Density Residential (RC: VLDR) (1-Ac Min.) to the north, south, east and west.               |
| 3. Existing Zoning:                   | Light Agriculture - 1 Acre Minimum (A-1-1).  |
| 4. Surrounding Zoning:                | Light Agriculture - 1 Acre Minimum (A-1-1) to the north and east, Residential Agriculture (R-A) to the south and west. |
| 5. Existing land use:                 | Newly built single family residence for APN No. 273-060-042, graded vacant lot for APN No. 273-060-041.                |
| 6. Surrounding land use:              | Single family residences to the north, south and west, vacant graded land to the east.                                 |
| 7. Project Data:                      | Total Acreage: 2.5<br>Total Proposed Lots: 2<br>Proposed Min. Lot Size: 1.16<br>Schedule: H                            |
| 8. Environmental Concerns:            | See attached environmental assessment  |

**RECOMMENDATIONS:**

**ADOPT NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42687**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE TENTATIVE PARCEL MAP NO. 36749**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Rural Community: Very Low Density Residential (RC:VLDR) (1-Ac Min.) in the Lake Mathews/Woodcrest Area Plan.
2. The proposed use, residential parcel with a minimum of 1.16 acres is consistent with the Very Low Density Residential (RC:VLDR) designation.
3. Based on review by staff, the proposed Tentative Parcel Map is consistent with the minimum improvements as outlined in Section 10.13 (*Schedule "H" Parcel Map Division*) of Ordinance 460.152.
4. The zoning for the subject site is Light Agriculture - 1 Acre Minimum (A-1-1).
5. The project site is surrounded by properties which are zoned Light Agriculture - 1 Acre Minimum (A-1-1) to the north and east, Residential Agriculture (R-A) to the south and west.
6. Single family residences exist to the north, south and west along with vacant graded land to the east.
7. This project is not located within a Criteria Area of the Western Riverside County Multiple Species Habitat Conservation Plan. This project fulfills those requirements
8. This project is within the City Sphere of Influence of Riverside.
9. This land division is not located within a CAL FIRE state responsibility area and a very high fire hazard severity zone.
10. Environmental Assessment No.42687 identified no potential significant impacts to the project site.

**CONCLUSIONS:**

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Light Agriculture - 1 Acre Minimum (A-1-1) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.

3. The proposed project is consistent with the Schedule H map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

**INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. Airport Influence Area;
  - b. A 100-year flood plain, an area drainage plan, or dam inundation area;
  - c. An area for very low, low and moderate liquefaction area;
  - d. A high fire and State Responsibility Area; or,
  - e. A County Service Area.
3. The project site is located within:
  - a. The boundaries of Lake Matthews Development Impact Fee Area;
  - b. Riverside Unified School District;
  - c. An area with low paleontological sensitivity;
  - d. The Stephen's Kangaroo Rat Fee Area;
  - e. Riverside County Flood Control District; and,
  - f. The City of Riverside Sphere of Influence.

The subject site is currently designated as Assessor's Parcel Numbers 273-060-041

MS

Y:\Planning Case Files-Riverside office\PM36749\DH-PC-BOS Hearings\DH-PC\PM36749 Staff Report.docx

Date Prepared: 01/01/01

Date Revised: 02/04/15

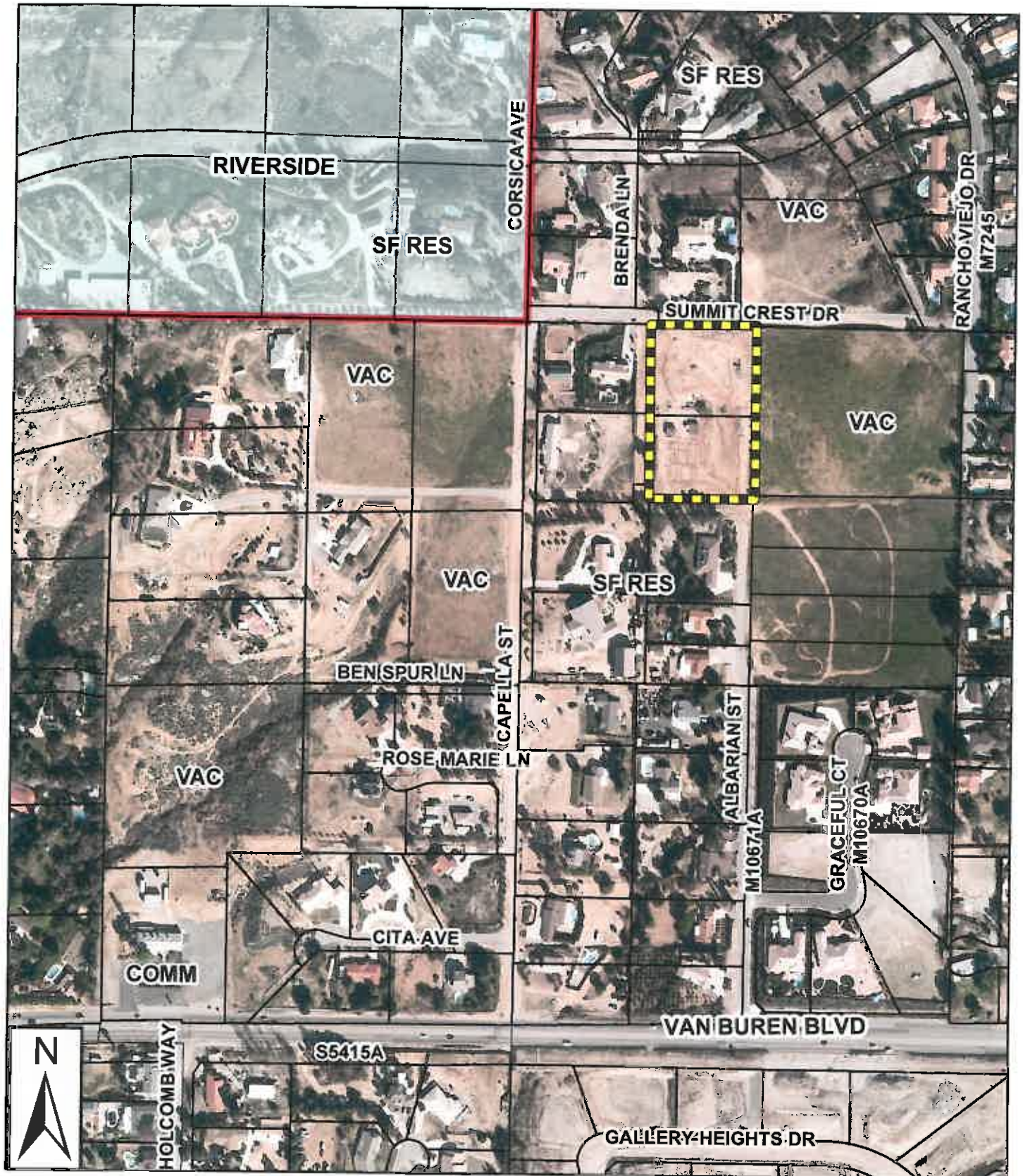


# RIVERSIDE COUNTY PLANNING DEPARTMENT

PM 36749

**LAND USE**

Supervisor Jeffries  
District 1



0 145 290 580 Feet  
1 inch = 333 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by mstraita on 1/29/2015



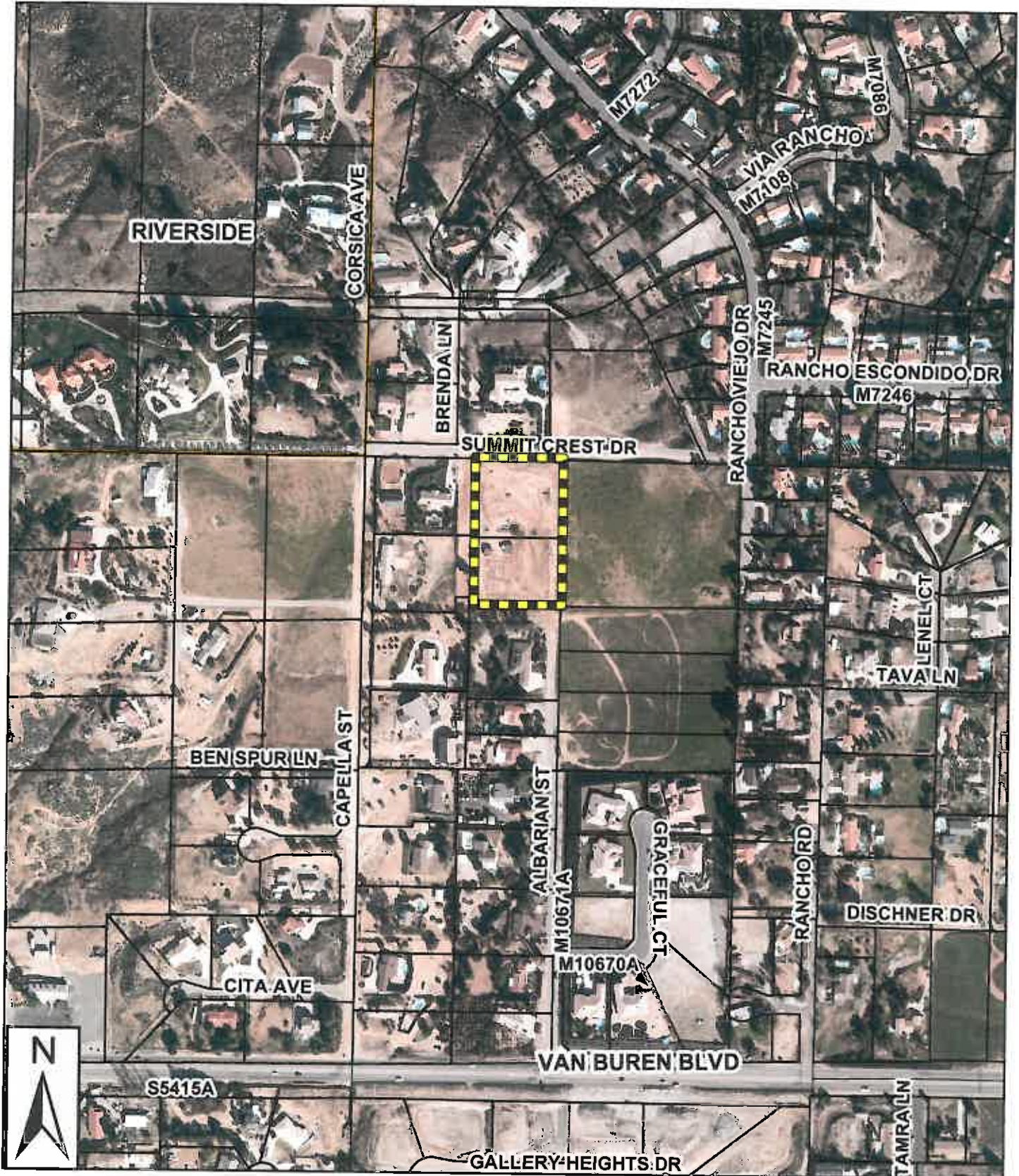
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# RIVERSIDE COUNTY PLANNING DEPARTMENT

