



4.b.  
7/23/2020

**TO: Local Agency Formation Commission**

**FROM: Joshua Altopp, Local Government Analyst III**

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**SUBJECT: LAFCO 2020-14-3-ANNEXATION TO VALLEY-WIDE RECREATION AND PARK DISTRICT (TR 31130)**

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**EXECUTIVE SUMMARY AND GENERAL RECOMMENDATION.** This proposal requests the annexation of approximately 10-acres into Valley-Wide Recreation and Park District (VWRPD) for Tract Map Number 31130 to provide landscape maintenance and recreational services to this subdivision. The proposed project is within the unincorporated area of Valle Vista and must meet conditions of approval set by the County to annex the project into VWRPD. Staff recommends approval of this proposal as submitted by the applicant.

**GENERAL INFORMATION.**

**APPLICANT:** Elias Marana, 40620 Starlight Mesa Drive, Hemet, CA 92544, sole landowner and 100% landowner consent.

**LOCATION:** The site is generally located south of Mayberry Avenue, west of Thacker Drive, north of E. Whittier Avenue and east of Fairview Avenue within the unincorporated community of Valle Vista.

**ACREAGE:** This proposal contains approximately 10-acres of uninhabited territory.

**BOUNDARY:** The boundaries of the proposal include only territory for which land use entitlements have been given approval.

**POPULATION:** There are zero persons living within the boundaries of this proposal.

**REGISTERED VOTERS:** This proposal contains no registered voters living within the annexation boundaries, making this proposal legally uninhabited.

**LANDOWNER SUPPORT:** This proposal has the support of 100% of the affected landowners.

LAND USE PLANS: The proposed development will subdivide 10-acres into 16 residential lots. The zoning will be Low Density Residential, 18,000 sf. minimum.

EXISTING CONDITIONS: Rough grading has commenced.

CEQA DETERMINATION: The County of Riverside, as lead agency under the California Environmental Quality Act (CEQA), has prepared an environmental assessment for this project, which resulted in the filing of a Negative Declaration. The County has complied with CEQA and all appropriate State Guidelines regarding the proposed boundaries. As a responsible agency under CEQA, the Commission is required to review the environmental documentation prepared by the lead agency and consider the information and environmental impacts identified.

SPHERE OF INFLUENCE: This proposal is entirely within the Sphere of Influence of VWRPD.

COMMENTS FROM AFFECTED AGENCIES/INTERESTED PARTIES: There have been no significant comments received from any affected agency concerning this proposal.

**PROPOSED SERVICES.** VWRPD has provided a plan of service in support of this annexation for landscaped maintenance and recreation services. The two facilities closest to the subdivision are the Jim Venable Exchange Club Park and Valle Vista Community Center. VWRPD operates and maintains over 80 parks and recreational centers throughout their service territory. Additionally, once the subdivision has been annexed into VWRPD, the developer will then begin the annexation process into the appropriate Community Facility District/Landscape Maintenance District.

TAXES AND ASSESSMENTS: The annual assessment for VWRPD will range from \$100 to \$1,200 annually, with most of the assessment within the \$300 to \$600 range. Actual assessment will be subject to an engineer's report after the annexation is completed.

**CONCLUSION.** Elias Marana initiated this application as a condition of approval to provide landscape maintenance and recreational services for Tract Map 31130. This annexation is approximately 10-acres and has the support of 100% of the affected landowner. VWRPD has provided a plan of services in support of this annexation and Staff recommends approval of the annexation to VWRPD.

**SPECIFIC RECOMMENDATIONS.** Based upon the factors outlined above, IT IS RECOMMENDED that the Commission adopt a resolution taking the following actions:

1. Find that the County of Riverside, as lead agency under the California Environmental Quality Act (CEQA), has prepared a Negative Declaration which includes the proposed annexation. The County, in adopting the Negative Declaration, has complied with the provisions of the California Environmental Quality Act (CEQA) and all appropriate State Guidelines.
2. The Commission, as responsible agency under CEQA, has reviewed and considered the environmental documentation. Based on the environmental documentation prepared by the Lead Agency, and pursuant to CEQA Guidelines Sections 15162, 15163 and 15164, the Commission finds the following:
  - a. There have not been any substantial changes proposed to the project as analyzed in the Negative Declaration that require major revisions of the CEQA documents because of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
  - b. There have not been any substantial changes with respect to the circumstances under which the proposed project is undertaken that require major revisions of the CEQA documents, due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
  - c. There is no 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 Negative Declaration was adopted, that shows any of the following;
    - (1) The project will have one or more significant effects not discussed in the Negative Declaration;
    - (2) Significant effects previously examined will be substantially more severe than shown in the Negative Declaration;

- (3) 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;
- (4) Mitigation measures or alternatives which are considerably different from those analyzed in the Negative Declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

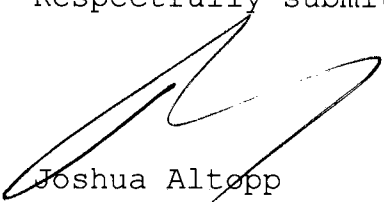
Accordingly, no further environmental documentation is required.

3. Find, that there are no direct or indirect environmental effects of the proposed annexation. Therefore, pursuant to CEQA Guidelines Section 15096(g), there are no mitigation measures to be adopted by LAFCO for the proposed annexation.
4. Determine the following:
  - a. The proposed annexation is consistent with the sphere of influence of Valley-Wide Recreation and Park District and the spheres of influence of all other local agencies affected by the approval of this proposal.
  - b. The proposed annexation is legally uninhabited.
  - c. The proposal has the written consent of 100% of the affected landowner.
  - d. The affected area will not be taxed for general bonded indebtedness of Valley-Wide Recreation and Park District related to this annexation.
  - e. The regular county assessment roll will be utilized.
5. Approve **LAFCO 2020-14-3-ANNEXATION TO VALLEY-WIDE RECREATION PARK DISTRICT (TR 31130)**, subject to the following terms and conditions:
  - a. In accordance with Government Code Section 56886(t) and 57330, the subject territory shall be subject to

the levying and collection of any previously authorized charge, fee, assessment, or tax of Valley-Wide Recreation and Park District.

- b. The County of Riverside and Valley-Wide Recreation and Park District shall defend, indemnify, and hold harmless the Riverside Local Agency Formation Commission ("LAFCO"), its agents, officers, and employees from any claim, action, or proceeding against LAFCO, its agents, officers, and employees to attack, set aside void, or annul any approval of LAFCO concerning this proposal.
6. Pursuant to Government Code Section 56662(d) waive Protest Proceedings, and make the following determinations:
    - a. The affected territory is legally uninhabited.
    - b. The owner of the land has given their written consent to the proposal.
    - c. No subject agency has submitted written opposition to a waiver of protest proceedings.
  7. Direct the Executive Officer to prepare and execute a Certificate of Completion upon receipt of fees required by Government Code Section 54902.5 (made payable to the State Board of Equalization).

