

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42349

Project Case Type (s) and Number(s): CHANGE OF ZONE NO. 7762, TENTATIVE TRACT MAP NO. 36327

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Wendell Bugtai, Project Planner

Telephone Number: 951-955-2419

Applicant's Name: Tricia Napolitano

Applicant's Address: P.O. Box 39111, Anza, CA 92539

I. PROJECT INFORMATION

Project Description: Change of Zone No. 7762 proposes to change the zoning classification for the subject property from Rural Residential – 5 Acre Minimum (R-R-5), Rural Residential – 10 Acre Minimum (R-R-10) and Rural Residential – 20 Acre Minimum (R-R-20) to Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open Space Combining Zone – Residential Developments (R-5).

Tentative Tract Map No. 36327 is a Schedule "C" subdivision of 265.2 gross acres into 46 single-family residential lots arranged in a clustered development with a lot sizes ranging from two (2) to four (4) gross acres, and one (1) approximately 160 gross acre common lot for open space with an overall density of 0.173 dwelling units per acre (or an average of 1 dwelling unit per 5.89 acres.) The project proposes a private internal road system and post and beam foundations for all structures.

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

B. Total Project Area: 265.2 Gross Acres

Residential Acres: 265.2	Lots: 47	Units: 46	Projected No. of Residents: 71
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 573-040-001, 573-040-002

D. Street References: The project is located northerly of Upper Valley Road, easterly of Bautista Road, and westerly of Pollwog Road.

E. Section, Township & Range Description or reference/attach a Legal Description:
Township 7S Range 3 East Section 5

F. Brief description of the existing environmental setting of the project site and its surroundings: The project is currently vacant with a proposal to building single family residences.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the Rural: Rural Residential (R: RR) (5 Acre Minimum) and Open Space: Rural (OS: RUR) (20 Acre Minimum) land use designation and other applicable land use policies within the General Plan.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project has allowed for sufficient provision of emergency response services to the future residents of this project through the project design. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project meets all applicable Housing Element Policies.
7. **Air Quality:** The proposed project meets all other applicable Air Quality element policies.

B. **General Plan Area Plan(s):** Riverside Extended Mountain Area Plan (REMAP)

C. **Foundation Component(s):** Rural (R) and Open Space (OS)

D. **Land Use Designation(s):** Rural: Rural Residential (R: RR) (5 Acre Minimum) and Open Space: Rural (OS: RUR) (20 Acre Minimum)

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

F. **Policy Area(s), if any:** N/A

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information

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

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

I. **Existing Zoning:** Rural Residential – 5 Acre Minimum (R-R-5), Rural Residential – 10 Acre Minimum (R-R-10) and Rural Residential – 20 Acre Minimum (R-R-20)

Proposed Zoning, if any: Rural Residential – 4 Acre Minimum (R-R-4), Rural Residential – 2 Acre Minimum (R-R-2) and Open Space Combining Zone – Residential Developments (R-5).

J. Adjacent and Surrounding Zoning: Rural Residential – 20 Acre Minimum (R-R-20) to the north, Natural Assets – 160 Acre Minimum (N-A-160) to the east, Rural Residential – 5 Acre Minimum (R-R-5) and Residential Agricultural – 2 Acre Minimum (R-A-2) to the south, Rural Residential – 10 Acre Minimum (R-R-10) to the west

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

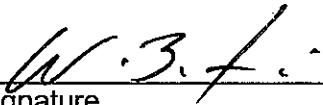
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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



Signature

January 9, 2012

Date

Wendell Bugtai

Printed Name

For Carolyn Syms Luna, Director

I. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-7 "Scenic Highways"

Findings of Fact:

- a) The project is not located within a highway corridor.
- b) The project will not 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

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655. The project is 18.36 Miles from Mt. Palomar Observatory.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

b) The project will not expose residential property to unacceptable light levels.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) The project will not 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.
- b) The project will not conflict with any agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.
- c) The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

5. Forest

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

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

- a) The project will not Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)).
- b) The project will not result in the loss of forest land or conversion of forest land to non-forest use.
- c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

- a) The project will not conflict with or obstruct implementation of the applicable air quality plan.
- b) The project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- c) The project will not 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)
- d) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.
- e) The project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.
- f) The project will not create objectionable odors affecting a substantial number of people.