## PM 36749 VICINITY MAP

Supervisor Jeffries  
District 1



0 165 330 660 Feet  
1 inch = 387 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by mstralte on 1/22/2015



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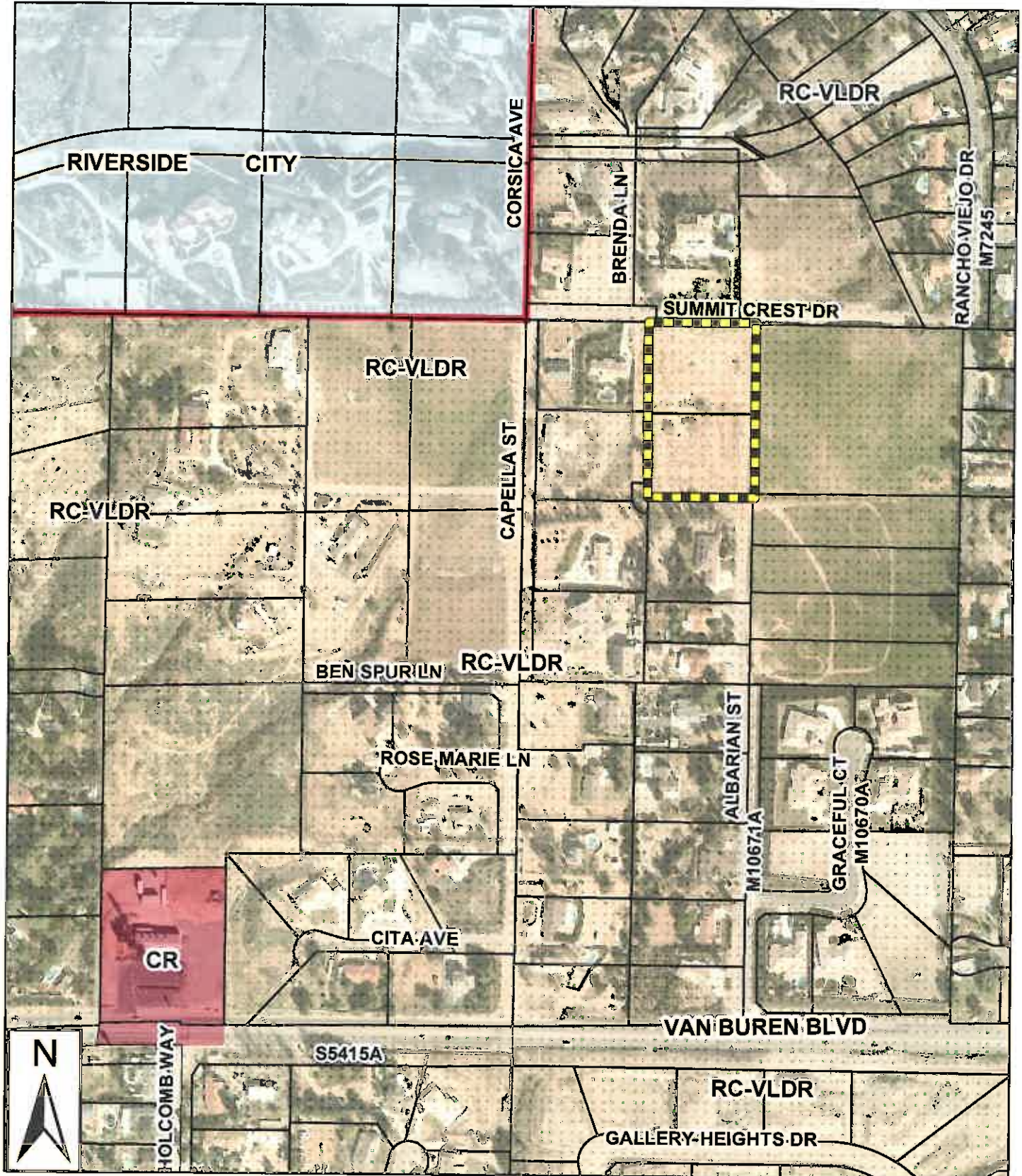


# RIVERSIDE COUNTY PLANNING DEPARTMENT

PM 36749

## EXISTING GENERAL PLAN

Supervisor Jeffries  
District 1



0 145 290 580 Feet  
1 inch = 333 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by mstraile on 1/22/2015



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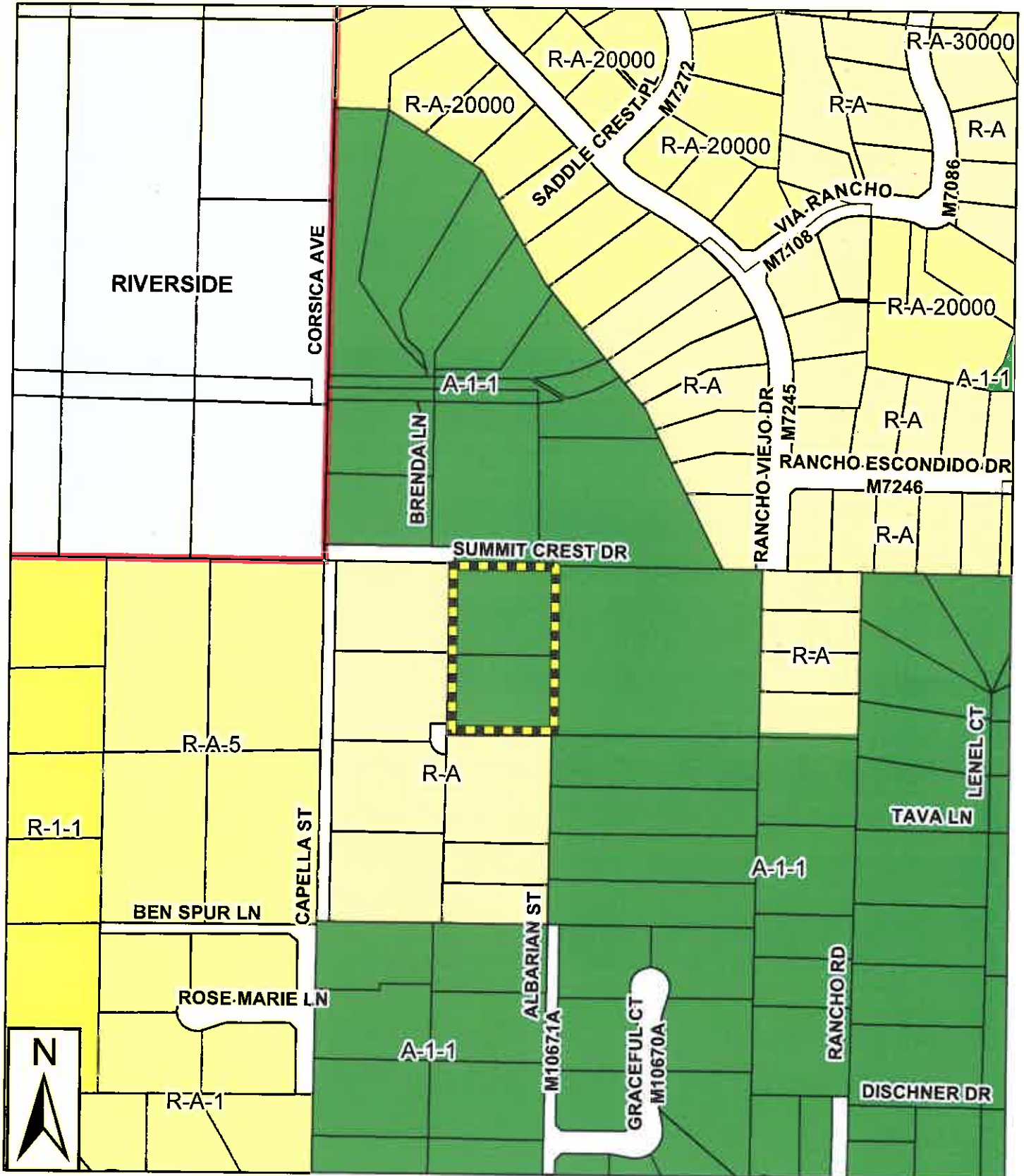


# RIVERSIDE COUNTY PLANNING DEPARTMENT

PM 36749

## EXISTING ZONING

Supervisor Jeffries  
District 1



0 145 290 580 Feet  
1 inch = 333 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by mstralle on 1/22/2015



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# **.COUNTY OF RIVERSIDE**

## **ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** 42687  
**Project Case Type (s) and Number(s):** Parcel Map No. 36749  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Bahelila Boothe, Urban Regional Planner III  
**Telephone Number:** (951) 955-3200  
**Applicant's Name:** Luis and Rosa Gonzalez  
**Applicant's Address:** 16080 Van Buren Blvd., Riverside CA. 92504  
**Engineer's Name:** Hector M. Moreno  
**Engineer's Address:** FDC Corporation,  
236 W. Orange Show Road, Suite No. 105  
San Bernardino, CA. 92408

### **I. PROJECT INFORMATION**

#### **A. Project Description:**

The Project is for a proposed Schedule 'H' to subdivide 2.5 acres into 2 residential lots, with 1-acre minimum.

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

**C. Total Project Area:** 2.5 gross acres

Residential Acres:	2.5	Lots:	2	Units:	n/a	Projected No. of Residents:	n/a
Commercial Acres:	n/a	Lots:	n/a	Sq. Ft. of Bldg Area:	n/a	Est. No. of Employees:	n/a
Industrial Acres:	n/a	Lots:	n/a	Sq. Ft. of Bldg Area:	n/a	Est. No. of Employees:	n/a
Other: Open Space:	n/a Acres						

**D. Assessor's Parcel No(s):** 273-060-041

**E. Street References:** Located southerly of Summit Crest Drive, westerly of Albarian Street, northerly of Rose Marie Lane and easterly of Capella Street.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Township 3 South, Range 5 West, Section 26.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** Parcel Map No. 36749 is a proposal for a Schedule "H" subdivision to create two parcels from one parcel totaling approximately 2.5 acres (refer to Exhibit A). Both parcel lots within the Parcel Map have been graded with the southern parcel occupied by an existing 3,622 sq. ft. single family residence (completed in 2012) and the northern parcel as vacant with a graded leveled pad ready for a future home construction. The proposed Parcel Map will provide right-of-way (ROW) dedications along Summit Crest (30-foot). The property is situated on top of gentle sloped, elevated hill, and surrounded by gentle, rolling hill topography to the north, south, east and west. Elevation ranges from 1,493feet (southeast corner) to 1,510 feet (project center) above mean sea level.