Respectfully submitted,



Joshua Altopp  
Local Government Analyst III

# EXHIBIT "A"

LAFCO 2020-14-3  
ANNEXATION TO VALLEY-WIDE  
RECREATION AND PARK DISTRICT  
(TRACT 31130)



1" = 100'

### DESCRIPTION

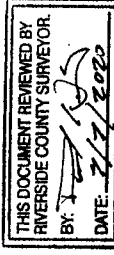
BEING THE SOUTHWEST QUARTER OF FARM  
LOT 105 OF THE LANDS OF THE FAIRVIEW LAND  
AND WATER COMPANY AS SHOWN BY MAP ON  
FILE IN BOOK 6, PAGE 307 OF MAPS, SAN DIEGO  
COUNTY RECORDS.

### NOTE:

THE CLOSEST BOUNDARY OF THE RIVERCREST  
COMMUNITY FACILITIES DISTRICT ZONE OF  
LANDSCAPE MAINTENANCE DISTRICT No. 88-1  
IS 0.9 OF A MILE NORTH OF THIS PROPOSED  
ANNEXATION.

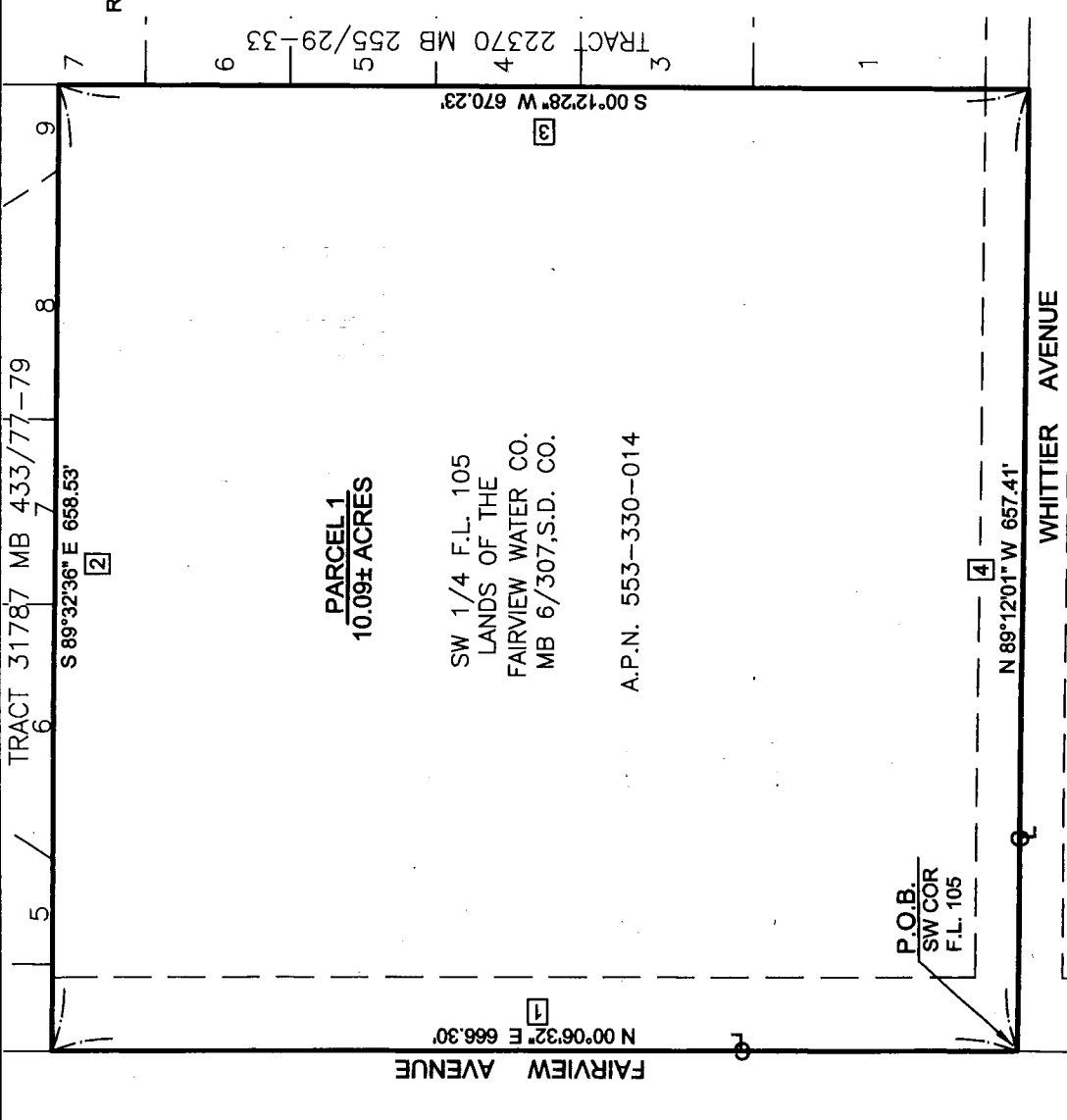
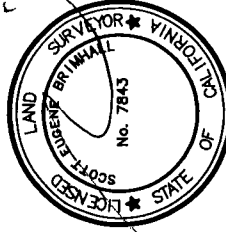
ANNEXATION BOUNDARY

NO. COURSE NUMBER



PREPARED BY:

BLAINE A. WOMER  
CIVIL ENGINEERING, INC.



PARCEL 1  
10.09± ACRES

SW 1/4 F.L. 105  
LANDS OF THE  
FAIRVIEW WATER CO.  
MB 6/307, S.D. CO.

A.P.N. 553-330-014

P.O.B.  
SW COR  
F.L. 105

WHITTIER AVENUE

TRACT 31787 MB 433/77-79

S 89°32'36" E 658.53'

FAIRVIEW AVENUE  
N 00°06'32" E 668.30'

N 89°12'01" W 657.41'

S 00°12'28" W 670.23'

TRACT 22370 MB 255/29-33



**VALLEY-WIDE**  
RECREATION AND PARK DISTRICT

**GoRecreation.org**  
AWARD WINNING CALIFORNIA PARKS

BOARD OF  
DIRECTORS

Nick Schouten  
President

John Bragg  
Vice President

Jan Bissell  
Secretary

Steve Simpson  
Member

Noah Rau  
Member

Dean Wetter  
General Manager

January 15, 2020

Joshua Altopp  
Riverside Local Agency Formation Commission  
3850 Vine Street, Suite 110  
Riverside, CA 92507-4277

**RE: TRACT NO. 31131 – MARANA CONSTRUCTION – PLAN OF SERVICE**

Dear Mr. Altopp:

Valley-Wide Recreation and Park District has the following comments with respect to the annexation of the above referenced tract:

1. Service – The District currently operates and maintains over eighty (80) parks and community centers where recreation programs and activities are provided. Two of these facilities are in the vicinity of this project. Additionally, this plan will be consistent with the adjoining tract.
2. Once this territory has been annexed into the Park District's jurisdiction, the developer must then begin the annexation process of the property into the appropriate Landscape Maintenance District/Community Financing District. The Park District currently has eight (8) Landscape Maintenance Districts formed throughout District boundaries. In 2013, the Park District implemented the Community Financing District (CFD) process for new annexations.
3. The purpose of the CFD is to provide maintenance of the improvements within each specific tract along with park maintenance and transportation corridor maintenance. For example, improvements may consist of landscaping, planting, shrubbery, trees, turf, irrigation, trails, hardscapes, walls, site lighting and appurtenant facilities. Appurtenant facilities may include playground equipment, play courts, ball fields, public restrooms, certain designated park sites and community centers within the boundaries of said district.