Mitigation: No Mitigation Required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Monitoring Required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection

Findings of Fact:

- a) The project site, while located within the boundaries of Western Riverside County Multiple Species Habitat Conservation Plan, is not located within a Cell/Criteria Area, and will therefore not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.
- b) The project will not 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12.

- c) The project will not 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) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) The project will not 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) The project will not 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) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

CULTURAL RESOURCES Would the project

8. Historic Resources

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The project will not alter or destroy an historical site.
- b) The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

9. Archaeological Resources

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) A Phase I Cultural Resources Report (PD-A-4704) was prepared for the project site and no cultural resources were identified. The report has been reviewed and determined adequate by the County Archaeologist, who, based upon recommendations contained within the report, conditioned the project to require limited archaeological monitoring. On that basis, it has been concluded that the project will not likely alter or destroy an archaeological site.
- b) The project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.
- c) The project will not disturb any human remains, including those interred outside of formal cemeteries.
- d) The project will not restrict existing religious or sacred uses within the potential impact area.

Three letters have been received from the Ramona Band of Cahuilla Indians (dated 8/2/2011, 10/20/2011 & 10/27/2011.) The Tribe has raised concerns regarding the lack of response from the archaeological consultant regarding cultural resources within the project's Area of Potential Effect (APE.) The Tribe also indicated the recommended conditions of approval relative to cultural resources may be inadequate. However, as indicated above, the County Archaeologist as determined that the lack of response from the consultant does not directly affect the conclusions and recommendations of the report and has determined the prepared report to be adequate and sufficient; and based upon the recommended conditions of approval, has recommend approval of the project.

Mitigation: Condition of Approval 60. Planning. 2 requires that, prior to the issuance of a grading permit, the developer/permit holder retain and enter into a contract with a qualified archaeologist who will be included in any pre-grade meetings to provide cultural sensitivity training and establish guidelines for ground disturbance in sensitive areas. The archaeologist will manage and oversee monitoring for all mass/rough grading activities (including clearing, grubbing, tree removals, grading trenching, stockpiling of materials, rock crushing, structure demolition, etc.) A copy of the fully executed contract must be submitted to the Planning Department.

Condition of Approval 60. Planning. 4 requires that, prior to the issuance of a grading permit, the developer/permit holder enter into an agreement with the Ramona Band of Cahuilla Indians for tribal monitoring. The agreement will address the treatment and ultimate disposition of cultural resources. A copy of the agreement must be submitted to the Planning Department.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: Department of Building and Safety Grading Division and Planning Department (County Archaeologist).

10. Paleontological Resources

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) The project will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GEOLOGY AND SOILS Would the project

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

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

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report (GEO) No. 2224, submitted for this project (TR36327), was prepared by Inland Foundation Engineering, Inc. and is entitled "Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista Road and Upper Valley Road, Anza Area, Riverside County, California", dated March 28, 2011. In addition, the following documents were submitted for this GEO, Terra Geosciences, June 25, 2011, "Evaluation of Surface Fault Rupture hazard, Tentative Tract No. 36372, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., June 21, 2011, "Revised Response to County Review Comments - County Geologic Report No. 2224, Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista road and Upper Valley Road, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., January 26, 2011, "Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., October 12, 2011, e-mail of "Surface Stability.pdf", Terra Geosciences, June 30, 2011, "Review Comments, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated May 26, 2011", Terra Geosciences, September 9, 2011, "Review Comments #2, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated August 11, 2011", Terra Geosciences, October 5, 2011, "Review Comments #3, Response to County Review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated September 29, 2011".

Findings of Fact:

- a) The project may expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death.
- b) The project is subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.

The project has been reviewed and the following conditions have been recommended:

Mitigation: 10. PLANNING.18 and 50. PLANNING.35

GEO02224 recommended:

1. Establishment of "Restricted-Use Zones" for habitable building purposes.
2. Where grading is conducted within proposed building areas, foundations should be excavated into dense, undisturbed soil.
3. Expansive soil design criteria.
4. Slopes inclined at a gradient of 2:1 (horizontal: vertical) or flatter will be grossly stable at heights up to 15 feet. For higher slopes, slope gradients of 2.5:1 (H:V) should be used for design without site specific investigation and testing.
5. Fill slopes should be constructed with properly compacted fills having a minimum relative compaction of 90 percent.
6. Surface stability of slopes should be enhanced by increasing the root cohesion using low growing shrubs and bushes.