The surrounding area is a mixture of residential and vacant land uses. Single family residences occupy the north, south and west and with vacant graded land to the east and southeast.

## **II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

### **A. General Plan Elements/Policies:**

1. **Land Use:** The proposed Project is consistent with all applicable land use policies of the Riverside County General Plan and the Lake Mathews/Woodcrest Area Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets with all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency response services to the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.

### **B. General Plan Area Plan(s):** Lake Mathews/Woodcrest Area Plan

### **C. Foundation Component(s):** Rural Community

### **D. Land Use Designation(s):** Rural Community: Very Low Density Residential (RC:VLDR) (1-Ac Min.).

### **E. Overlay(s), if any:** Not Applicable

### **F. Policy Area(s), if any:** Not Applicable

### **G. Adjacent and Surrounding:**

1. **Area Plan(s):** Lake Mathews/Woodcrest Area Plan
2. **Foundation Component(s):** Rural Communities to the north; south, east and west not applicable.
3. **Land Use Designation(s):** Rural Community: Very Low Density Residential (RC: VLDR) (1-Ac Min.) to the north, south, east and west.
4. **Overlay(s), if any:** Not applicable.

### **H. Adopted Specific Plan Information**

1. **Name and Number of Specific Plan, if any:** Not Applicable



**2. Specific Plan Planning Area, and Policies, if any:** Not Applicable

**3. Existing Zoning:** Light Agriculture - 1 Acre Minimum (A-1-1).

**I. Proposed Zoning, if any:** No zone change proposed.

**J. Adjacent and Surrounding Zoning:** Light Agriculture - 1 Acre Minimum (A-1-1) to the north and east, Residential Agriculture (R-A) to the south and west.





### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

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

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

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

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

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

☐ I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1)

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Bahelila Boothe

\_\_\_\_\_  
For Steve Weiss AICP, Interim Planning  
Director

\_\_\_\_\_  
Printed Name



## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

### Findings of Fact:

a) The proposed Parcel Map is not located near to any State Scenic Highway by the California Department of Transportation (Caltrans) and the Riverside County General Plan. Nonetheless, Development Standards and Design Guidelines (Architecture and Landscaping) set forth in Ordinance 348 would ensure that the Parcel Map's existing structure for the southern lot portion of the Parcel Map (APN 273-060-041) and the future single family residence for the northern lot portion of the Parcel Map (APN 273-060-041) will be aesthetically maintained in a manner that is visually attractive and would not adversely affect public views. Therefore, impacts in this regard are considered less than significant.

b) The proposed Parcel Map subdivision will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Therefore, impacts in regard to substantially damaging scenic resources are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

<b>2. Mt. Palomar Observatory</b>				
b) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The proposed Parcel Map is located 47.35 miles away from the Mt. Palomar Observatory; which is outside the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Nonetheless, the existing and future single family residence sites will both be required to comply County Ordinance No. 915 in regard to regulation of outdoor lighting. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**3. Other Lighting Issues**

b) 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: Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a-b) As discussed in 2A above, the proposed Parcel Map subdivision with the existing and future single family residence sites will both be required to comply County Ordinance No. 915 in regard to regulation of outdoor lighting and therefore will not result in a new source of light and glare or expose residential property to unacceptable light levels. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**AGRICULTURE & FOREST RESOURCES** Would the project

**4. Agriculture**

b) 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?

☐ ☐ ☐ ☒

c) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

☐ ☐ ☐ ☒

d) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources"; GIS database; California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act FY 2008/2009 Sheet 2 of 3

Findings of Fact:

a) According to the County General Plan GIS database, the project is not located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, no impact will occur as a result of the project.

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

c) The proposed Parcel Map will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. No impact will occur.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Lake Mathews/Woodcrest Area Plan "Land Use Map"

Findings of Fact:

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) According to the Lake Mathews/Woodcrest Area Plan Land Use Map, the proposed Parcel Map is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **AIR QUALITY** Would the project

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

Source: SCAQMD CEQA Air Quality Handbook;

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

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

<sup>1</sup> South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(1) The Parcel Map subdivision will not result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD. The Parcel Map subdivision will not require any grading as both parcels have already been graded. Therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

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

The proposed Parcel Map is located in the South Coast Air Basin (SCAB) and managed under the South Coast Air Quality Management District (SCAQMD). Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by the Southern California Association of Governments (SCAG) for their 2012 Regional Transportation Plan (RTP) were used to estimate future emissions within the 2012 Air Quality Management Plan (AQMP). According to the California Department of Finance estimates, the current (2013) population within the unincorporated areas of Riverside County is 358,827 residents. Based on the SCAG forecasts, the population projections for 2020 anticipated a population of 471,500. The Parcel Map subdivision will generate two single family resident homes, which is still consistent with the projections with any applicable air quality plans. Based on the consistency analysis presented above, the proposed Parcel Map subdivision will not conflict with the AQMP; impacts will be less than significant.

b-c) A proposed Parcel Map may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed Parcel Map subdivision is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Although any development in the SCAB, including the proposed Parcel Map subdivision, will cumulatively contribute to these pollutant violations, the proposed Parcel Map subdivision and its cumulative impact contribution is considered small and minute in comparison (two lots) to a larger tract map subdivision. Therefore, impacts in this regard are considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed Parcel Map subdivision will not have an effect on sensitive receptors. Therefore, impacts are considered less than significant.

e) The proposed Parcel Map subdivision will not involve the construction of a sensitive receptor within one mile of an of an existing substantial point source emitter. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The proposed Parcel Map subdivision does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**BIOLOGICAL RESOURCES** Would the project

**7. Wildlife & Vegetation**

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

**Source:** Riverside County General Plan, Multipurpose Open Space Element;

**Findings of Fact:**



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Parcel Map subdivision is not located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) Area and not within a designated Criteria Cell. Because the project is located within the WRMSHCP Fee Area, a per-acre mitigation fee shall be paid to the County for potential impacts to sensitive species found elsewhere in the WRMSHCP area. Furthermore, the proposed Parcel Map subdivision does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, impacts will be less than significant.

b-c) The Parcel Map subdivision will not have a substantial direct, or indirect effect through habitat modifications on any endangered species or species of special status in accordance with Federal Regulations, California Department of Fish and Game, or U.S. Wildlife Service. The Parcel Map subdivision will not require any grading as both parcels have already been graded. Therefore, there will be no impact.

d). The Parcel Map subdivision will not interfere with migratory wildlife corridors as there are no known wildlife corridors within or near to the proposed project. No impacts will occur.

e-f) The Parcel Map subdivision does not contain riverine/riparian areas or vernal pools. Therefore, no impacts will occur.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **CULTURAL RESOURCES** Would the project

##### **8. Historic Resources**

a) Alter or destroy a 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: Riverside County General Plan; Riverside County Land Information System (RCLIS).

#### Findings of Fact:

a-b) No historic sites or structures exist within or near to the proposed project site. Therefore project implementation will not alter or destroy any historic site. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

##### **9. Archaeological Resources**

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?				
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: Riverside County General Plan; Riverside County Land Information System (RCLIS), County Archeologist review.

Findings of Fact:

a-c) The proposed Parcel Map will not alter or destroy, cause a substantial change in the significance of a historical resource, nor disturb human remains. Grading activities for the proposed Parcel Map subdivision have been completed for both parcel lots within the Parcel Map. No impacts will occur.

d) The proposed Parcel Map will not restrict any religious or sacred uses within the project site. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>10. Paleontological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"; Riverside County Land Information System (RCLIS).

Findings of Fact:

a) The proposed Parcel Map is located within a low sensitivity area for the presence of paleontological resources as indicated in the General Plan. Since, grading activities for the proposed Parcel Map subdivision have already been completed, implementation of standard procedures to address essential protocol for unexpected uncovering of paleontological resources is considered non-applicable at this juncture. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>GEOLOGY AND SOILS</b> Would the project				
<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury,				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act

Findings of Fact:

a) The Parcel Map subdivision is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes. This will ensure that the future single family residence for the north parcel lot will adhere to CBC requirements upon Building Department inspection and review, and will be constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

b) According to the Riverside County General Plan, the Parcel Map subdivision is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; Riverside County Land Information System (RCLIS).

Findings of Fact:

a) The project site is not located in an area for low, medium or high potential for liquefaction. Therefore, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>13. Ground-shaking Zone</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?				



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map" and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California, with the closest fault located 9.0 miles southwest. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Some CBC requirements include specific guidelines for foundation construction, fire protection and earthquake protection systems, and so forth. As CBC requirements are applicable to all development within the proposed Parcel Map (including the existing and future proposed resident home), said residential lots to be created by this Parcel Map subdivision are not considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**14. Landslide Risk**

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

☐ ☐ ☒ ☐

Source: Riverside County General Plan; Riverside County Land Information System (RCLIS).

Findings of Fact:

a) The proposed Parcel Map is situated on top of gentle sloped, elevated hill, and surrounded by gentle, rolling hill topography to the north, south, east and west. The potential for liquefaction induced lateral spreading under the project is considered low therefore impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**15. Ground Subsidence**

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

☐ ☐ ☐ ☒

Source: Riverside County General Plan; Riverside County Land Information System (RCLIS).

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

a) The proposed Parcel Map subdivision is not located in an area for subsidence. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

**16. 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: Riverside County General Plan, Riverside County Land Information System (RCLIS).

a) The proposed Parcel Map subdivision is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**17. Slopes**

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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**Parcel Map Review,**

Findings of Fact:

a) The proposed Parcel Map is situated on top of gentle sloped, elevated hill, and surrounded by gentle, rolling hill topography to the north, south, east and west. The Parcel Map subdivision has been graded with no steep slopes created. There will be no impact.

b) The proposed Parcel Map will not cut or fill slopes greater than 2:1 or higher than 10 feet. The Parcel Map subdivision has been graded with no steep slopes created. No impacts will occur.

c) The proposed Parcel Map will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

Mitigation: No mitigation measures are required.

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

#### 18. Soils

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

**Source:** Riverside County General Plan, Riverside County Land Information System (RCLIS).

a) The Parcel Map subdivision will not result in the loss of topsoil. Grading activities have already been completed for the existing residence (within south parcel lot) and the north parcel lot. Impacts will be less than significant.

b) Compliance with the CBC requirements pertaining to the proposed Parcel Map subdivision and for the future construction of a single family residence in the north parcel (APN No. 273-060-041) will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

c) The proposed Parcel Map will utilize a septic and leach system for both lots, thereby not connecting to a sewer line. Nonetheless, placement, location, and maintenance of septic systems will subject to review and inspection in compliance Ordinance 650.5 and with the County Building Department and Department of Environmental Health as pertained to septic tank installation and maintenance. Therefore, impacts are considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

#### 19. Erosion

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

**Source:** Riverside County General Plan, Riverside County Land Information System (RCLIS).

#### **Findings of Fact:**

a-b) The proposed Parcel Map will not involve grading, various construction activities, or result in any increase in water erosion, on or off-site. No impacts will occur.