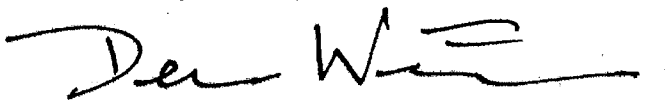
The maintenance of the improvements shall include the furnishing of services and materials for the ordinary and usual maintenance and servicing of the improvements, including repair, removal or replacement of all or any part of any improvement; providing for the life, growth, health and beauty of landscaping,

including cultivation, irrigation, trimming, spraying, fertilization or treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste; and the cleaning, sandblasting and painting of walls and other improvements to remove or cover graffiti.

4. The annual assessment amount varies for each tract based on the required maintenance of the tract-specific improvements noted above. Currently, the assessments range from \$100.00 to \$1,200.00 per year. However, the majority of the assessments fall within the \$300.00 to \$600.00 range.
5. **Tract No. 31131 is required to annex into the Rivercrest Community Facilities District Zone of Landscape Maintenance District No. 88-1.**
6. The developer will be required to either pay park fees on each dwelling unit or provide a fully operational park facility.
7. The developer is required to pay all fees associated with the LAFCO annexation process.
8. Financial – Due to Proposition 13 and county allocation of taxes, no percentage of tax is assigned to the Park District. Subdivider shall annex to the Community Financing District.
9. Attached is the inventory of Valley-Wide Recreation and Park District for reference pertaining to District Community Centers and Parks.

If any further information is needed, please don't hesitate to contact me.

Sincerely,



Dean Wetter General Manager  
Valley-Wide Recreation and Park District

cc: Pam Weatherly via email at [pam@bawce.com](mailto:pam@bawce.com)

Attachment: Sites at a Glance 2020

## SITES AT A GLANCE 2020

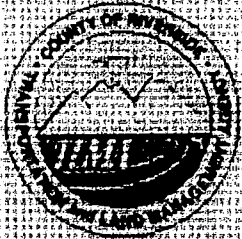
	Total Acres	Gym/Community Ctr.	Ballfields	Lighted Fields	Soccer Fields	Basketball Courts	Tennis Courts	Volleyball Courts	Pickleball Courts	Horseshoe Pits	Play Areas	Restrooms	Picnic Structures	Fitness Trails	Dog Park
Abelia Sports Park	17	N	2	1	1	2	1	1	1		1	Y	2	Y	N
Adeline's Farm Park	1	N									2	N	1	N	N
Aldergate Park	7.37	N	1			2			2		1	Y		N	Y
Autumn Breeze Park	2	N									1	N		N	N
Aquatic Center (DVL)	5	N							4		1	Y	1	N	N
Avignon Park	0.5	N				1						N		N	N
Bill Gray Park	5	N	1			2					1	N		N	N
Brindle Mills Park	0.37	N									1	Y		N	N
Brookfield Park	12	N	1		1	2		1			1	N	1	Y	N
Brookfield Open Space	62	N										N		N	N
Butterfield Park	5	N	1		1	2					1	Y		N	N
Capri Pocket Park	0.5	N										N		N	N
Conestoga Park	4.9	N			1	2			2		2	Y	1	N	N
Cottonwood Park and Comm Ctr	10	Y	1			1					1	Y	1	Y	N
Crown Valley Park	11	N	1	2	2	2	2		2		2	Y	1	N	N
Desert Green Park	0.5	N										N		N	N
Devonshire Open Space	10	N										N		N	N
Diamond Valley Lake Sports Park	85	N	8	10	3				4			Y	3	Y	N
Discovery Park	8	N	1			2					1	Y	1	N	N
Echo Hills Golf Course	28	N										Y	1	N	N
El Dorado Park	4	N	1								2	N	2	N	N
Eller Park	5	N	1	1		2					2	Y		Y	N
Emerald Park	5	N	1		1	2					1	Y		N	N
Fieldview Park	7	N	1		1	2					1	Y	1	Y	N
Fitness Trail – Benton Channel		N										N		Y	N
Fitness Trail - Railroad		N										N		Y	N
Fitness Trail – Shrimp Lane	21.2	N										N		Y	N
Heritage Heights Pocket Park		N												N	N
Heritage Park	5	N				2					2	N	2	N	N
Heritage Ranch Park	11	N	1	2	1						1	Y		Y	N
Heroes Park	16	N			1							Y	2	Y	Y
Hidden Meadows Park	2.5	N						1			1	N		N	N
Honey Pine Park	0.5	N									1	N	1	N	N
Jim Venable Exchange Club	8	N				2	2	2	4	6	1	Y	3	Y	N
Kona Park	1	N									1	N		N	N
Lago Vista Sports Park	20	N	3	3	1	2					1	Y	1	Y	N
La Paloma Park	5	N									1	Y		N	N
Leon Park and Fitness Trail	5	N			1	2					2	N	1	Y	N
Linear Park and Fitness Trail	11	N									2	N	1	Y	N
Linear Workout Park		N										N		Y	N
Marion V. Ashley Center & Park	12	Y	2	2		1		1			1	Y	1	Y	N
Mahogany Creek Park	6	N				1					1	N	1	N	N
Mahogany Creek Pocket Park	0.22	N										N		Y	N



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**ENVIRONMENTAL  
DOCUMENTATION**

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# COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

## MITIGATED NEGATIVE DECLARATION

Project/Case Number or Name: Change of Zone No. 6773, Tentative Tract Map No. 31130

Environmental Assessment No. 38970

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

**PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS, IF ANY:** *See attached Initial Study.*

### COMPLETED/REVIEWED BY:

By: Ebru Tuba Ozdil Title: Project Planner

Date: September 9, 2003

Applicant/Project Sponsor: Marana Construction

Date Submitted: 3/05/2003

### ADOPTED BY:

- Board of Supervisors
- Planning Commission
- East Area Planning Council
- Planning Director
- Other \_\_\_\_\_

Person Verifying Adoption: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

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

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- Riverside County Planning Department, 82-675 Highway 111, 2nd Floor, Indio, CA 92201
- Riverside County Planning Department, 39493 Los Alamos Road, Murrieta, California 92563
- Riverside County Transportation Department, 4080 Lemon Street, 8th Floor, Riverside, CA 92501

For additional information, contact Ebru Tuba Ozdil, at (909) 600-6176.