GEO02224 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02224 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

It is understood that any and all grading required for this site shall require a grading permit for each individual lot and/or group of lots to be graded. All grading permits shall be predicated on the review and approval of current geotechnical analysis for each individual grading operation as required by Building Code and County requirements. Grading permits to be issued within those lots affected by surface fault rupture potential and/or the associated "Restricted-Use Zones" shall also be predicated on the review and approval of a report prepared by the geologic consultant of record for the grading permit indicating the proposed grading and proposed structure will not be adversely impacted by surface ground rupture.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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An environmental constraints sheet (ECS) shall be prepared for this tract map relative to the fault rupture hazard and associated "Restricted-Use Zones" as described elsewhere in this conditions set.

And;

Prior to map recordation, an Environmental Constraints Sheet (ECS) showing the location of all active fault(s) and all recommended fault setbacks for human occupancy structures shall be submitted for review and approval to the County Engineering Geologist. The following environmental constraints information and notes shall be placed on the ECS:

1. The FAULTS(s) and FAULT HAZARD AREA(s) ("Restricted-Use Zones" per GEO02224) shall be delineated on the ECS as approved by the Planning Department.
2. A note shall be placed on the ECS stating: "County Geologic Report (GEO) No. 2224 was prepared for this project by Inland Foundation Engineering Inc. and Terra Geosciences. Fault rupture hazard was identified as a potential geologic hazard on this property. Structures for human occupancy shall not be allowed in the fault hazard area within the recommended fault setbacks ("Restricted-Use Zones") established in GEO02224, and as shown on this Environmental Constraints Sheet, the original of which is on file at the office of the Riverside County Surveyor."

Monitoring: Building and Safety Plan Check Process and Planning Department review

12. Liquefaction Potential Zone

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

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

Findings of Fact:

- a) The project may be subject to seismic-related ground failure, including liquefaction.

Mitigation: 10.PLANNING.18

GEO02224 recommended the following:

Surface stability of slopes should be enhanced by increasing the root cohesion using low growing shrubs and bushes.

Monitoring: Building and Safety Plan Check Process and Planning Department review

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, County Geologic Report (GEO) No. 2224, submitted for this project (TR36327),

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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was prepared by Inland Foundation Engineering, Inc. and is entitled "Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista Road and Upper Valley Road, Anza Area, Riverside County, California", dated March 28, 2011. In addition, the following documents were submitted for this GEO, Terra Geosciences, June 25, 2011, "Evaluation of Surface Fault Rupture hazard, Tentative Tract No. 36372, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., June 21, 2011, "Revised Response to County Review Comments - County Geologic Report No. 2224, Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista road and Upper Valley Road, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., January 26, 2011, "Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., October 12, 2011, e-mail of "Surface Stability.pdf", Terra Geosciences, June 30, 2011, "Review Comments, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated May 26, 2011", Terra Geosciences, September 9, 2011, "Review Comments #2, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated August 11, 2011", Terra Geosciences, October 5, 2011, "Review Comments #3, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated September 29, 2011".

Findings of Fact:

- a) The project may be subject to strong seismic ground shaking.

Mitigation: 10.PLANNING.18

GEO02224 recommended the following:

1. Establishment of "Restricted-Use Zones" for habitable building purposes.
2. Where grading is conducted within proposed building areas, foundations should be excavated into dense, undisturbed soil.
3. Expansive soil design criteria.
4. Slopes inclined at a gradient of 2:1 (horizontal: vertical) or flatter will be grossly stable at heights up to 15 feet. For higher slopes, slope gradients of 2.5:1 (H:V) should be used for design without site specific investigation and testing.
5. Fill slopes should be constructed with properly compacted fills having a minimum relative compaction of 90 percent.
6. Surface stability of slopes should be enhanced by increasing the root cohesion using low growing shrubs and bushes.

