

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

615B



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
August 26, 2014

**SUBJECT: TENTATIVE TRACT MAP NO. 35477** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Tim Huyck – Engineer/Representative: Trans-Pacific Consultants - Third/Third Supervisorial District - Ramona Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) and Very High Density Residential (CD:VHDR) (14-20 Dwelling Units Per Acre) Location: Northerly of Whittier Ave., southerly of Mayberry Ave., and westerly of Girard St. – 2.69 Gross Acres - Zoning: General Residential (R-3).

**RECOMMENDED MOTION:** That the Board of Supervisors:

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on July 16, 2014.

The Planning Department Recommended Approval; and,  
THE PLANNING COMMISSION APPROVED BY A 5-0 VOTE:

(Continued on next page)

  
\_\_\_\_\_  
Juan C Perez  
TLMA Agency Director/Interim  
Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$	\$	\$	\$	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

<b>SOURCE OF FUNDS:</b> Deposit based funds	<b>Budget Adjustment:</b>
	<b>For Fiscal Year:</b>

**C.E.O. RECOMMENDATION:** APPROVE  
BY:   
\_\_\_\_\_  
County Executive Office Signature Alex Gann

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: \_\_\_\_\_ District: 3/3 Agenda Number: \_\_\_\_\_

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
FORM 11: Tentative Tract Map No. 35477**

**DATE:** August 26, 2014

**PAGE:** Page 2 of 2

**ADOPTED** the **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41303**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**APPROVED TENTATIVE TRACT MAP NO. 35477**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the Planning Commission staff report.

**BACKGROUND:**

Tentative Tract Map No. 35477 proposes a Schedule "A" Subdivision for a 37 unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. of front yard area. Total development proposal includes, 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. There currently exists one (1) residential structure of no historical significance.

The project site is located northerly of Whittier Avenue, southerly of Mayberry Ave., and westerly of Girard St.

Tentative Tract No. 35477 was originally submitted to the Riverside County Planning Department on January 28, 2007. Since that time, there have been several iterations of the project with respect the density of the project. As proposed, the project has a 20% reduction in the number of units than originally proposed. The processing of the project has since resumed and changed over applicants as of January 30, 2013.

**Impact on Citizens and Businesses**

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

**ATTACHMENTS:**

- A. WASTE MANAGEMENT LETTER DATED JULY 28, 2014**
- B. PUBLIC COMMENT LETTERS**
- C. PLANNING COMMISSION STAFF REPORT**



# RIVERSIDE COUNTY PLANNING DEPARTMENT

**Juan C. Perez**  
Interim Planning Director

**DATE: August 8, 2014**

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office

**SUBJECT:** Tentative Tract Map No. 35477

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Place on Administrative Action <small>(Receive &amp; File, EOT)</small> | <input type="checkbox"/> Set for Hearing <small>(Legislative Action Required; CZ, GPA, SP, SPA)</small>      |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing                                      | <input type="checkbox"/> Publish in Newspaper:   |
| <input type="checkbox"/> 10 Day <input checked="" type="checkbox"/> 20 Day <input type="checkbox"/> 30 day  | <b>**SELECT Advertisement**</b>  |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> <b>**SELECT CEQA Determination**</b>  |
| <input type="checkbox"/> Place on Policy Calendar <small>(Resolutions, Ordinances, PNC)</small>             | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day              |
| <input type="checkbox"/> Place on Section Initiation Proceeding <small>(GPIP)</small>                       | <input type="checkbox"/> Notify Property Owners <small>(app/agencies/property owner labels provided)</small> |
|   | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO                           |

**Designate Newspaper used by Planning Department for Notice of Hearing: NA**

**Documents to be sent to County Clerk's Office for Posting within five days:**

NA

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

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

Desert Office · 77-588 Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

MS

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



**FROM:** TLMA – Planning Department

**SUBMITTAL DATE:**  
August 26, 2014

**SUBJECT: TENTATIVE TRACT MAP NO. 35477** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Tim Huyck – Engineer/Representative: Trans-Pacific Consultants - Third/Third Supervisorial District - Ramona Zoning District - San Jacinto Valley Area Plan: Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units Per Acre) and Very High Density Residential (CD:VHDR) (14-20 Dwelling Units Per Acre) Location: Northerly of Whittier Ave., southerly of Mayberry Ave., and westerly of Girard St. – 2.69 Gross Acres - Zoning: General Residential (R-3).

**RECOMMENDED MOTION:** That the Board of Supervisors:

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on July 16, 2014.

The Planning Department Recommended Approval; and,  
**THE PLANNING COMMISSION APPROVED BY A 5-0 VOTE:**

(Continued on next page)

  
\_\_\_\_\_  
Juan C Perez  
TLMA Agency Director/Interim  
Planning Director

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost:</b>	<b>POLICY/CONSENT (per Exec. Office)</b>
<b>COST</b>	\$	\$	\$	\$	Consent <input type="checkbox"/> Policy <input type="checkbox"/>
<b>NET COUNTY COST</b>	\$	\$	\$	\$	
<b>SOURCE OF FUNDS:</b> Deposit based funds				<b>Budget Adjustment:</b>	
				For Fiscal Year:	

**C.E.O. RECOMMENDATION:**

**County Executive Office Signature**

**MINUTES OF THE BOARD OF SUPERVISORS**

- A-30
- Positions Added
- 4/5 Vote
- Change Order

**Prev. Agn. Ref.:**

**District: 3/3**

**Agenda Number:**

Departmental Concurrence

**ADOPTED** the **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41303**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**APPROVED** **TENTATIVE TRACT MAP NO. 35477**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the Planning Commission staff report.