TITLE: 31130 map no. 38970



# COUNTY OF RIVERSIDE TRANSPORTATION AND LAND MANAGEMENT AGENCY

## NOTICE OF DETERMINATION

TO:  
 Office of Planning and Research (OPR)  
1400 Tenth Street, Room 121  
Sacramento, CA 95814  
 County Clerk  
County of Riverside

FROM:  
Riverside County Planning Department  
 4080 Lemon Street, 9th Floor  
P. O. Box 1409  
Riverside, CA 92502-1409  
 82-675 Highway 111, 2nd Floor  
Indio, CA 92201

39493 Los Alamos Road  
Murrieta, CA 92563  
Riverside County Transportation Department  
 4080 Lemon Street, 8th Floor  
P. O. Box 1090  
Riverside, CA 92502-1090

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

E.A. Number: 38970      CZ06773/TRJ1130

Project Title:      Case Numbers

State Clearinghouse Number      Contact Person      Area Code/Phone No./Ext.

Marana Construction 40620 Starlight Mesa Drive, Hemet, CA 92544

Project Applicant/Property Owner and Address

Located northerly of Whittier Avenue, easterly of Fairview Avenue, southerly of Mayberry Avenue, and westerly of Thacker Drive.

Project Location

Change of Zone No. 6773 proposes to change the zone from Light Agriculture - 10 Acre Minimum (A-1-10) to Residential Agriculture (R-A) / Tentative Tract Map No. 31130 is a Schedule "B" tract map proposing to subdivide 10.09 acres into 10 residential lots with a minimum lot size of 15,000 square feet.

Project Description

This is to advise that the Riverside County Board of Supervisors has approved the above-referenced project on \_\_\_\_\_, and has made the following determinations regarding that project:

- The project  will,  will not have a significant effect on the environment.
- An Environmental Impact Report (EIR) was prepared for this project and certified pursuant to the provisions of the California Environmental Quality Act (CEQA) (§914.00).
- An addendum to an Environmental Impact Report was prepared for the project and certified pursuant to the provisions of the California Environmental Quality Act (CEQA) (§64.00).
- A Negative Declaration (ND) was prepared for this project pursuant to the provisions of the California Environmental Quality Act (CEQA) (§1514.00).
- The project was undertaken pursuant to and in conformity to Specific Plan No. 7 (7) for which an Environmental Impact Report was certified or a Negative Declaration adopted. All potentially significant effects of the project were adequately analyzed by the earlier EIR or ND, and were avoided or mitigated pursuant to that earlier EIR or ND. NO FURTHER ENVIRONMENTAL DOCUMENTATION IS REQUIRED (§64.00).
- Mitigation Measures  were,  were not made a condition of the approval of the project.
- Findings were made in accordance with Section 21081 of the California Public Resources Code.
- A Statement of Overriding Considerations  was,  was not adopted for this project.
- A de minimis finding  was,  was not made for this project in accordance with Section 7114 of the California Fish and Game Code.

This is to certify that the Negative Declaration or Final EIR, with comments, responses and record of project approval is available to the general public at:

- Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501
- Riverside County Planning Department, 82-675 Highway 111, Room 209, Indio, CA 92201
- Riverside County Planning Department, 39493 Los Alamos Road, Murrieta, CA 92563
- Riverside County Transportation Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501

Signature

Title

Date

TO BE COMPLETED BY OPR

Date Received for Filing and  
Posting at OPR:

FOR COUNTY CLERK'S USE ONLY

EA38970

CF092416

# RIVERSIDE COUNTY

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 38970

**Project Case Type (s) and Number(s):** Change of Zone No. 6773, Tentative Tract Map No. 31130 Amended No. 1

**Lead Agency Name:** County of Riverside Planning Department

**Address:** 39493 Los Alamos Road, Murrieta, CA 92563

**Contact Person:** Ebru Tuba Ozdl

**Telephone Number:** (909)600-6176

**Applicant's Name:** Marana Construction, Elias and Cynthia Marana

**Applicant's Address:** 40620 Starlight Mesa Drive, Hemet, CA 92544

### I. PROJECT INFORMATION

**A. Project Description:** Tentative Tract Map No. 31130 Amended No. 1 is a schedule "B" tract map proposing to subdivide 10.09 acres into 16 residential lots with a minimum lot size of 18,000 square feet.

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

**C. Total Project Area:** 10.09 Gross Acres

**Residential:** 10.09 Acres; **Lots:** 16; **Units:** ; **Projected No. of Residents:** ;

**Commercial:** Acres; **Lots:** ; **Sq. Ft. of Bldg. Area:** ; **Est. No. of Employees:** ;

**Industrial:** Acres; **Lots:** ; **Sq. Ft. of Bldg. Area:** ; **Est. No. of Employees:** ;

**Other:** ;

**D. Assessor's Parcel No(s):** 559-070-011

**E. Street References:** The project is located northerly of Whittier Avenue, easterly of Fairview Avenue, southerly of Mayberry Avenue, and westerly of Thacker Drive.

**F. Section, Township & Range Description or reference/attach a Legal Description:** Section 16, Township 5 South, Range 1 East

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is relatively flat, undeveloped agricultural land. Agricultural land and residential lots border the parcel to the north and east. Riverside County Geographic Information System (GIS) data indicates that the vegetation of the site is predominately Grove/Orchard, however the site visit and pictures show that project site is been vacated from grove and orchards some time ago. There is no evidence of previous development of the site.

### II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

#### A. Area Plan Information

1. **Area Plan:** San Jacinto Valley

2. Subarea, if any: Not applicable

3. Community Policy Area, if any: Not applicable

**B. 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

**C. Existing Zoning: Light Agriculture-10 Acre Minimum (A-1-10)**

**D. Proposed Zoning, if any: Rural Agriculture (C-A)**

**E. Adjacent and Surrounding Zoning: A-1-10, R-A**

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

**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 **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

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

September 9, 2003

Date

Ebru Tuba Ozdil, Planner I

For Robert C. Johnson, 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 15053, 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 with Impact	Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Potentially Significant with Impact	Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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## AESTHETICS Would the project

### 1. Scenic Resources

a) Have a substantial effect upon a scenic highway corridor within which it is located?

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?

Source: TR31130, project review.

**Findings of Fact:** The proposed project is not located within a designated scenic corridor and does not have any unique features. The project will not substantially damage scenic resources nor obstruct any prominent scenic vista or views open to the public. The project will not result in the creation of an aesthetically offensive site open to public views.

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

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

### 2. Mt. Palomar Observatory

Interfere with the night time use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

Source: GIS data base, Ord. No. 655, TR31130, project review.

**Findings of Fact:** The project site is located within 26.28 miles of Mt. Palomar Observatory and is within Zone B. Each lot in Tentative Tract Map No. 31130 will have one residence, which will have exterior and interior lighting installed that will create additional glares. Additional street lights will be installed on three (3) new residential interior streets. However, these new light sources should not be adverse as long as appropriate lighting fixtures are employed, including low pressure sodium vapor (LPSV) street lights, and all other Class II outdoor lighting in compliance with Riverside County Ordinance No. 655.