GEO02224 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02224 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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It is understood that any and all grading required for this site shall require a grading permit for each individual lot and/or group of lots to be graded. All grading permits shall be predicated on the review and approval of current geotechnical analysis for each individual grading operation as required by Building Code and County requirements. Grading permits to be issued within those lots affected by surface fault rupture potential and/or the associated "Restricted-Use Zones" shall also be predicated on the review and approval of a report prepared by the geologic consultant of record for the grading permit indicating the proposed grading and proposed structure will not be adversely impacted by surface ground rupture.

An environmental constraints sheet (ECS) shall be prepared for this tract map relative to the fault rupture hazard and associated "Restricted-Use Zones" as described elsewhere in this conditions set.

Monitoring: Building and Safety Plan Check Process and Planning Department review

14. Landslide Risk

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

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

Findings of Fact:

a) The project will not 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.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

15. Ground Subsidence

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

Source: Riverside County Land Information System (RCLIS), GIS database, Geologist Comments, County Geologic Report (GEO) No. 2224, submitted for this project (TR36327), was prepared by Inland Foundation Engineering, Inc. and is entitled "Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista Road and Upper Valley Road, Anza Area, Riverside County, California", dated March 28, 2011. In addition, the following documents were submitted for this GEO, Terra Geosciences, June 25, 2011, "Evaluation of Surface Fault Rupture hazard, Tentative Tract No. 36372, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., June 21, 2011,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"Revised Response to County Review Comments - County Geologic Report No. 2224, Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista road and Upper Valley Road, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., January 26, 2011, "Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., October 12, 2011, e-mail of "Surface Stability.pdf", Terra Geosciences, June 30, 2011, "Review Comments, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated May 26, 2011", Terra Geosciences, September 9, 2011, "Review Comments #2, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated August 11, 2011", Terra Geosciences, October 5, 2011, "Review Comments #3, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated September 29, 2011".

Findings of Fact:

- a) The project may 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.

Mitigation: 10.PLANNING.18

GEO02224 recommended the following:

1. Establishment of "Restricted-Use Zones" for habitable building purposes.
2. Where grading is conducted within proposed building areas, foundations should be excavated into dense, undisturbed soil.
3. Expansive soil design criteria.
4. Slopes inclined at a gradient of 2:1 (horizontal: vertical) or flatter will be grossly stable at heights up to 15 feet. For higher slopes, slope gradients of 2.5:1 (H:V) should be used for design without site specific investigation and testing.
5. Fill slopes should be constructed with properly compacted fills having a minimum relative compaction of 90 percent.
6. Surface stability of slopes should be enhanced by increasing the root cohesion using low growing shrubs and bushes.

GEO02224 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02224 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

It is understood that any and all grading required for this site shall require a grading permit for each individual lot and/or group of lots to be graded. All grading permits shall be predicated on the review and approval of current geotechnical analysis for each individual grading operation as required by

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Building Code and County requirements. Grading permits to be issued within those lots affected by surface fault rupture potential and/or the associated "Restricted-Use Zones" shall also be predicated on the review and approval of a report prepared by the geologic consultant of record for the grading permit indicating the proposed grading and proposed structure will not be adversely impacted by surface ground rupture.

An environmental constraints sheet (ECS) shall be prepared for this tract map relative to the fault rupture hazard and associated "Restricted-Use Zones" as described elsewhere in this conditions set.

Monitoring: Building and Safety Plan Check Process and Planning Department review

16. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project will not be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

17. Slopes

a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a) The project will not change topography or ground surface relief features.

b) The project will not create cut or fill slopes greater than 2:1 or higher than 10 feet.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, On-site Inspection, Riverside County Land Information System (RCLIS), GIS database, Geologist Comments, County Geologic Report (GEO) No. 2224, submitted for this project (TR36327), was prepared by Inland Foundation Engineering, Inc. and is entitled "Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista Road and Upper Valley Road, Anza Area, Riverside County, California", dated March 28, 2011. In addition, the following documents were submitted for this GEO, Terra Geosciences, June 25, 2011, "Evaluation of Surface Fault Rupture hazard, Tentative Tract No. 36372, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., June 21, 2011, "Revised Response to County Review Comments - County Geologic Report No. 2224, Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista road and Upper Valley Road, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., January 26, 2011, "Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza Area, Riverside County, California", Inland Foundation Engineering, Inc., October 12, 2011, e-mail of "Surface Stability.pdf", Terra Geosciences, June 30, 2011, "Review Comments, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated May 26, 2011", Terra Geosciences, September 9, 2011, "Review Comments #2, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated August 11, 2011", Terra Geosciences, October 5, 2011, "Review Comments #3, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated September 29, 2011".