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

**Monitoring:** No monitoring measures are required.

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

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

**Findings of Fact:**

a) The proposed Parcel Map is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. With compliance implemented onto the future home of the Parcel Map's northern parcel, and with review and inspection by the County Building Department, the project will not result in an increase in wind erosion and blowsand, either on or off site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**GREENHOUSE GAS EMISSIONS** Would the project

**21. Greenhouse Gas Emissions**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Source:** Project Description

**Findings of Fact:**

a) Pursuant to County of Riverside Standard Operating Procedure (SOP), parcel maps that are of four (4) units or less do not require an analysis of GHG emissions, because the grading and operation of parcel maps are so minimal that they will not have an impact on GHG. The proposed Parcel Map is for the subdivided creation of two parcels (maximum of two residential units) from one parcel totaling 2.5 acres. No impacts will occur in this regard.

b) The proposed Parcel Map subdivision for the creation of two parcel lots is minimal in scale and will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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emissions of GHGs. Both parcel lots within the Parcel Map have been graded with the southern parcel occupied by an existing single family residence (completed in 2012) and the northern parcel as graded with a vacant leveled pad ready for a future home construction. No impacts will occur in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **HAZARDS AND HAZARDOUS MATERIALS** Would the project

##### **22. Hazards and Hazardous Materials**

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

Source: Project Description; Riverside County Land Information System (RCLIS).

#### Findings of Fact:

a) The proposed Parcel Map will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because these activities are not associated with residential uses. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Household cleaning and maintenance activities for the existing residence (southern parcel) and for the future residence (northern parcel) will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes from construction activity will be less than significant.

b) The proposed Parcel Map will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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materials into the environment because residential uses for this parcel map do not engage in activities with risk of upset. Therefore, project impacts are considered less than significant.

c) The proposed Parcel Map includes adequate access for emergency response vehicles and personnel off of Summit Crest Drive; therefore the proposed Parcel Map subdivision will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. No impacts will occur.

d) The proposed Parcel Map subdivision is not located within one quarter mile of an existing or proposed school. The nearest school to the project site is Woodcrest Elementary School, which is located 0.85 miles southeast of the Parcel Map. The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 23. Airports

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

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

a-d) The project site is not located within the vicinity of any public or private airport, an Airport Land Use Commission jurisdiction, or an airport land use plan. Therefore, no impact will occur. The closest airport to the project site is Riverside Municipal Airport at approximately 5.36 miles to the northwest. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 24. Hazardous Fire Area

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Source: Riverside County General Plan; GIS database; RCLIS

Findings of Fact:

a) According to the Area Plan, the proposed Parcel Map is located in an area designated as low for wildfire susceptibility. The proposed Parcel Map subdivision will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Additionally, the proposed Parcel Map's existing resident home (southern parcel) and the future resident home (northern parcel) will be required to adhere to Riverside County Ordinance No. 787 and CBC which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☒ ☐

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Project Description; Riverside County General Plan; GIS database; RCLIS; Flood Hazard Report (as shown in the conditions of approval)

Findings of Fact:

- a) The proposed Parcel Map is situated on top of gentle sloped, elevated hill, void of drainage culverts or gullies and surrounded by gentle, rolling hill topography to the north, south, east and west. Therefore, the project will not encroach upon, or substantially alter the existing drainage patterns within the local vicinity. Impacts are considered less than significant.
- b) The Parcel Map will not violate any water quality standards or waste discharge requirements. Although the northern parcel has been graded, future building of a resident home for the northern parcel will be subject to implementation of best management practices (BMPs) pertained to the construction of the home and to the satisfaction of the Building Department. No impact will occur.
- c) The Parcel Map subdivision will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. Water utility services to the existing and future home within the Parcel Map are to be provided by Western Municipal Water District (WMWD). No impact will occur.
- d) The project will not create or contribute runoff water that will exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. Impacts will be less than significant.
- e) The project is not located within a 100-year flood hazard area. No impact will occur.
- f) The project will not impede or redirect flood flows. No impact will occur.
- g) The project does not propose any uses that will have the potential to otherwise degrade water quality beyond those issues discussed in Section 25 herein. No impacts will occur.
- h) Future development of the resident home within the proposed Parcel Map will be subject to implementation of best management practices (BMPs) pertained to the construction of the home and to the satisfaction of the Building Department. No impacts will occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## 26. Floodplains

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

NA - Not Applicable ☒

U - Generally Unsuitable ☐

R - Restricted ☐

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

Source: Project Description; Riverside County General Plan; GIS database; RCLIS

### Findings of Fact:

a) The proposed Parcel Map is located in an unincorporated area of Riverside County, south of the City of Riverside with a recently constructed single family residence in the southern parcel and a graded with vacant leveled pad ready for future home construction in the northern parcel. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that will result in flooding on- or off-site. No impact will occur.

b) The proposed Parcel Map will not substantially change absorption rates or the rate and amount of surface runoff. No impact will occur.

c) The proposed Parcel Map is located in an unincorporated area of Riverside County, south of the City of Riverside. No dams are located near to the project. No impact will occur.

d) The proposed Parcel Map will not cause changes in the amount of surface water in any water body. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

## LAND USE/PLANNING Would the project

### 27. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed Parcel Map is located in an unincorporated area of Riverside County, south of the City of Riverside. The Parcel Map is designated as Rural Community: Very Low Density Residential (RC:VLDR) (1-Ac Min.), which allows for the proposed land use subject to residential design standards. Therefore the project will not result in a substantial alternation to the present land use of the area. Impacts will be less than significant.

b) The project site is within a city sphere of Influence or adjacent to city boundaries. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan Land Use Element; Lake Mathews/Woodcrest Area Plan

Findings of Fact:

a-b) The proposed Parcel Map is zoned Light Agriculture - 1 Acre Minimum (A-1-1), which allows for the proposed use subject to residential design standards. Surrounding land uses are designated Light Agriculture - 1 Acre Minimum (A-1-1) to the north and east, Residential Agriculture (R-A) to the south and west. Therefore, the proposed project is consistent and compatible with the site's proposed zoning; no impact will occur.

c) The proposed Parcel Map has an existing 3,622 sq. ft. single family residence (completed in 2012) located in the southern parcel and the northern parcel as currently vacant with a graded leveled pad ready for a future home construction. The proposed Parcel Map is surrounded by single family residences to the north, south, west and with graded vacant lots to the east and southeast. The proposed Parcel Map with its existing single family residence and future residence will continue to maintain and provide similar residential density to that of existing residential homes to the north, south and west. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project is consistent with the Riverside County General Plan and the Lake Mathews/Woodcrest Area Plan. The project will have no impact.

e) The project is surrounded by single family residences to the north, south, west and with vacant graded land to the east. Therefore the project will not disrupt or divide any existing community and no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **MINERAL RESOURCES** Would the project

##### **29. Mineral Resources**

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

☐ ☐ ☐ ☒

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

a) According to Figure OS-5 "Mineral Resources Area", the project site is not located in an area that has not been studied for the presence or absence of mineral deposits. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the proposed Parcel Map. The Parcel Map does not propose any mineral extraction within the Parcel Map. Therefore, the proposed Parcel Map will not result in the permanent loss of significant mineral resources. No impact will occur.

b) The proposed Parcel Map will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The proposed Parcel Map will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impact will occur.

c) The proposed Parcel Map will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The proposed Parcel Map will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

**30. Airport Noise**

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

☐ ☐ ☐ ☒

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

Findings of Fact:

a) The proposed Parcel Map is not located within an airport land use plan or within two miles of a public airport or public use airport that will expose people residing on the project site to excessive noise levels. The closest airport is Riverside Municipal Airport, located approximately 5.36 miles northwest of the proposed Parcel Map. No impact will occur.

b) The proposed Parcel Map is not located within the vicinity of a private airstrip that will expose people residing on the project site to excessive noise levels. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Railroad Noise**

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

Source: Riverside County General Plan

Findings of Fact: There are no railroad tracks in the vicinity of the Parcel Map. The closest railroad tracks are located 3.0 miles north of the project site. The project has no impact.

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

**Monitoring:** No monitoring measures are required.

<b>32. Highway Noise</b>				
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan, Circulation Element

**Findings of Fact:** The proposed Parcel Map is located approximately 0.25 mile north of Van Buren Boulevard and will not be affected by highway noise. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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

**Source:** Project Application Materials

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

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>34. Noise Effects on or by the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source:** Riverside County General Plan



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

a) The existing noise environment for the proposed Parcel Map and use (residential) will not require a Noise Impact Analysis. The County of Riverside Noise Element and Ordinance 847 contain land use compatibility guidelines for community noise. Among the various land uses, schools and single-family/multi-family residential uses are generally unacceptable if exceeding 45 dBA CNEL between the hours of 10:00 PM to 7:00 AM, and unacceptable if exceeding 65 dBA CNEL between the hours of 7:00 AM to 10:00 PM. The proposed Parcel Map land use (residential) will be required to adhere to these guidelines. Therefore, impacts in this regard are considered less than significant.

b) Future construction of the single family residence for the northern parcel will create temporary increases in ambient noise. Nonetheless, construction activities will be required to adhere to Ordinance 847 to reduce impacts from temporary audible noise. Therefore, impacts in this regard are considered less than significant.

c) The noise generated by proposed use (residential) will not exceed the County of Riverside's compatibility thresholds (as discussed in 34a) and is considered less than significant.

d) The proposed Parcel Map will not expose persons to excessive ground-borne vibration or ground-borne noise levels. Future construction of the single family residence will be required to adhere to Ordinance 847 compatibility guidelines. Therefore, impacts in this regard are considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**POPULATION AND HOUSING** Would the project

**35. Housing**

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

**Source:** Riverside County General Plan Housing Element

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

- a) The proposed Parcel Map is currently used for as a single family residence in the southern parcel with and with the northern parcel as vacant for future home construction. The proposed Parcel Map will not displace any housing, necessitating the construction of replacement housing elsewhere. The project will have no impact.
- b) The proposed Parcel Map will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. There will be no impact.
- c) The proposed Parcel Map will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project is currently used as agricultural land. No impact will occur.
- d) The proposed Parcel Map is not located within a County Redevelopment Project Area. There will be no impact.
- e-f) The proposed Parcel Map will not cumulatively exceed official or local population projections nor induce substantial growth in the area. No impact will occur.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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

**36. Fire Services**

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

**Findings of Fact:**

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is the Woodcrest Fire Station, located 16533 Trisha Way in an unincorporated portion of Riverside County and approximately 0.70 miles southeast of the project site.

Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The proposed Parcel Map will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The proposed Parcel Map shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 10.PLANNING.11). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Furthermore,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the proposed Parcel Map which includes the existing residence in the southern parcel and the future residence for the northern parcel will be required to fulfill all conditions listed by Riverside County Fire Department, which are standard Conditions of Approval and pursuant to CEQA, are not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 37. Sheriff Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County Sheriff's Department

#### Findings of Fact:

The proposed Parcel Map is serviced by the Riverside County Sheriff's Department. The proposed Parcel Map will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this Parcel Map and surrounding projects will have to meet all applicable environmental standards. The proposed Parcel Map shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 10.PLANNING.11). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

### 38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside Unified School District

Findings of Fact: The project site is located within the Riverside Unified School District (RUSD). The nearest school to the project site is Woodcrest Elementary School, located at 16940 Krameria Avenue in an unincorporated portion of Riverside County and approximately 0.90 miles southeast of the proposed Parcel Map. The proposed Parcel Map will not physically alter existing facilities or result in the construction of new facilities. The proposed Parcel Map shall be conditioned (COA 80.PLANNING.7) to comply with School Mitigation Impact Fees and to provide adequate school services. This is a standard condition of approval and is not considered mitigation under CEQA. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>39. Libraries</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

The closest library to the project site is the Casa Blanca Library, located at 2985 Madison Street in the City of Riverside and approximately 3.19 miles to the northwest of the site. The proposed project will not create a significant incremental demand for library services. The proposed Parcel Map will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This proposed Parcel Map shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 10.PLANNING.11). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>40. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed Parcel Map is located within an area served by the County Health Centers. The closest health center to the project site is Parkview Community Hospital, located at 3865 Jackson Street, in the City of Riverside, approximately 4.25 miles northwest of the site. The proposed Parcel Map will not cause an impact on health services. The proposed Parcel Map will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**RECREATION**

**41. Parks and Recreation**

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Riverside County Parks

Findings of Fact:

a-b) The proposed Parcel Map will not require the construction or expansion of recreational facilities, nor require the use of existing parks or other recreational facilities. No impact will occur.

c) The proposed Parcel Map, if applicable, will be required to pay to a recreational district entity appointed by the County of Riverside for the payment of park and recreation fees to mitigate impacts on existing neighborhood and regional parks. This is a standard condition of approval and is not considered mitigation under CEQA. Payment of park fees will result in a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 42. Recreational Trails

☐ ☐ ☐ ☒

Source: Riverside County General Plan

Findings of Fact:

The proposed Parcel Map is not located within or near to an existing recreational trail that would otherwise necessitate the need for a right-of-way easement dedication. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

#### TRANSPORTATION/TRAFFIC Would the project

##### 43. Circulation

☐ ☐ ☐ ☒

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

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards

☐ ☐ ☐ ☒



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Review

Findings of Fact:

a-b) The proposed Parcel Map will not conflict with an applicable plan, or with a congestion management program. The proposed Parcel Map subdivision is for the creation of two residential lots within a residential area of unincorporated area of Woodcrest, CA. There will be no impact.

c-d) The proposed Parcel Map does not propose any design issues that will cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The proposed Parcel Map will provide right-of-way (ROW) dedications along Summit Crest (30-foot). Therefore, impacts in this regard are considered less than significant.

e-f) The proposed Parcel Map will maintain its access off of Ben Spur Lane (northern parcel access) and Albarian Lane (southern parcel access) in accordance with County of Riverside guidelines and will provide adequate fire department access and width for existing and proposed driveways within the Parcel Map. The proposed Parcel Map will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. No impact will occur.

g) The proposed Parcel Map will not cause an effect upon circulation during future construction of the resident home for the northern parcel of this Parcel Map because construction vehicles and motorized equipment (non-grading) will be situated onsite during construction of said future home. Therefore, impacts in this regard are considered less than significant.

h) The proposed Parcel Map will not cause inadequate emergency access or access to nearby uses. The proposed Parcel Map along with ROW dedication will provide direct access off of Ben Spur Lane and Albarian Lane. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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i) The proposed Parcel Map will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 44. Bike Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Lake Mathews/Woodcrest Area Plan

#### Findings of Fact:

There are no areas within or near to the proposed Parcel Map with a designation for bike trails that would otherwise necessitate the need for a right-of-way easement dedication. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### UTILITY AND SERVICE SYSTEMS Would the project

##### 45. Water

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County Land Information System

#### Findings of Fact:

a) The proposed Parcel Map will be served by Western Municipal Water District (WMWD). The proposed Parcel Map will not require construction of new water treatment facilities or expansion of existing facilities. Any construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. No impact will occur.

b) The proposed Parcel Map has sufficient water supplies available to and served by WMWD and will not require new or expanded entitlements. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>46. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Review; Riverside County Land Information System

Findings of Fact:

a) The proposed Parcel Map's existing residence utilizes an onsite septic and leach system and was required prior to the building final of the home to meet the County Building Department's design standards as identified in Ordinance 650.5 for onsite septic treatment of wastewater. The northern parcel will also require this process as well for the future resident home. Furthermore, the Parcel Map will not require or result in construction of new wastewater treatment facilities, or expansion of existing facilities, the construction of which could cause significant environment effects. Impacts are considered less than significant.

b) The proposed Parcel Map does not have a wastewater treatment provider as the Parcel Map will utilize onsite septic and leach systems for onsite treatment of waste water generated by the existing residence (southern parcel) and for the future residence (northern parcel). Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>47. Solid Waste</b>				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed Parcel Map will not substantially alter existing or future solid waste generation patterns and disposal services. The closest landfill to the project is the El Sobrante Landfill, which

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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can process up to 70,000 tons of waste per week and is anticipated to close in 2065. In 2012, unincorporated Riverside County had an annual disposal rate of 4.5 pounds per person per day. The proposed Parcel Map will generate minimal solid waste from its existing residence (southern parcel) and from its future residence (northern parcel). Impacts will be less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### 48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Riverside County General Plan

#### Findings of Fact:

a-c) The proposed Parcel Map has availability and access to utility services (Southern California Edison, Southern California Gas Company and Verizon) for the existing residence (southern parcel) and for the future residence (northern parcel). The proposed Parcel Map is not anticipated to create a need for new facilities.

d) The proposed Parcel Map will not require the construction of new storm water drainage facilities. No impact will occur.

e-f) The proposed Parcel Map will not require the construction of new street lighting, nor require the maintenance of public facilities and roads. There will be no impact.

g) The proposed Parcel Map will not require construction or expansion of new government facilities. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### 49. Energy Conservation

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

☐
☐
☐
☒

Source:

a) The proposed Parcel Map will not conflict with any adopted energy conservation plans. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### MANDATORY FINDINGS OF SIGNIFICANCE

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

☐
☐
☒
☐

Source: Staff review, Project Application Materials

Findings of Fact: As discussed in this Environmental Assessment, implementation of the proposed Parcel Map will 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. Impacts will be less than significant.

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

☐
☐
☒
☐

Source: Staff review, Project Application Materials

Findings of Fact: As discussed in this Environmental Assessment, the proposed Parcel Map does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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52. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

Findings of Fact: As discussed in this Environmental Assessment, the proposed Parcel Map will not result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Impacts will be less than significant.

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Riverside County General Plan and Environmental Impact Report

Location Where Earlier Analyses, if used, are available for review: 4080 Lemon Street

County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

File: EA 42687

Revised: 3/4/2015 7:50 AM

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

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

Source: Staff review, Project Application Materials

Findings of Fact: As discussed in this Environmental Assessment, implementation of the proposed Parcel Map will 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. Impacts will be less than significant.

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

Source: Staff review, Project Application Materials

Findings of Fact: As discussed in this Environmental Assessment, the proposed Parcel Map does not have impacts which are individually limited, but cumulatively considerable. Impacts will be less than significant.

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

Source: Staff review, project application

Findings of Fact: As discussed in this Environmental Assessment, the proposed Parcel Map will not result in environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Impacts will be less than significant.

### VI. EARLIER ANALYSES

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Earlier Analyses Used, if any: Riverside County General Plan and Environmental Impact Report

Location Where Earlier Analyses, if used, are available for review: 4080 Lemon Street

County of Riverside Planning Department  
4080 Lemon Street, 12<sup>th</sup> Floor  
Riverside, CA 92502

File: EA.PP10130R3

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PARCEL MAP Parcel Map #: PM36749

Parcel: 273-060-041

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP - PROJECT DESCRIPTION

RECOMMND

The land division hereby permitted is a Schedule "H" subdivision of 2.5 acres into 2 residential lots, with 1-acre minimum.

10. EVERY. 2 MAP - HOLD HARMLESS

RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Parcel Map No. 36749 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Parcel Map No. 36749, dated 8/28/14

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

10. EVERY. 4 MAP - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION

RECOMMND

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

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

RECOMMND

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

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

RECOMMND

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

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## 10. GENERAL CONDITIONS

### 10.BS GRADE. 5

### MAP - NPDES INSPECTIONS

### RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

10.BS GRADE. 5                      MAP - NPDES INSPECTIONS (cont.)                      RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 6                      MAP - EROS CNTRL PROTECT                      RECOMMND

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

10.BS GRADE. 7                      MAP - DUST CONTROL                      RECOMMND

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

10.BS GRADE. 8                      MAP - 2:1 MAX SLOPE RATIO                      RECOMMND

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

10.BS GRADE. 9                      MAP - MINIMUM DRNAGE GRADE                      RECOMMND

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

10.BS GRADE. 11                      MAP - SLOPE SETBACKS                      RECOMMND

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

10.BS GRADE. 19                      MAP - MANUFACTURED SLOPES                      RECOMMND

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



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10. GENERAL CONDITIONS

10.BS GRADE. 20                      MAP - FINISH GRADE                      RECOMMND

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

FIRE DEPARTMENT

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

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

10.FIRE. 3                      MAP-#13-HYDRANT SPACING                      RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1                      MAP FLOOD HAZARD REPORT                      RECOMMND

Parcel Map 36749 is a proposal to subdivide 2.5 acres into 2 lots. The project site is located northerly of Rose Marie Lane, southerly of Summit Crest Drive, easterly of Capella Street and westerly of Albarian Street.

The site is located on a ridge and as such, does not receive offsite storm runoff. Except for nuisance nature local runoff that may traverse portions of the property, the project is considered free from ordinary storm flood hazard. However, a storm of unusual magnitude could cause some damage. New construction should comply with all applicable ordinances.

This development is located within the Mockingbird Canyon area, and the Developer has entered into an agreement dated August 26, 2014 to pay \$500.00 per lot to mitigate the effect of the impact caused by this development. The developer has already paid the fees to the Flood Control District. The District has no objection to the

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10. GENERAL CONDITIONS

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

PLANNING DEPARTMENT

10.PLANNING. 1                      MAP - MAP ACT COMPLIANCE                      RECOMMND  
  
This land division shall comply with the State of California Subdivision Map Act and to all requirements of County Ordinance No. 460, Schedule H, unless modified by the conditions listed herein.