**Mitigation:** The applicant shall adhere to the conditions of approval as stated in 50. PLANNING. 20.

**Monitoring:** Monitoring shall be provided by the Riverside County Planning Department and Building and Safety Department.

### 3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: TR31130, project review.

**Findings of Fact:** Individual property owners may install security lighting and unshielded lighting that could cast

Less than Significant Impact	Potentially Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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glares and lighting onto neighboring properties. However, impacts due to light sources will be minimal due to the limited size of the project, the types of lighting associated with the project.

**Mitigation:** Outdoor lighting shall be in compliance with the requirements of Riverside County Ordinance No. 655. Street lights shall be Low Pressure Sodium Vapor lighting. The applicant shall adhere to the conditions of approval as stated in 50. PLANNING: 20 to minimize lighting impacts.

**Monitoring:** Monitoring shall be provided by the Riverside County Planning Department and Building and Safety Department.

### AGRICULTURE RESOURCES Would the project

#### 4. Agriculture

- |   |                          |                                     |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Source: Ordinance No. 625, email received from John Guenn, Senior Planner, on 5/30/2003.

**Findings of Fact:** The site is designated as Prime Farmland. According to John Guenn, senior planner of Riverside County, general plan designation for this site is low density residential (maximum 2 dwelling units per one gross acre) and is consistent with the proposed project. The site is not located in an agricultural preserve. However, property is located 300 feet of land zoned for primarily agricultural purposes by the County of Riverside.

**Mitigation:** The applicant shall adhere the conditions of approval as stated in 50. PLANNING: 14 and 50. PLANNING: 29.

**Monitoring:** Monitoring shall be provided by the Riverside County Planning Department.

### AIR QUALITY Would the project

#### 5. Air Quality Impacts

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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f) Create objectionable odors affecting a substantial number of people?

Source: Riverside County General Plan, TR31130, project review.

**Findings of Fact:** The project will have an impact on air quality in the short-term in the construction phase of the project. The impacts will be reduced by grading permit requirements to control dust through watering of the site when necessary, and by requirements for proper maintained equipment used to perform grading. In the long-term, ambient air quality will be incrementally impacted primarily due to increase traffic in the area. However, the increase in the air pollutants in the area will not be significant.

**Mitigation:** No further mitigation measures are required. The builder will water during construction in accordance with Ordinance No. 457.

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

**BIOLOGICAL RESOURCES** Would the project

**6. Wildlife & Vegetation**

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

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

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

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: TR31130, project review.

**Findings of Fact:** The site is located in the Stephen's Kangaroo Rat (SKR) fee area. The proposed site is not within any other adopted Habitat Conservation Plan (HCP) or the proposed MSHCP Potential Preserve Planning Areas. The proposed project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Plan, or other approved local, regional, or state conservation plan. The project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as Title 14 of the California Code of Regulations. The proposed parcel map will not have a substantial

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 California Department of Fish and Game or U.S. Wildlife Service.

The project will not interfere substantially with the movement of any native resident or migratory fish and wildlife species or established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. The proposal will not have a regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The site will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

**Mitigation:** The applicant shall adhere the conditions of approval as stated in 60 PLANNING, 16.

**Monitoring:** Monitoring shall be provided by the Riverside County Planning Department.

**CULTURAL RESOURCES** Would the project

**7. Historic Resources**

- a) Alter or destroy an historic site?
- b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

**Source:** TR31130, Cultural Resource Survey prepared by Applied Earthworks, Inc. dated June 9, 2003 (PD-A # 3179)

**Findings of Fact:** Cultural Resource Survey PD-A #3179 indicates that no potentially significant or important cultural resources were identified during the Phase-1 archeological survey of the project site.

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

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

**8. Archaeological Resources**

- a) Alter or destroy an archaeological site?
- b) Cause a substantial adverse change in the 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?
- d) Restrict existing religious or sacred uses within the potential impact area?

**Source:** Cultural Resource Survey prepared by Applied Earthworks, Inc. (PD-A # 3179) dated June 9, 2003

**Findings of Fact:** There are no known historical resources on the site for the proposed project. A cultural resources report found no evidence of artifacts on the site.

**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

**9. Paleontological Resources**

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

Source: Paleontological Sensitivity Resources Map

**Findings of Fact:** The proposed subdivision is located in an area, which could potentially have paleontological resources. The proposed map shall be conditioned for a paleontological resources report, for monitoring and recovery if any resources be discovered during grading operations.

**Mitigation:** The applicant or successor shall comply with conditions of approval as stated in 60 PLANNING 3.

**Monitoring:** Monitoring shall be provided by Riverside County Planning Department.

**GEOLOGY AND SOILS**

**Definitions for Land Use Suitability Ratings**

Where indicated below, the appropriate Land Use Suitability Rating(s) has been checked:

NA - Not Applicable      S - Generally Suitable      PS - Provisionally Suitable  
 U - Generally Unsuitable      R - Restricted

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

**10. Alquist-Prilo Earthquake Fault Zone or County Fault Hazard Zones**

Rupture of a known earthquake fault, as delineated on the most recent Alquist-Prilo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

A-P Zones    NA     PS     U     R

GFH Zones    NA     PS     U     R

Source: GIS data, TR31130, project review.

**Findings of Fact:** The project site is not located within a delineated Alquist-Prilo Earthquake Fault Zone or County Fault Zone.

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

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

**11. Liquefaction Potential Zone**

Seismic-related ground failure, including liquefaction?      
 NA     S     PS     U     R

Source: GIS data, project review.

**Findings of Fact:** The Riverside County GIS data indicated that the project site is not located in a Liquefaction Potential Zone.

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

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

Less than Significant with Mitigation Incorporated    Less Than Significant Impact    No Impact

**12. Groundshaking Zone**  
**Strong seismic ground shaking?**

NA     S     PS     U     R                

Source: GIS data

**Findings of Fact:** The project site is located within Groundshaking Zone V. The Riverside County Comprehensive General Plan identifies the proposed project as rated as Suitable. According to the General Plan, this means that the expected levels of groundshaking generally exceed design levels as defined in the UBC by the factor ranging from approximately 1 to 2.

**Mitigation:** Construction of new structures on the project site shall comply with Uniform Building Code seismic design standards for Groundshaking Zone V. Applicant or successor shall comply with the 60 BS Grade 1 of conditions of approval.

**Monitoring:** Monitoring shall be provided by the Riverside County Building and Safety Department.

**13. Landslide Risk**

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?               

NA     S     PS     U     R

Source: Riv. Co. 800 Scale Seismic Maps or On-site Inspection, GIS data, project review.

**Findings of Fact:** The proposed subdivision site is not subject to landslide, collapse or rockfall hazards. The site is relatively flat. Elevation of the site is ranging from 1,814 ft. highest to 1,798 ft. minimum.