Findings of Fact:

- a) The project will not result in substantial soil erosion or the loss of topsoil.
- b) The project may be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property.
- c) The project will not have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Mitigation: 10.PLANNING.18

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEO02224 recommended the following:

1. Establishment of "Restricted-Use Zones" for habitable building purposes.
2. Where grading is conducted within proposed building areas, foundations should be excavated into dense, undisturbed soil.
3. Expansive soil design criteria.
4. Slopes inclined at a gradient of 2:1 (horizontal: vertical) or flatter will be grossly stable at heights up to 15 feet. For higher slopes, slope gradients of 2.5:1 (H:V) should be used for design without site specific investigation and testing.
5. Fill slopes should be constructed with properly compacted fills having a minimum relative compaction of 90 percent.
6. Surface stability of slopes should be enhanced by increasing the root cohesion using low growing shrubs and bushes.

GEO02224 satisfies the requirement for a Geologic Study for Planning / CEQA purposes. GEO02224 is hereby accepted for Planning purposes. This approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

It is understood that any and all grading required for this site shall require a grading permit for each individual lot and/or group of lots to be graded. All grading permits shall be predicated on the review and approval of current geotechnical analysis for each individual grading operation as required by Building Code and County requirements. Grading permits to be issued within those lots affected by surface fault rupture potential and/or the associated "Restricted-Use Zones" shall also be predicated on the review and approval of a report prepared by the geologic consultant of record for the grading permit indicating the proposed grading and proposed structure will not be adversely impacted by surface ground rupture.

An environmental constraints sheet (ECS) shall be prepared for this tract map relative to the fault rupture hazard and associated "Restricted-Use Zones" as described elsewhere in this conditions set.

Monitoring: Building and Safety Plan Check Process and Planning Department review

19. Erosion

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

Source: Project Application Materials

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

- a) The project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake.
- b) The project will not result in any increase in water erosion either on or off site.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

- a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

- a) The project will not be impacted by or result in an increase in wind erosion and blowsand, either on or off site.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

Source: State CEQA Guideline, § 15064.4., Atkins, October 2011, "Air Quality and global Climate Changes Analysis Report", Thomas Mountain Ranch Residential Development, Tentative Tract Map 36327, Unincorporated Community of Anza, County of Riverside, California

Findings of Fact:

- a) The project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Per the air quality study dated October 2011, the total GHG emissions attributable to the project are 918.59 MT CO_{2e} per year, which is

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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below the 3,000 MT CO_{2e} / year threshold. Therefore, impacts from the project generated GHG emissions are less than significant.

- b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Findings of Fact:

- a) The project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.
- d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The project will not 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.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

23. Airports	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project will not result in an inconsistency with an Airport Master Plan.
- b) The project will not require review by the Airport Land Use Commission.
- c) The project will not be 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) The project will not be located 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.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

- a) The project may 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.

Mitigation: 60.FIRE.1

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

- a) fuel modification to reduce fire loading, b) appropriate fire breaks according to fuel load, slope and terrain, c) non flammable walls along common boundaries between rear yards and open space, d) emergency vehicle access into open space areas shall be provided at intervals not to exceed 1,500 feet, and e) a homeowner's association or appropriate district shall be responsible for maintenance of all fire protection measures within open space areas.

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

Monitoring: Building and Safety Plan Check Process and Fire Department review

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

Findings of Fact:

- a) Through project design and proposed conditions of approval, the project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.
- b) The project will not violate any water quality standards or waste discharge requirements.
- c) The proposed forty-six (46) lots with a with an average lot size of 5.89 acres will not adversely deplete groundwater levels 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.