10.PLANNING. 2                      MAP - FEES FOR REVIEW                      RECOMMND  
  
Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in county Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 7                      MAP - ZONING STANDARDS                      RECOMMND  
  
Lots created by this TENTATIVE MAP shall be in conformance with the development standards of the A1 zone.

10.PLANNING. 10                      MAP - ORD 810 OPN SPACE FEE                      RECOMMND  
  
Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 810 has been established to set forth policies, regulations and fees related to the funding and acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance.

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

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable.

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PARCEL MAP Parcel Map #: PM36749

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10. GENERAL CONDITIONS

10.PLANNING. 10                    MAP - ORD 810 OPN SPACE FEE (cont.)                    RECOMMND

However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effects generated by new development projects described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

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

10.PLANNING. 12                    STKP- OFF-HIGHWAY VEHICLE USE                    RECOMMND

No off-highway vehicle use shall be allowed on any parcel used for stockpiling purposes. The landowners shall secure all parcels on which a stockpile has been placed and shall prevent all off-highway vehicles from using the property.

10.PLANNING. 13                    MAP - SUBMIT BUILDING PLANS                    RECOMMND

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

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## 10. GENERAL CONDITIONS

### 10.PLANNING. 15

#### MAP - IF HUMAN REMAINS FOUND

RECOMMND

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

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

### 10.PLANNING. 16

#### MAP - UNANTICIPATED RESOURCES

RECOMMND

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

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

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

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

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## 10. GENERAL CONDITIONS

### 10.PLANNING. 16 MAP - UNANTICIPATED RESOURCES (cont.) RECOMMND

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

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

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

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

### 10.PLANNING. 17 MAP - LOW PALEO RECOMMND

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

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

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

PARCEL MAP Parcel Map #: PM36749

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## 10. GENERAL CONDITIONS

10.PLANNING. 17 MAP - LOW PALEO (cont.)

RECOMMND

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

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

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

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

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

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10. GENERAL CONDITIONS

10.PLANNING. 17                      MAP - LOW PALEO (cont.) (cont.)                      RECOMMND

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

TRANS DEPARTMENT

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

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all 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.

10.TRANS. 2                              MAP - COUNTY WEB SITE                              RECOMMND

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

10.TRANS. 3                              MAP - TS/EXEMPT                              RECOMMND

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

10.TRANS. 4                              MAP - DRAINAGE 1                              RECOMMND

The land divider shall protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall



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10.TRANS. 4                      MAP - DRAINAGE 1 (cont.)                      RECOMMND

be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". The protection shall be as approved by the Transportation Department.

10.TRANS. 5                      MAP - DRAINAGE 2                      RECOMMND

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

10.TRANS. 6                      MAP - LS LANDSCAPE SPECIES                      RECOMMND

The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. The list can be found at the following web site  
<http://www.rctlma.org/planning/content/devproc/landscape/landscape.html>. Use of plant material with a "low" or "very low" water use designation is strongly encouraged.

10.TRANS. 7                      MAP - LS LANDSCAPE REQUIREMENT                      RECOMMND

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

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

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10. GENERAL CONDITIONS

10.TRANS. 7                      MAP - LS LANDSCAPE REQUIREMENT (cont.)                      RECOMMND

conformance with the APPROVED EXHIBITS;  
3)Ensure all landscaping is provided with a weather based irrigation controller(s) as defined by County Ordinance No. 859; and,  
4)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2                      MAP - EXPIRATION DATE                      RECOMMND

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

50. PRIOR TO MAP RECORDATION

FIRE DEPARTMENT

50.FIRE. 1                      MAP-#53-ECS-WTR PRIOR/COMBUS                      RECOMMND

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

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50. PRIOR TO MAP RECORDATION

50.FIRE. 2

MAP-#59-ECS-HYDR REQUIR

RECOMMND

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

PLANNING DEPARTMENT

50.PLANNING. 1

MAP - PREPARE A FINAL MAP

RECOMMND

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

50.PLANNING. 2

MAP - SURVEYOR CHECK LIST

RECOMMND

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

- A. All lots on the FINAL MAP shall be in substantial conformance with the approved TENTATIVE MAP relative to size and configuration.
- B. All lots on the FINAL MAP shall have a minimum lot size of 1 gross acre.
- C. All lot sizes and dimensions on the FINAL MAP shall be in conformance with the development standards of the A1 zone, and with the Riverside County General Plan.
- D. All lots on the FINAL MAP shall comply with the length to width ratios, as established by Section 3.8.C. of County Ordinance No. 460.

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 2                    MAP - SURVEYOR CHECK LIST (cont.)                    RECOMMND

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

50.PLANNING. 13                    MAP - FINAL MAP PREPARER                    RECOMMND

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

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

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

50.PLANNING. 16                    MAP - ECS NOTE RIGHT-TO-FARM                    RECOMMND

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

"Lot Nos. 1 and 2, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began. The term "agricultural activity, operation or facility, or appurtenances thereof" includes, but is not limited to, the cultivation and tillage of the soil, dairying, the production, cultivation, growing and harvesting of any apiculture, or horticulture, the raising of livestock, fur bearing animals, fish or poultry, and any practices performed by a farmer or on a farm as incident to, or in conjunction with, such farming operations, including preparation for market, delivery to storage or to market, or to carriers for transportation to market."

In the event the number of lots, or the configuration of

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50. PRIOR TO MAP RECORDATION

50.PLANNING. 16                    MAP - ECS NOTE RIGHT-TO-FARM (cont.)                    RECOMMND

lots, of the FINAL MAP differs from that shown on the approved TENTATIVE MAP; the actual language used above shall reflect those lots which are partly or wholly within 300 feet of agriculturally zoned (A-1, A-2, A-P, A-D) properties.

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

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

50.PLANNING. 19                    MAP - AG/DAIRY NOTIFICATION                    RECOMMND

The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance).

Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project.

50.PLANNING. 20                    MAP - FEE BALANCE                    RECOMMND

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

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

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

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

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50. PRIOR TO MAP RECORDATION

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

be in conformance with County Ordinance No. 655."

TRANS DEPARTMENT

50.TRANS. 1                    MAP - SUFFICIENT R-O-W/SUR                    RECOMMND

Sufficient right-of-way along Summit Crest Drive shall be dedicated for public use to provide for a 30 foot half-width right-of-way.

50.TRANS. 2                    MAP - EASEMENT/SUR                    RECOMMND

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

50.TRANS. 3                    MAP - CORNER CUT-BACK I/SUR                    RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

50.TRANS. 4                    MAP - INTERSECTION/50' TANGENT                    RECOMMND

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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

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

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can

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60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at [www.swrcb.ca.gov](http://www.swrcb.ca.gov).

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

60.BS GRADE. 2 MAP - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 MAP - IMPORT/EXPORT

RECOMMND

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

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

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

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

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

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and



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60. PRIOR TO GRADING PRMT ISSUANCE

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

approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.\* \*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

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

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

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

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

60.BS GRADE. 12                      MAP - IF WQMP REQUIRED                      RECOMMND

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

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 MAP - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

60.BS GRADE. 15 MAP - EXISTING GRADING

RECOMMND

Prior to issuance of a grading permit, the applicant shall provide documentation by a registered civil engineer and/or soils engineer documenting the existing grading and shall provide recommendations for remediation of the site.

EPD DEPARTMENT

60.EPD. 1 EPD - 30 DAY BURROWING OWL SUR

RECOMMND

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

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 10 MAP - PLANNING DEPT REVIEW

RECOMMND

As part of the plan check review of the proposed grading plan for the subject property, the Department of Building and Safety - Grading Division shall submit a copy of the proposed grading plan, along with the applicable Log/Permit Numbers for reference, to the county Planning Department to be reviewed for compliance with the approved tentative map.

60.PLANNING. 16 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.5 acres (gross) in accordance with the TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 17 MAP - FEE BALANCE

RECOMMND

Prior to issuance of grading permits, the Planning

Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

60.PLANNING. 18 MAP - GRADING PLAN REVIEW

RECOMMND

The land divider/permit holder shall cause a plan check application for a grading plan to be submitted to the county T.L.M.A - Land Use Division for review by the County Department of Building and Safety - Grading Division. Said

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 18                      MAP - GRADING PLAN REVIEW (cont.)                      RECOMMND

grading plan shall be in conformance with the approved tentative map, in compliance with County Ordinance No. 457, and the conditions of approval for the tentative map.

TRANS DEPARTMENT

60.TRANS. 1                              MAP - SUBMIT GRADING PLAN                              RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

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

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

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

1.Submitting a "Wet Signed" copy of the Soils Compaction

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2                      MAP - ROUGH GRADE APPROVAL (cont.)                      RECOMMND

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 DEPARTMENT

80.E HEALTH. 1                      USE - PERC TEST REQD                      RECOMMND

Provide an adequate/satisfactory detailed soils percolation report conducted in accordance with the Department's Technical Guidance manual.

80.E HEALTH. 3                      USE - SEPTIC PLANS                      RECOMMND

A set of three

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

80.E HEALTH. 4                      USE - WATER WILL SERVE                      RECOMMND

A "will-serve" letter from the appropriate water company/district shall be submitted to the Department of Environmental Health.

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80. PRIOR TO BLDG PRMT ISSUANCE

FIRE DEPARTMENT

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

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

Also a map or APN page showing the location of the fire hydrant and access to the property.

80.FIRE. 2                      MAP-RESIDENTIAL FIRE SPRINKLER                      RECOMMND

Residential fire sprinklers are required in all one and two family dwellings per the California Residential Code, California Building Code and the California Fire Code. Contact the Riverside County Fire Department for the Residential Fire Sprinkler standard.

West County- Riverside Office 951-955-4777

PLANNING DEPARTMENT

80.PLANNING. 7                      MAP - SCHOOL MITIGATION                      RECOMMND

Impacts to the Riverside Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 9                      MAP - FEE BALANCE                      RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1                      MAP - PRECISE GRADE INSP                      RECOMMND

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1                      MAP - PRECISE GRADE INSP (cont.)

RECOMMND

1.Precise grade inspection.

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

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

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

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

RECOMMND

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

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

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

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

90.BS GRADE. 3                      MAP - IF WQMP REQUIRED

RECOMMND

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

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



PARCEL MAP Parcel Map #: PM36749

Parcel: 273-060-041

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 3 MAP - IF WQMP REQUIRED (cont.)