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

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

**14. Ground Subsidence**

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: GIS data, TR31130, project review.

**Findings of Fact:** There are no indications that the geological unit or soil is unstable, or that the soil would become unstable or result in ground subsidence as a result of development permitted by this project.

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

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

**15. Other Geologic Hazards**

Such as seiche, mudflow or volcanic hazard?               

Source: GIS data, TR31130, project review.

**Findings of Fact:** The proposed project site is not subject to seiche, mudflow or volcanic hazard.

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

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

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

**b. Would the project:**

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. Slopes</b>				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riv. Co. 800 Scale Slope Maps, TR31-130, project review.

**Findings of Fact:** The proposed project will not substantially change the topography of the project site. The project will not create slopes greater than 2:1 or higher than 10 feet. The project does not propose any septic systems.

**Mitigation:** Mitigation shall be compliance with grading plan, Ordinance No. 457, and Building and Safety Department conditions of approval.

**Monitoring:** Monitoring shall be done by the Riverside County Building and Safety Department.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. Soils</b>				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

**Findings of Fact:** The soil association for the parcel is the San Emigdio-Grangeville-Metz association. It is characterized as very deep, poorly drained to somewhat excessively drained, nearly level to strongly sloping soils that have a surface layer of calcareous loamy sand to loam, on alluvial fans and flood plains. The applicant has been conditioned to submit a grading plan to the County Building and Safety Grading Department.

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

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

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>18. Erosion</b>				
a) Change deposition, siltation or erosion which may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:** Development of the subject site has the potential to result in a slight to moderate increase in erosion on and off site based on the underlying soils. The implementation of the proposed project would not result in additional impacts related to change, deposition, or erosion which would modify the channel of a river or stream or the bed of a lake.

	Less than Significant Impact	Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** The applicant shall comply with erosion control measures stated in Riverside County Ordinance No. 457 and the erosion control measures required by the Riverside County Flood Control District on 60. FLOOD RI 4 to ensure there are only minimal impacts to erosion potential. The Pursuant to requirements of the State Water Resources Control Board, a state-wide general national Pollutant Discharge Elimination System (NPDES) permit shall apply to all construction, cleaning, grading and excavation activities.

**Monitoring:** Monitoring shall be provided by the Building and Safety Department through the grading permit process, and implementation of the Building and Safety- Grading Section conditions of approval.

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

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

**Source:** Ord. No. 460, Sec. 14.2 & Ord. No. 484

**Findings of Fact:** The project site is not subject to impacts from blowsand or wind erosion, and will not result in an increase in blowsand or wind erosion.

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

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

**HAZARDS AND HAZARDOUS MATERIALS** Would the project

**20. 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?

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?

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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?

**Source:** TR31130, project review

**Findings of Fact:** The proposed residential development will not be impacted by, nor emit hazardous materials.

**Mitigation:** Prior to storing and using chemicals and any other materials that may be hazardous on the site, the property owner will require the developer and contractor to obtain necessary permits from applicable agencies as a means to mitigate any potential impacts such as dust or use of glues and adhesives that are normally applied in residential construction.

**Monitoring:** Applicable agencies will make on site inspections to determine permits are in compliance. In addition, complaints from the nearby residents will be investigated by County Code Compliance Officers.

Potentially Significant Impact      Less than Significant with Mitigation Incorporated      Less than Significant Impact      No Impact

- 21. Airports**
- a) Result in an inconsistency with an Airport Master Plan?
- b) Require review by the Airport Land Use Commission?
- 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?
- 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?

Source: GIS data, TR31130, project review

**Findings of Fact:** The project site is located within an airport land use plan or in the immediate vicinity of a public airport or private airstrip. Approval of the proposed project would not result in impacts to aviation activities.

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

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

- 22. Hazardous Fire Area**
- 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: GIS data

**Findings of Fact:** The proposed subdivision is not located within Hazardous Fire Area.

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

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

**HYDROLOGY AND WATER QUALITY** Would the project

- 23. 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 which 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 which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- 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?
- g) Otherwise substantially degrade water quality?

Source: GIS data, TR3-130, project review.

**Findings of Fact:** The project has the potential to increase the amount of runoff water that leave the project site. These impacts have been mitigated to a level of insignificance through project design and through conditions of approval imposed by the Riverside County Flood Control District.

**Mitigation:** Potential runoff and flooding impacts shall be mitigated through compliance with the Riverside County Flood Control District's conditions of approval.

**Monitoring:** The County Flood Control District shall monitor the requirement mitigation measures through its review of the Final Map before it is cleared for recordation and through required Flood Control District clearance of their conditions of approval during project development.

#### 24. 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 the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?
- b) Changes in absorption rates of the rate and amount of surface runoff?
- 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)?
- d) Changes in the amount of surface water in any water body?

Source: GIS data

**Findings of Fact:** The project has the potential to increase the amount of runoff water that leave the project site. These impacts have been mitigation to a level of insignificance through project design and through conditions of approval imposed by the Flood Control District.

**Mitigation:** Potential runoff and flooding impacts shall be mitigated through compliance with the Flood Control District's conditions of approval.

**Monitoring:** The Flood Control District shall monitor the requirement mitigation measures through its review of the Final Map before it is cleared for recordation and through required Flood Control District clearance of their conditions of approval during project development.

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

**LAND USE/PLANNING** Would the project

**25. Land Use**

- a) Result in a substantial alteration of the present or planned land use of an area?
- b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Source: GIS data base, TR31130, project review.

**Findings of Fact:** The project site is located within the Hemet-San Jacinto Valley Land Use Planning Area. Open space and conservation map designation for the site identifies as Agriculture. Email received from John Guerin, Senior Planner, dated 5/30/2003 states that the Supervisor's office change the designation to Low Density Residential - 2 Dwelling Units/Acre for this property in new Riverside County Integrated Project (RCIP). The project site is not located within a city sphere of influence and is not within an adjacent city or county boundary. The proposed subdivision will not result in a substantial alteration of the present or planned land use of the area.

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

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

**26. Planning**

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

Source: GIS data base, TR31130, project review.

**Findings of Fact:** The zoning for the site is Light Agricultural - 10 Acre Minimum (A-1-10). Since the current zoning designation is incompatible with the proposed 18,000 square feet (net) lot sizes associated with the proposed tentative tract map, the applicant has submitted a change of zone application to the Rural Agricultural zone. The project is compatible with the surrounding single family residences with similar lot sizes. The project is consistent with the Very Low Density Residential (0.4 - 2 DU/AC) land use designation identified within the RCIP. The proposed subdivision will not result in a substantial alteration of the present or planned land use of an area. The affected land use is not within a city sphere of influence and/or within an adjacent city. The proposed subdivision will not divide or disrupt any established communities.

**Mitigation:** Change of Zone No. 6773 is mitigation to make the land use designation consistent with the zoning for the subject site.