A study conducted and prepared by Ground Water Systems, Inc. entitled "Hydrogeologic Evaluation and Water Resources Analysis of the Anza-Terwilliger Area, Riverside, County, California, October 1990" was prepared for the County of Riverside Department of Environmental Health Services Division and provided groundwater analysis within the Anza-Terwilliger Area.

Section 6.2.13 of the study outlined various land uses, project acreage, water duty, and water usage, as follows:

Land Use Category	Acres	Water Duty Acre feet/Year (AF/YR)	Water Use (AF/YR)
Domestic Dwelling Unit	---	1.0 af/du	600
Irrigated Potatoes	930	2.1 af/yr	1,953
Irrigated Apples	33	2.1 af/yr	32.5
Occasionally Irrigated Grain	1,650	1.0 af/yr	1,650
Lake and Reservoir Surface	60	5.3 af/yr	318
Irrigated Pasture	105	2.1 af/yr	220
Livestock		2.1 af/yr	100

Total Water Consumptive Use = 4,874.0 AF/yr

As indicated in the 1990 Water Study Report, Section 6.2.15, water wells located in the Basement Complex Rock usually produce a rate of only a few gallons per minute and are used largely for low demand domestic purposes. The report estimates an average water use per dwelling unit in the Basement Complex rock areas to be 0.5 acre feet per year. In 1986, there

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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were an estimated 200 dwelling units in the Basement Complex rocks of the Anza area having a total ground water consumptive use of about 100 acre feet per year. (Section 6.4.15)

The report continued by indicating a substantial number of additional dwelling units could be supported by Basement Complex wells in the Anza Valley. An additional 400 to 800 dwelling units could be dependably served if well spacing is properly observed. Table 9.7-1 summarizes the potential number of dwelling units in each unit area; the report suggests that the Anza Valley has a potential for 9,160 dwelling units and currently has approximately 800 existing dwelling units. In accordance with the 1990 Water Study Report, the applicant should comply with ground well placement in the Basement Complex rock. Additionally, according to the housing permit data provided by GIS as of 2010, 452 Manufactured Residential Permits (BMR) have been finalized, 5 BMR's have been issued, and 12 BMR's are in applied status, while 29 New Residential Permits (BRS) have been finalized, 9 BRS's have been issued in the Anza Valley Unit Area from 1990-2008. Considering that the project proposes to construct single-family residences on 265.2 gross acres for forty-six (46) additional units, the potential impacts are less than significant.

Final Analysis: In light of the growing concern regarding groundwater availability, based upon the data available, staff has determined that the proposed project will not significantly impact groundwater availability.

- The project proposal for new single family residential homes will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.
 - Sufficient water supplies will be provided by individual wells, pumps and water tanks, however prior to building permit issuance a water supply permit will be required.
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- e) The project will not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- f) The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- g) The project will not otherwise substantially degrade water quality.
- h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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

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

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.
- b) The project will not have changes in absorption rates or the rate and amount of surface runoff.
- c) The project will not 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) The project will not make changes in the amount of surface water in any water body.

Mitigation: 10.FLOOD RI. 1, 10.FLOOD RI. 2, 50.FLOOD RI. 2

The Riverside County Flood Department has recommended the following conditions:

While several watercourses cross through the site, two major watersheds impact this development. The first major watershed, originating in the Thomas Mountains north of the site, has a drainage area of approximately 1.2 square miles. Runoff from this drainage area flows southerly through the central/easterly portion of the site. In the second major watershed, two large watercourses, with a combined drainage area of 35-acres, join together in the central portion of the site near the northerly property line.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Due to the nature of the topography, the project site has a potential for debris production. In the flatter areas of the project site, the direction and concentration of flood flows are unpredictable and therefore cover a wide area. The buildup of the deposits could alter the direction of flood flows and create the potential for flooding and debris damage. The District has determined that the floodplains from these two watersheds, along with several well defined watercourses, shall be delineated on the environmental constraint sheet.

The proposed lots have been configured so that each residential lot has a building site outside of the floodplain and/or watercourses. For Lots 28-31, if the pads are located within 200 feet of Equestrian Trail, the finished floor of new structures shall be elevated 18 inches above the highest adjacent finished ground surface.