RECOMMND

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

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

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

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

PLANNING DEPARTMENT

90.PLANNING. 6 MAP - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.5 acres (gross) in accordance with TENTATIVE MAP. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside 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

02/04/15  
16:56

Riverside County LMS  
CONDITIONS OF APPROVAL

Page: 27

PARCEL MAP Parcel Map #: PM36749

Parcel: 273-060-041

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 MAP - SKR FEE CONDITION (cont.)

RECOMMND

required.

TRANS DEPARTMENT

90.TRANS. 1 MAP - WRCOG TUMF

RECOMMND

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.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna  
Director

20006548

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> TRACT MAP             | <input type="checkbox"/> MINOR CHANGE           | <input type="checkbox"/> VESTING MAP            |
| <input type="checkbox"/> REVISED MAP           | <input type="checkbox"/> REVERSION TO ACREAGE   | <input type="checkbox"/> EXPIRED RECORDABLE MAP |
| <input checked="" type="checkbox"/> PARCEL MAP | <input type="checkbox"/> AMENDMENT TO FINAL MAP |   |

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: \_\_\_\_\_ DATE SUBMITTED: \_\_\_\_\_

### APPLICATION INFORMATION

Applicant's Name: LUIS GONZALEZ, ROSA GONZALEZ E-Mail: info@edecorp.com

Mailing Address: 10080 VAN BUREN BLVD  
\_\_\_\_\_  
RIVERSIDE CA 92504  
City State ZIP

Daytime Phone No: (909) 227-2931 Fax No: ( ) \_\_\_\_\_

Engineer/Representative's Name: HECTOR MORENO PE E-Mail: info@edecorp.com

Mailing Address: 236 W. ORANGE SHOW RD UNIT 105  
\_\_\_\_\_  
SAN BERNARDINO CA 92408  
City State ZIP

Daytime Phone No: (909) 388-7200 Fax No: (909) 388-2100

Property Owner's Name: GONZALEZ LUIS & ROSA E-Mail: \_\_\_\_\_

Mailing Address: SAME AS APPLICANT  
\_\_\_\_\_  
\_\_\_\_\_  
City State ZIP

Daytime Phone No: ( ) \_\_\_\_\_ Fax No: ( ) \_\_\_\_\_

If additional persons have an ownership interest in the subject property in addition to that indicated above, attach a separate sheet that references the application case number and lists the names, mailing

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

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

## APPLICATION FOR SUBDIVISION AND DEVELOPMENT

addresses, and phone numbers of those persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

### AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

ROSA B. GONZALEZ

LUIS C. GONZALEZ

PRINTED NAME OF APPLICANT

Rosa B. Gonzalez

SIGNATURE OF APPLICANT

### AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are **not** acceptable.

ROSA B. GONZALEZ

PRINTED NAME OF PROPERTY OWNER(S)

Rosa B. Gonzalez

SIGNATURE OF PROPERTY OWNER(S)

LUIS C. GONZALEZ

PRINTED NAME OF PROPERTY OWNER(S)

Rosa B. Gonzalez

SIGNATURE OF PROPERTY OWNER(S)

If the subject property is owned by persons who have not signed as owners above, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

☐ See attached sheet(s) for other property owner's signatures.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 273-060-041-7 , 273-060-042-8

Section: 20 Township: 3 Range: 5

Approximate Gross Acreage: 41,929 SQ. FT 0.96 ACRES

**APPLICATION FOR SUBDIVISION AND DEVELOPMENT**

General location (cross streets, etc.): North of ALBARIANT WAY, South of SUMMIT CREST, East of BEN SPURLY, West of ALBARIANT WAY

Thomas Brothers map, edition year, page number, and coordinates: PAGE 745 E3

Proposal (describe project, indicate the number of proposed lots/parcels, units, and the schedule of the subdivision, whether the project is a Vesting Map or Planned Residential Development (PRD):

PROJECT TO SUBDIVIDE ONE LOT TO TWO RESIDENTIAL LOTS.  
PARCEL 1 WILL BE NEW VACANT PARCEL OF LAND  
AND PARCEL 2 WILL INCLUDE EXIST SINGLE FAMILY DWELLING  
TO REMAIN IN PLACE. PARCEL MAP

Related cases filed in conjunction with this request:

N/A

Is there a previous development application filed on the same site: Yes ☐ No ☒

If yes, provide Case No(s). \_\_\_\_\_ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) N/A E.I.R. No. (if applicable): N/A

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes ☐ No ☒

If yes, indicate the type of report(s) and provide a copy: \_\_\_\_\_

Is water service available at the project site: Yes ☒ No ☐

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) \_\_\_\_\_

Is sewer service available at the site? Yes ☒ No ☐

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) N/A

Will the proposal eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes ☒ No ☐

Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes ☐ No ☒

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: 120 CY



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Steve Weiss AICP**  
**Planning Director**

**TO:** ☐ Office of Planning and Research (OPR)  
P.O. Box 3044  
Sacramento, CA 95812-3044  
☒ County of Riverside County Clerk

**FROM:** Riverside County Planning Department  
☒ 4080 Lemon Street, 12th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409

☐ 38686 El Cerrito Road  
Palm Desert, California 92211

**SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.**

**PM36749**

*Project Title/Case Numbers*

**Bahelila Boothe**

*County Contact Person*

**951-955-8703**

*Phone Number*

**NA**

*State Clearinghouse Number (if submitted to the State Clearinghouse)*

**Luis Gonzalez**

*Project Applicant*

**16080 Van Buren Blvd Riverside CA**

*Address*

**The proposed project is located northerly of Temescal Canyon Road and I-15 and southerly of Spanish Hills Drive.**

*Project Location*

**TENTATIVE PARCEL MAP NO. 36749 proposes a Schedule "H" subdivision of 2.5 acres into 2 residential lots, with 1-acre minimum.**

*Project Description*

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,210+\$50.00) and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

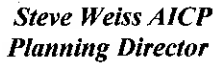
*Signature*

**Project Planner**

*Title*

*Date*

Date Received for Filing and Posting at OPR: \_\_\_\_\_



**FOR COUNTY CLERK'S USE ONLY**

**NOTICE OF PUBLIC HEARING**  
and  
**INTENT TO ADOPT A NEGATIVE DECLARATION**

A **PUBLIC HEARING** has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**TENTATIVE PARCEL MAP NO. 36749-** Adopt Negative Declaration - Applicant: Luis & Rosa Gonzalez – First Supervisorial District – Woodcrest District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1-Acre Minimum) - Location: Southerly of Summit Crest Drive, westerly of Albarian Street, northerly of Rose Marie Lane and easterly of Capella Street - Zoning: Light Agriculture - 1 Acre Minimum (A-1-1) - **REQUEST:** Schedule 'H' to subdivide 2.5 acres into 2 residential lots, with 1-Acre Minimum. (Quasi-judicial)

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter  
**MARCH 23, 2015**  
RIVERSIDE COUNTRY ADMINISTRATIVE CENTER  
4080 LEMON STREET, 1<sup>ST</sup> FLOOR, CONFERENCE ROOM 2A  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Bahelila Boothe, at 951-955-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org) or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Bahelila Boothe  
P.O. Box 1409, Riverside, CA 92502-1409



# PROPERTY OWNERS CERTIFICATION FORM

I Matt Strutz, certify that on 8/4/15  
the attached property owners list was prepared by Matt  
APN(s) or case numbers pm 36749  
for Company or Individual's Name PLANNING DEPARTMENT  
Distance Buffered 600'

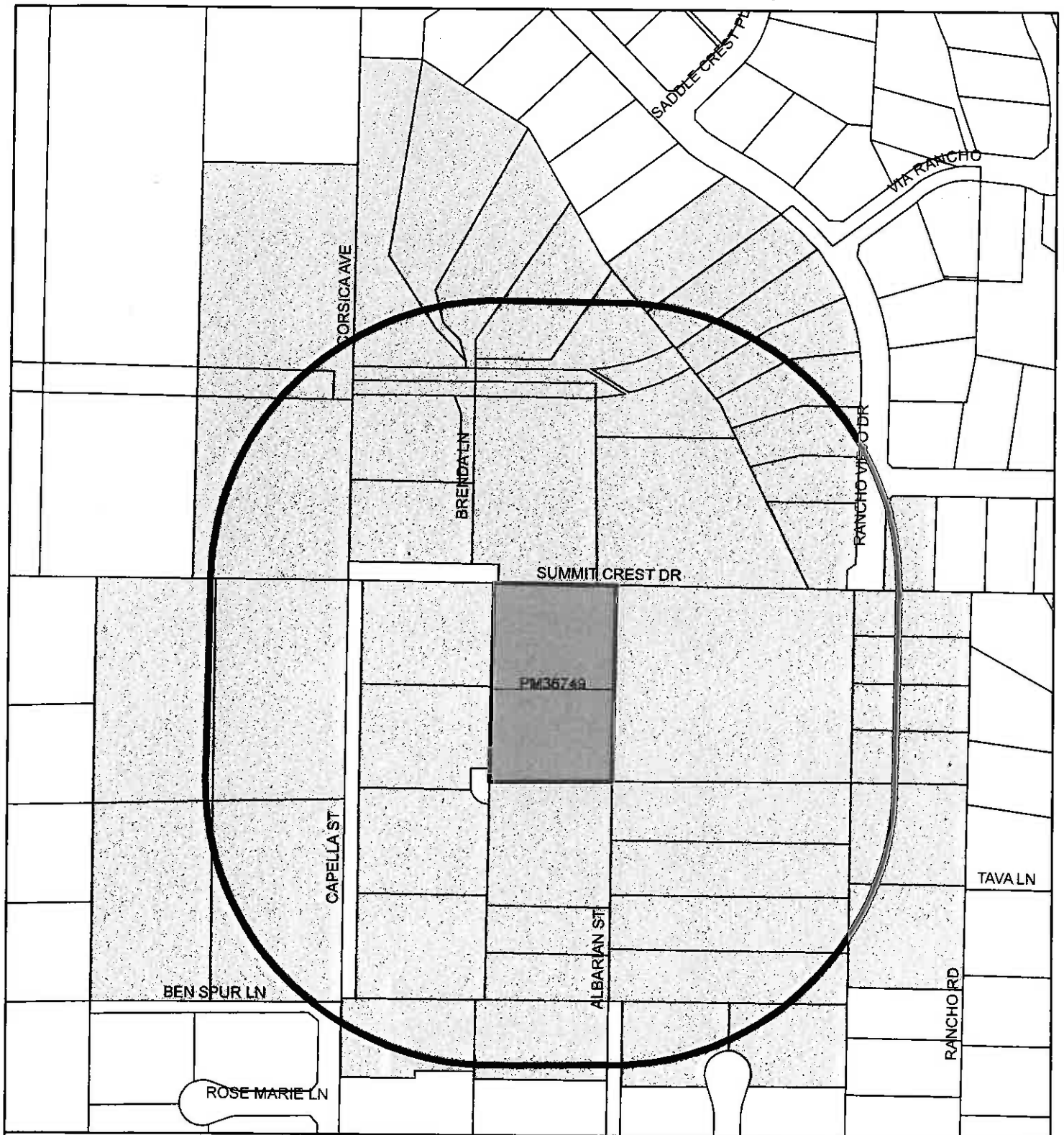
Pursuant to application requirements furnished by the Riverside County Planning Department, said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.