**Monitoring:** Monitoring shall be provided by the Riverside County Planning Department.

**MINERAL RESOURCES** Would the project

Less than Significant Impact  
 Potentially Significant Impact  
 Less than Significant Impact with Mitigation Incorporated  
 No Significant Impact

**27. Mineral Resources**

- a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?
- 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: GIS data.

**Findings of Fact:** This project will not result in the loss or availability of a known or locally important mineral resource. The project is a compatible land use since it is not adjacent to a State classified or designated area or existing surface mine. The project is not located on an abandoned quarry or mine.

**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

**28. 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?
- 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?

Source: M.A.F.B, TR31130, project review

**Findings of Fact:** The proposed project will not be impacted by airport noise.

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

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

**29. Railroad Noise**

- NA       A       B       C       D

Less than  
Potentially Significant  
Impact

Less than  
Significant  
with  
Mitigation  
Incorporated

Less than  
Significant  
Impact

No  
Impact

Source: TR31130, project review

Findings of Fact: The proposed project will not be impacted by railroad noise.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**30. Highway Noise**

NA  A  B  C  D

Source: TR31130, project review

Findings of Fact: The proposed project will not be impacted by highway noise.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**31. Other Noise**

NA  A  B  C  D

Source: TR31130, project review

Findings of Fact: It is anticipated that no other noise pollution sources will impact the project site.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**32. Noise Effects on or by the Project**

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

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?

d) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Source: TR31130, project review

Findings of Fact: There would be unavoidable noise increase as built out occur and the land use changes from vacant land to residential. However, the noise increase is not anticipated to be any greater than any other residential subdivision. During construction, there will be an increase of noise levels.

Mitigation: To mitigate temporary noise levels during construction, the builder or contractor must comply with Ordinance No. 457.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Monitoring:** Building Inspectors will make on site visits to inspect different phase of construction and will have an opportunity to determine if noise levels are too high. In addition, the general public can call Code Enforcement and file a complain if noise levels are ground borne vibrations get too high.

**POPULATION AND HOUSING:** Would the project

**33. 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:** GIS data base, TR31130, project review

**Findings of Fact:** The proposed project will increase the supply of additional housing on currently vacant land and will not displace any existing housing. The project itself will not create a demand for additional housing. The project site is not a part of a County Redevelopment Area. The proposed project will not have an diverse impact upon population and housing in Riverside County.

**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:

**34. Fire Services**

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

**Source:** GIS data, TR31130, project review

**Findings of Fact:** The proposed subdivision will not create an impact on fire service, but future single family residences will increase the need for fire protection. The proposed project shall be required to pay development impact fees established by the ordinance. That increase is determined to be less than significant.

**Mitigation:** The applicant shall comply with conditions of approval 10, PLANNING 13 with regards to mitigation of development impacts, which includes fire protection and service.

**Monitoring:** Monitoring shall be provided by the Riverside County Planning Department prior to the issuance of building permits.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**35. Sheriff Services**

**Source:** GIS data, TR31130, project review

**Findings of Fact:** The proposed subdivision will not create an impact on sheriff services, but future single family residences will increase the need for sheriff services. The proposed project shall be required to pay development impact fees established by the Riverside County Ordinance No. 659. That increase is determined to be less than significant.

**Mitigation:** The applicant shall comply with conditions of approval 10 PLANNING, 13 with regards to mitigation of development impacts, which includes sheriff services.

**Monitoring:** Monitoring shall be provided by the Riverside County Planning Department prior to the issuance of building permits.

**36. Schools**

**Source:** GIS data, TR31130, project review

**Findings of Fact:** The project site is located within the Hemet Unified School District. The implementation of the proposed subdivision will result in an increased number of students and need for additional classrooms and is expected to require an increase in the need for educational services.

**Mitigation:** Impacts upon the Hemet Unified School District shall be mitigated pursuant to the provisions of California Law in effect at the time development applications and/or Building Permits are issued and 80 PLANNING, 14 of the conditions of approval. The incorporation of these mitigation measures will reduce the potential impacts to the project to a level of insignificance.

**Monitoring:** Monitoring shall be provided by the Riverside County Planning Department prior to the issuance of building permits.

**37. Libraries**

**Source:** GIS data, TR31130, project review

**Findings of Fact:** The proposed project will not have an adverse impact upon the provisions of library services in that a full-service library is located in Hemet. This library has the ability to serve the residents generated from the proposed project.

**Mitigation:** The project shall be required to pay development mitigation fees pursuant to the provisions of Riverside County Ordinance No. 659 as stated in 10 PLANNING, 13 of the conditions of approval. This fee contains a public facilities component that may be used by the Board of Supervisors for library facilities. The incorporation of these mitigation measures will reduce the potential impacts to the project to a level of insignificance.

**Monitoring:** Monitoring shall be provided by the Riverside County Planning Department prior to the issuance of building permits.

**38. Health Services**

	Less than	Significant	Less Than	No
Potentially	Significant	with	Significant	Impact
Impact	Incorporated			

**Source:** GIS data, TR31130, project review.

**Findings of Fact:** The project will create an incremental need for additional medical services. However, these types of services are normally user-fee or tax supported services; additional medical facilities shall be provided and funded through the Development Mitigation Fee Program administered through the Riverside County Ordinance No. 659. In addition, no shortage in the provision of health care service is expected as a result of the proposed parcel map.

**Mitigation:** The applicant shall be required to pay development mitigation fees pursuant to the provisions of Riverside County Ordinance No. 659 as stated in 10.PLANNING.13 of the conditions of approval. This fee contains a public facilities component that may be used by the Board of Supervisors for public facilities such as health services. The incorporation of these mitigation measures will reduce the potential impacts to the project to a level of insignificance.

**Monitoring:** Monitoring shall be provided by the Riverside County Planning Department prior to the issuance of building permits.

## RECREATION

### 39. 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"/> |
| b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**Source:** Ord. No. 460, Section 10.35, Ord. No. 659, TR31130, project review.

**Findings of Fact:** The project will not have recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. The project will result in new residents utilizing existing neighborhood or regional parks. Additional usage from these new residents shall cause substantial physical deterioration of existing facilities or accelerating physical deteriorating.

**Mitigation:** The applicant shall submit Quimby fees as stated in 50.PLANNING.8 and 90.PLANNING.6, to assist in the development of recreation and park facilities. The incorporation of these mitigation measures will reduce the potential impacts to the project to a level of insignificance.

**Monitoring:** Monitoring shall be provided by the Riverside County Planning Department prior to recordation of the final tract map.

### 40. Recreational Trails

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

**Findings of Fact:** A review by the County parks and Recreational Department concluded that recreation trails were not planned for the project area. The project shall not have an adverse impact upon the Riverside County

Less than Significant with Mitigation Incorporated      Less Than Significant Impact      No Impact

recreational and equestrian trails system.

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

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

**TRANSPORTATION/TRAFFIC** Would the project

**41. Circulation**

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume-to-capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards 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"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: TR31130, project review.