The main road through the development, combined with the cul-de-sac, provides vehicular access to the lots and has two (2) connection points to Upper Valley Road. The previously mentioned floodplains cross the road. There is currently no infrastructure for the control of storm runoff in this area and no culverts are proposed. At the locations where the floodplains (and watercourses) intersect the roads, 'Arizona type crossings' are proposed so storm runoff would flow over the road. It should be noted that during even a moderate storm event, the roads could be washed out completely and access to the lots may be impaired.

Based on the road profiles provided with the exhibit, grading within the floodplains, both upstream and downstream of where the road and the floodplain cross, will be required. However, this work is not expected to alter drainage patterns.

A preliminary Water Quality Management Plan was submitted for this project. Some additional information and clarification to this document is required. However, since the lot size are two (2) acre or greater, a final WQMP is acceptable. It should be noted that a final WQMP for each lot (including Common Lot 47 and street development) shall be submitted for review and approval prior to map recordation, grading or building permit issuance, whichever comes first.

and;

The approximate 100-year floodplain limits through the property as shown on the exhibit shall be delineated on an environmental constraint sheet to accompany the final map. The area within the delineated floodplain limits shall be labeled "floodplain" on the environmental constraint sheet. A note shall be placed on the environmental constraint sheet stating, "The floodplain must be kept free of all buildings and obstructions including fill and block walls. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed. Non-habitable structures (e.g., agricultural buildings, pole barns) are permissible provided that they do not obstruct flood flows."

and;

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

Monitoring: Building and Safety Plan Check Process and Flood Department review

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LAND USE/PLANNING Would the project

27. Land Use

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

Source: General Plan, GIS database, Project Application Materials

Findings of Fact:

- a) The project will not affect in a substantial alteration of the present or planned land use of an area.
- b) The project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

28. Planning

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

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

- a) The project will be consistent with the site's existing or proposed zoning.
- b) The project will be compatible with existing surrounding zoning.
- c) The project will be compatible with existing and planned surrounding land uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project will be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan).
- e) The project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

- a) The project will not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State.
- b) The project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.
- c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.
- d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

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

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

- a) The project is not 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) The project is not located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

- a) The project is not located near a railroad.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

32. Highway Noise

NA A B C D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The project is not located near a highway.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database, Site Visit

Findings of Fact:

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

34. Noise Effects on or by the Project

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

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 ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

- a) The project will not have a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.
- b) The project will not have a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. Instances of temporary outdoor church gathers have been observed on the project site which will not generate noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.

- c) The project will not have 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) The project will not provide exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

- a) The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.
- b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.
- c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project will not affect a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

- a) The project will not 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 Fire Services.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

- a) The project will not 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 Sherriff Services.

Mitigation: No Mitigation Required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Mitigation Required.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Hemet Unified School District, GIS database

Findings of Fact:

- a) The project will not 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 Schools.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

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

Findings of Fact:

- a) The project will not 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 Libraries.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

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

Findings of Fact:

- a) The project will not 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 Health Services.

Mitigation: No Mitigation Required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No Mitigation Required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.
- b) The project will not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- c) The project will not be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees).

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

42. Recreational Trails

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

Findings of Fact:

- a) The project is not located within any recreational trails.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

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

Source: Riverside County General Plan

Findings of Fact:

- a) The project is will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- b) The project is will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project is 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.
- d) The project is will not alter waterborne, rail or air traffic.
- e) The project is will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).
- f) The project is will not cause an effect upon, or a need for new or altered maintenance of roads.
- g) The project is will not cause an effect upon circulation during the project's construction.
- h) The project is will not result in inadequate emergency access or access to nearby uses.
- i) The project is will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

- a) The project is not located within any bike trails.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.
- b) The project will have sufficient water supplies available to serve the project.

A study conducted and prepared by Ground Water Systems, Inc. entitled "Hydrogeologic Evaluation and Water Resources Analysis of the Anza-Terwilliger Area, Riverside, County, California, October 1990" was prepared for the County of Riverside Department of Environmental Health Services Division and provided groundwater analysis within the Anza-Terwilliger Area.