I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Matt Strutz  
TITLE: Planner  
ADDRESS: 4080 Lemon Street, 12<sup>th</sup> Floor, Riverside CA 92501  
TELEPHONE: 586 31

Ver by exp  
8/4/15

# PM36749 (600 Foot Buffer)



-  Case Owner Buffer
-  Case Boundary
-  Parcel Boundaries
-  Surrounding Owner Parcels



Printed by mstraite on 2/4/2015

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ALTON D ADAIR  
16215 RANCHO ESCONDIDO DR  
RIVERSIDE, CA. 92506

B W ALEXANDER  
16050 RANCHO VIEJO DR  
RIVERSIDE, CA. 92506

JOSEPH D BLINCO  
16078 CAPELLA ST  
RIVERSIDE, CA. 92508

STEPHEN T BLINCO  
16256 VAN BUREN BLV  
RIVERSIDE, CA. 92504

JIMMY L BOLEYN  
16095 ALBARIAN ST  
RIVERSIDE, CA. 92504

PATRICIA CAMACHO  
15875 BRENDA LN  
RIVERSIDE, CA. 92506

TRAN TUYET HO CHEN  
19142 HOMESTEAD LN  
HUNTINGTON BEACH, CA. 92646

CITY OF RIVERSIDE  
3900 MAIN ST  
RIVERSIDE, CA. 90522

EDWARD B COOPER  
2066 CARLTON PLACE  
RIVERSIDE, CA. 92507

MARY DEC  
P O BOX 443  
POWAY, CA. 92074

DAVID DIECKMEYER  
15855 RANCHO VIEJO DR  
RIVERSIDE, CA. 92506

ROBERT L DORSON  
16250 VAN BUREN BLV  
RIVERSIDE, CA. 92504

SAMIRA ELACHKAR  
16176 GRACEFUL CT  
RIVERSIDE, CA. 92504

GERALD KENNETH EVANS  
16085 ALBARIAN ST  
RIVERSIDE, CA. 92504

EVERETT H FAULKNER  
16070 RANCHO VIEJO DR  
RIVERSIDE, CA. 92506

DUANE W FLORY  
15895 BRENDA LN  
RIVERSIDE, CA. 92506

LUIS C GONZALEZ  
16080 VAN BUREN BLV  
RIVERSIDE, CA. 92504

LUIS C GONZALEZ  
16080 VAN BUREN BLVD  
RIVERSIDE, CA. 92504

D RALEIGH GUTHREY  
16065 ALBARIAN ST  
RIVERSIDE, CA. 92504

DONALD E HART  
16200 CAPELLA ST  
RIVERSIDE, CA. 92508

KATHY G HEALEY  
15985 RANCHO VIEJO DR  
RIVERSIDE, CA. 92506

JAMES O HEITING  
15992 SUMMIT CREST DR  
RIVERSIDE, CA. 92506

RICHARD HODSON  
PMB 362  
231 E ALESSANDRO STE A  
RIVERSIDE, CA. 92508

JULIET HOLT  
16070 SUMMIT CREST DR  
RIVERSIDE, CA. 92506

INMAN ELECTRA L ESTATE OF  
C/O ANNETTE T ABERCROMBIE  
4295 SMOKETREE AVE  
YORBA LINDA, CA. 92886

JONATHAN CHARLES JONES  
16030 RANCHO VIEJO DR  
RIVERSIDE, CA. 92506

ROBERT L KRUSE  
15366 CAYUSE CT  
RIVERSIDE, CA. 92506

WILLIAM OLIVA  
2250 ST LAWRENCE ST  
RIVERSIDE, CA. 92504

DALE R OSTERODE  
16020 SUMMIT CREST DR  
RIVERSIDE, CA. 92506

GARY H PARKER  
15937 RANCHO VIEJO DR  
RIVERSIDE, CA. 92506

SIMON A PERKIC  
16010 RANCHO VIEJO DR  
RIVERSIDE, CA. 92506

LYNDA REDMOND  
16230 CAPELLA RD  
RIVERSIDE, CA. 92504

RAYMOND H REGIS  
15975 HOOVERVIEW DR  
RIVERSIDE, CA. 92504

RIVERSIDE CO REGIONAL PARK & OPEN SP DIST  
4600 CRESTMORE RD  
JURUPA VALLEY, CA. 92509

JOSEPH C RODRIGUEZ  
15873 RANCHO VIEJO DR  
RIVERSIDE, CA. 92506

FRANK H SAND  
15890 BRENDA LN  
RIVERSIDE, CA. 92506

CHERRI L SEBELIUS  
15990 SUMMIT CREST DR  
RIVERSIDE, CA. 92504

DONALD P SHEARER  
15900 BRENDA LN  
RIVERSIDE, CA. 92506

ROY SHIN  
15951 RANCHO VIEJO DR  
RIVERSIDE, CA. 92506

DOMINICK J VALENTINE  
15965 RANCHO VIEJO DR  
RIVERSIDE, CA. 92506

JORGE VARGAS  
15945 BRENDA LN  
RIVERSIDE, CA. 92506

CHARLES MARTIN VRANICH  
15885 BRENDA LN  
RIVERSIDE, CA. 92506

MORGAN D WILLIAMS  
16075 ALBARIAN ST  
RIVERSIDE, CA. 92504

GEORGE E YANCEY  
16130 CAPELLA ST  
RIVERSIDE, CA. 92508

GEORGE ZOIS  
15911 RANCHO VIEJO DR  
RIVERSIDE, CA. 92506

ATTN: Planning Manager  
Planning Department,  
City of Hemet  
445 E. Florida Ave.  
Hemet, CA 92543

Growth Managment,  
U.S. Postal Service  
P.O. Box 19001  
San Bernardino, CA 92423

Riverside Unified School District  
6050 Industrial Avenue  
Riverside, CA 92504

ATTN: Executive Officer  
Reg. Water Quality Control Board #8  
Santa Ana  
3737 Main St., Suite 500  
Riverside, CA 92501-3348

ATTN: Stanley Sniff, Sheriff  
Sheriff's Department, Riverside County  
Mail Stop 1450

Southern California Edison  
2244 Walnut Grove Ave., Rm 312  
P.O. Box 600  
Rosemead, CA 91770

Verizon Engineering  
9 South 4th St.,  
Redlands, CA 92373

Luis and Rosa Gonzalez  
16080 Van Buren Blvd.  
Riverside CA 92504

Hector Moreno  
236 West Orange Show Road Suite 105  
San Bernardino CA 92408

Printed at: 4:39 pm

on: Wednesday, Feb 25, 2015

Ad #: 0010022900

Order Taker: mtinajero

# THE PRESS-ENTERPRISE

Classified Advertising  
Proof

1825 Chicago Ave, Suite 100  
Riverside, CA 92507  
(951) 684-1200  
(800) 514-7253  
(951) 368-9018 Fax

## Account Information

Phone #: 951-955-5132  
Name: TLMA/COUNTY OF RIVERSID  
Address: P O BOX 1605, ,  
RIVERSIDE, CA 92502  
USA  
  
Account # 1100143932  
Client:  
Placed By: Mary Stark  
Fax #:

## Ad Information

Placement: Legal Liner PE P2W Riverside P2W  
Publication: PE Riverside, PE.com

Start Date: 03/02/2015  
Stop Date: 03/02/2015  
Insertions: 1 print / 1 online

Rate code: County Ad Lgl-PE-LGL PE County-Legal  
Ad type: C Legal

Size: 2.0 X 74 Li  
Bill Size: 148.00

Amount Due: **\$214.60**

## Ad Copy:

### NOTICE OF PUBLIC HEARING and INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

**TENTATIVE PARCEL MAP NO. 36749**- Adopt Negative Declaration - Applicant: Luis & Rosa Gonzalez - First Supervisorial District - Woodcrest District - Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC-VLDR) (1-Acre Minimum) - Location: Southerly of Summit Crest Drive, westerly of Albarian Street, northerly of Rose Marie Lane and easterly of Capella Street - Zoning: Light Agriculture - 1 Acre Minimum (A-1-t) - **REQUEST:** Schedule 'H' to subdivide 2.5 acres into 2 residential lots, with 1-Acre Minimum. (Quasi-judicial)

TIME OF HEARING: **1:30 pm** or as soon as possible thereafter  
**MARCH 23, 2015**  
RIVERSIDE COUNTY  
ADMINISTRATIVE CENTER  
4080 LEMON STREET, 1ST FLOOR,  
CONFERENCE ROOM 2A  
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Bahella Boothe, at 951-855-8703 or email [bboothe@rctlma.org](mailto:bboothe@rctlma.org) or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

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Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:  
RIVERSIDE COUNTY PLANNING DEPARTMENT  
Attn: Bahella Boothe  
P.O. Box 1409, Riverside, CA 92502-1409



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

DATE: May 7, 2014

TO

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv. Co. Flood Control District  
Riv. Co. Fire Dept.

Riv. Co. Building & Safety – Grading  
Riv. Co. Building & Safety – Plan Check  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Dept.

P.D. Geology Section-D. Jones  
P.D. Landscaping Section-Mark Hughes  
P.D. Archaeology Section-Heather Thomson

**TENTATIVE PARCEL MAP NO. 36749** - Applicant: Luis & Rosa Gonzalez – First/First Supervisorial District – Woodcrest District – Lake Mathews/Woodcrest Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1-Ac Min.) - **Location:** Southerly of Summit Crest Drive, westerly of Albarran Street, northerly of Rose Marie Lane and easterly of Capella Street **Zoning:** Light Agriculture - 1 Acre Minimum (A-1-1) - **REQUEST:** Schedule 'H' to subdivide 2.5 acres into 2 residential lots, with 1-acre minimum.

Routes in LMS have only been added for those departments that previously required corrections (denials). We are still requesting that your department review the attached map(s) and/or exhibit(s) for the above-described project. **If your department is not provided a route line, but you elect to provide comments (denial to the route) you may add a route for your department.** Otherwise please assure your files reflect this stamped version of the document and review any conditions accordingly. This case is scheduled for a **LDC meeting on June 5, 2014**. All LDC Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. Please keep ahold of this exhibit for your files as it supersedes previously transmitted exhibits. The following departments received a route on this project:

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

Should you have any questions regarding this project, please do not hesitate to contact **Lisa Edwards**, Project Planner, at (951) 955-1888 or email at ledwards@rctlma.org / **MAILSTOP# 1070**.

COMMENTS:

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

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

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

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38686 El Cerrito Rd  
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