**Findings of Fact:** The Transportation Department has determined that the project is exempt from traffic study requirements. The project will not cause a significant increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. The project will not result in inadequate parking capacity. The project will not exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways. The project will not 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.

The proposed development will not alter waterborne, rail or air traffic. The project will not substantially increase hazards to a design feature. The project will not cause an effect upon or a need for new or altered maintenance of roads. The project will not cause an effect upon circulation during the project's construction. The project will not result in inadequate emergency access or access to nearby uses. The development will not conflict with adopted policies supporting alternative transportation.

The development has been conditioned to improve Whittier Avenue with 32 feet of asphalt concrete pavement within a 45' part-width dedicated right-of-way in accordance with County Standard No. 104, Section B. (20/30)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Mitigation:** The applicant shall comply with 50 TRANS 4 with regard to part-width dedicated right-of-way improvements along Whittier Avenue and mitigation shall be accomplished through Transportation Department conditions of approval.

**Monitoring:** Monitoring shall be provided by the Riverside County Transportation Department prior to map recordation.

**42. Bike Trails**

**Source:** TR31130, project review

**Findings of Fact:** There are no bike trails near the vicinity of the proposed tract map. Therefore, the project will not have an adverse impact on designated bike trails.

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

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

**UTILITY AND SERVICE SYSTEMS** Would the project

- 43. Water**
- a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?
  - b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

**Source:** GIS data, TR31130, project review

**Findings of Fact:** The proposed subdivision is located Lake Hemet Municipal Water District water service area. According to districts letter dated, March 31, 2003, this development will be required to pay Lake Hemet Municipal Water District sewer and water frontage fees on Fairview Ave., and Whittier Ave. In addition, equivalent dwelling fees will be required for each lot created. All construction necessary to connect this development to the District's facilities within the public right-of-way shall be by Lake Hemet Municipal Water District at developers expense.

**Mitigation:** Water service will be available upon completion of financial arrangements between Lake Hemet Municipal Water District and the property owner. If fire protection is required, the customer will need to contact District for fees and requirements. Water availability would be contingent upon the property owner signing an Agency Agreement that assigns water management rights, if any, to Lake Hemet Municipal Water District. The incorporation of these mitigation measures will reduce the potential impacts to the project to a level of insignificance.

**Monitoring:** Monitoring measures will be established between the property owner and Lake Hemet Municipal Water District.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

b) Result in a determination by the wastewater treatment provider which 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?

Source: GIS data, TR31130, project review

**Findings of Fact:** Development permitted at the proposed project site will require future residents to be served by the Lake Hemet Municipal Water District. The Lake Hemet Municipal Water District has agreed to provide connections to their sewer systems as per a letter dated March 31, 2003. The project will not require or result in the construction of new wastewater treatment facilities including septic systems.

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

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

**45. Solid Waste**

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

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

Source: Riverside County Waste Management Department correspondence dated April 7, 2003.

**Findings of Fact:** The proposed subdivision is expected to have the potential to impact landfill capacity from generation of solid waste during the construction phase of the project and upon the occupancy of the tract. However, overall impacts is expected to be less than significant. Riverside County Waste Management Department encourages to keep green waste separate from other waste types, use mulch and/or compost in the development and maintenance of landscape areas, and construction and demolition waste should be reduced and/or diverted from landfill disposal by the use of onsite grinders or by directing the materials to recycling facilities.

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

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

**46. 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?

b) Natural gas?

c) Communications systems?

d) Storm water drainage?

e) Street lighting?

f) Maintenance of public facilities, including roads?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
--------------------------------	--	------------------------------	-----------

**g) Other governmental services?**

**h) Conflict with adopted energy conservation plans?**

**Source:** GIS data, TR31130, project review

**Findings of Fact:** The project will not require or result in the construction of new community utility facilities or the expansion of existing community utility facilities. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each lot is connected to the appropriate utilities. The project is not anticipated to be in conflict nor create any impacts associated with the adopted energy conservation plans.

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

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

**OTHER**

**47. Other:**

**Source:** Not applicable.

**Findings of Fact:** No other issues have been identified during the review of this project and the preparation of this environmental assessment.

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

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

**MANDATORY FINDINGS OF SIGNIFICANCE**

**48. 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 to eliminate important examples of the major periods of California history or prehistory?**

**Source:** TR31130, project review.

**Findings of Fact:** Implementation of the proposed subdivision project would not 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, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory.

Less than  
Potentially Significant  
Impact

Less than  
with  
Mitigation  
Incorporated

Less Than  
Significant  
Impact

No  
Impact

49. Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

Source: TR31130, project review.

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals. Ultimate development of the site area including the proposed project would create long-term environmental consequences that are connected with any form of urbanization. However, the proposed project, has been designed to benefit the community and population by providing a the community with integrated, complimentary land uses. Therefore, the environmental effects related to air quality and traffic are reduced while enhancing the quality of life for project residents.

50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?

Source: TR31130, project review.

Findings of Fact: The implementation of the proposed subdivision project would not result in additional cumulative impacts related to the issues described above, and no additional mitigation measures would be required.

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

Source: TR31130, project review.

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Implementation of the proposed project would not result in additional impacts related to this issue, and no additional mitigation measures would be required.

**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. 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

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

Riverside County Planning Department

Less than  
Potentially Significant  
Impact

Less Than  
Significant  
Impact

No  
Impact

Mitigation  
Incorporated

89493 Los Alamos Road  
Murrieta, CA 92563

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COUNTY OF RIVERSIDE \* REPRINTED \* R0304253  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(909) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(909) 600-6100

82675 Highway 111  
Room 209  
Indio, CA 92201  
(760) 863-8271

Received from: MARANA ELIAS AND CYNTHIA \$64.00  
paid by: CK 10468  
paid towards: CFG02416 CALIF FISH & GAME - NEG DECL  
FISH AND GAME DOC FEE FOR TR31130 CZ06773 EA38970  
at parcel #  
appl type - CFG1

By: ADANEIYA Mar 05, 2003 09:05  
posting date Mar 05, 2003

Account Code	Description	Amount
658353120100208100	CF&G TRUST RECORD FEES	\$64.00

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.tlma.co.riverside.ca.us/lms/lms.htm](http://www.tlma.co.riverside.ca.us/lms/lms.htm)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

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4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(909) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(909) 694-5242

82675 Highway 111  
Room 209  
Indio, CA 92201  
(760) 863-8271

Received from: MARANA ELIAS AND CYNTHIA

\$1,250.00

paid by: CK 9999

FISH AND GAME DOC FEE FOR TR31130 C206773 EA38970

paid towards: CFG02416

CALIF FISH & GAME - NEG DECL

at parcel:

appl type: CFG1

By  
ONERO

Aug 21, 2003 11:27

posting date Aug 21, 2003

Account Code	Description	Amount
688353120100208100	CFG & TRUST	\$1,250.00

Overpayments of less than \$5.00 will not be refunded!