Section 6.2.13 of the study outlined various land uses, project acreage, water duty, and water usage, as follows:

Land Use Category	Acres	Water Duty Acre feet/Year (AF/YR)	Water Use (AF/YR)
Domestic Dwelling Unit	---	1.0 af/du	600
Irrigated Potatoes	930	2.1 af/yr	1,953
Irrigated Apples	33	2.1 af/yr	32.5
Occasionally Irrigated Grain	1,650	1.0 af/yr	1,650
Lake and Reservoir Surface	60	5.3 af/yr	318
Irrigated Pasture	105	2.1 af/yr	220
Livestock		2.1 af/yr	100

Total Water Consumptive Use = 4,874.0 AF/yr

As indicated in the 1990 Water Study Report, Section 6.2.15, water wells located in the Basement Complex Rock usually produce a rate of only a few gallons per minute and are used largely for low demand domestic purposes. The report estimates an average water use per dwelling unit in the Basement Complex rock areas to be 0.5 acre feet per year. In 1986, there were an estimated 200 dwelling units in the Basement Complex rocks of the Anza area having a total ground water consumptive use of about 100 acre feet per year. (Section 6.4.15)

The report continued by indicating a substantial number of additional dwelling units could be supported by Basement Complex wells in the Anza Valley. An additional 400 to 800 dwelling units could be dependably served if well spacing is properly observed. Table 9.7-1 summarizes the potential number of dwelling units in each unit area; the report suggests that the Anza Valley has a potential for approximately 9,000 dwelling units and currently has approximately 800 existing dwelling units. In accordance with the Report, the applicant should comply with ground well placement in the Basement Complex rock. Additionally, according to the housing permit data provided by GIS as of 2010, 452 Manufactured Residential Permits (BMR) have been finalized, 5 BMR's have been issued, and 12 BMR's are in applied status, while 29 New Residential Permits (BRS) have been finalized, 9 BRS's have been issued in the Anza Valley Unit Area from 1990-2008. Considering that the project proposes to construct single-family residences on 265.2 gross acres for forty-six (46) additional units, the potential impacts are less than significant.

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Final Analysis: In light of the growing concern regarding groundwater availability, based upon the data available, staff has determined that the proposed project will not significantly impact groundwater availability.

- The project proposal for new single family residential homes will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.
- Sufficient water supplies will be provided by individual wells, pumps and water tanks, however prior to building permit issuance a water supply permit will be required.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

46. Sewer

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

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Source: Department of Environmental Health Review

Findings of Fact:

- a) The project will not 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.
- b) The project will result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

47. Solid Waste

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) The project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.
- b) The project will comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan).

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

- a-g) The project site is currently existing and no new expansion related to utilities will be provided, therefore, no impacts will result.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

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

a) The project will not conflict with any adopted energy conservation plans.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

OTHER

50. Other:

Source: Staff review

Findings of Fact:

a) No other issues of potential concern have been identified.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- A. County Geologic Report (GEO) No. 2224, submitted for this project (TR36327), was prepared by Inland Foundation Engineering, Inc. and is entitled "Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista Road and Upper Valley Road, Anza Area, Riverside County, California", dated March 28, 2011. In addition, the following documents were submitted for this GEO:
- B. Terra Geosciences, June 25, 2011, "Evaluation of Surface Fault Rupture hazard, Tentative Tract No. 36372, Anza Area, Riverside County, California".
- C. Inland Foundation Engineering, Inc., June 21, 2011, "Revised Response to County Review Comments - County Geologic Report No. 2224, Preliminary Geotechnical Report, Tentative Tract No. 36327, NEC Bautista road and Upper Valley Road, Anza Area, Riverside County, California".
- D. Inland Foundation Engineering, Inc., January 26, 2011, "Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza Area, Riverside County, California".
- E. Inland Foundation Engineering, Inc., October 12, 2011, e-mail of "Surface Stability.pdf".
- F. Terra Geosciences, June 30, 2011, "Review Comments, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated May 26, 2011".
- G. Terra Geosciences, September 9, 2011, "Review Comments #2, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated August 11, 2011".
- H. Terra Geosciences, October 5, 2011, "Review Comments #3, Response to County Review Letter No. 2224, Evaluation of Surface Fault Rupture Hazard, Tentative Tract No. 36327, Anza, Riverside County, California, Letter Dated September 29, 2011".