**BACKGROUND:**

Tentative Tract Map No. 35477 proposes a Schedule "A" Subdivision for a 37 unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. of front yard area. Total development proposal includes, 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. There currently exists one (1) residential structure of no historical significance.

The project site is located northerly of Whittier Avenue, southerly of Mayberry Ave., and westerly of Girard St.

Tentative Tract No. 35477 was originally submitted to the Riverside County Planning Department on January 28, 2007. Since that time, there have been several iterations of the project with respect the density of the project. As proposed, the project has a 20% reduction in the number of units than originally proposed. The processing of the project has since resumed and changed over applicants as of January 30, 2013.

**Impact on Citizens and Businesses**

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

**ATTACHMENTS:**

- A. **WASTE MANAGEMENT LETTER DATED JULY 28, 2014**
- B. **PUBLIC COMMENT LETTERS**
- C. **PLANNING COMMISSION STAFF REPORT**

Agenda Item No.: 3.7  
Area Plan: San Jacinto Valley  
Zoning District: Ramona  
Supervisory District: Third/Third  
Project Planner: Lisa Edwards  
Planning Commission: July 16, 2014

TENTATIVE TRACT MAP NO. 35477  
Environmental Assessment No. 41303  
Applicant: G8 Development Inc.  
Engineer/Representative: Chris Warburton

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### PROJECT DESCRIPTION AND LOCATION:

**TENTATIVE TRACT MAP NO. 35477:** Schedule "A" Subdivision for a 37 unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. of front yard area. Total development proposal includes, 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. There currently exists one (1) residential structure of no historical significance.

The project site is located northerly of Whittier Avenue, southerly of Mayberry Ave., and westerly of Girard St.

Tentative Tract No. 35477 was originally submitted to the Riverside County Planning Department on January 28, 2007. Since that time, there have been several iterations of the project with respect the density of the project. As proposed, the project has a 20% reduction in the number of units than originally proposed. The processing of the project has since resumed and changed over applicants as of January 30, 2013.

### ISSUES OF POTENTIAL CONCERN:

Girard Street is identified on the County's General Plan as a Secondary access road with a right-of-way width requirement of 100 feet. Currently this project has been conditioned to improve sidewalk, curb, and gutter along Girard Street to meet the requirements for County public right-of-way standards for new residential development.

### SUMMARY OF FINDINGS:

- |                                       |  |
|---------------------------------------|--|
| 1. Existing General Plan Land Use:    | Community Development: Very High Density Residential (CD: VHDR) and Medium Density Residential (CD: MDR)                                 |
| 2. Surrounding General Plan Land Use: | Community Development: Very High Density Residential (CD: VHDR), High Density Residential (CD:HDR), Medium Density Residential (CD: MDR) |
| 3. Existing Zoning:                   | General Residential (R-3)  |
| 4. Surrounding Zoning:                | General Residential (R-3), One-Family Dwelling (R-1)   |
| 5. Existing Land Use:                 | Single-family residence  |

6. Surrounding Land Use: Vacant to the south, multi-family to the east, and single-family residences to the west and north
7. Project Data: Total Acreage: 2.96 gross acres  
Total Proposed Lots: 37 residential lots  
Total Proposed Open Space Lots: 1  
Total Open Space Acreage: .43 gross acres  
Schedule: A
8. Environmental Concerns: See attached environmental assessment

**RECOMMENDATIONS:**

**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41303**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment;

**APPROVAL** of **TENTATIVE TRACT MAP NO. 35477**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The site is comprised of two parcels that will be consolidated to create a 37-unit condominium subdivision. One parcel is currently vacant and the other parcel has an existing single-family home of non-historical significance.
2. Similar residential uses have been approved and/or constructed and are operating in the project vicinity.
3. The proposed use, 37-unit condominium subdivision, is consistent with the development standards set forth in the General Residential (R-3) zone.
4. The project site is surrounded by properties which are zoned General Residential (R-3) to the north, south, and west and One-Family Residential (R-1) to the east.
5. The project site is designated Community Development: Very High Density Residential (CD: VHDR) and Medium Density Residential (CD: MDR) in the San Jacinto Valley Area Plan.
6. The project site is surrounded by properties which are designated Community Development: Very High Density Residential (CD: VHDR) to the north, Community Development: High Density Residential (CD: HDR) to the south, and Community Development: Medium Density Residential (CD: MDR) the east and west.
7. The proposed use is consistent with the Very High Density and Medium Density Residential General Plan land use designations which allow for residential densities of 14-20 dwelling unit per acre (VHDR) and 2-5 dwelling units per acre (MDR).
8. The proposed residential Tentative Map with a minimum parcel size of 2.96 is permitted in the General Residential zone.

9. The portion of the site designated as Community Development: Medium Density Residential (CD: MDR) encompasses the access drive and the pool area and are consistent with land uses set forth in the General Plan.
10. Environmental Assessment No. 41303 identified the following potentially significant impacts:
  - a. Cultural Resources
  - b. Noise

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached agency letters. No other significant impacts were identified.

### **CONCLUSIONS:**

1. The proposed project is in conformance with the Community Development: Very High Density Residential (CD: VHDR), Community Development: Medium Density Residential (CD: MDR), and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the General Residential (R-3) zoning development standards and with all other applicable provisions of Ordinance No. 348, based on the approval of Change of Zone No. 7796.
3. The proposed project is consistent with the Schedule A map requirements of Ordinance No. 460, and with other applicable provisions of Ordinance No. 460.
4. The public's health, safety, and general welfare are protected through project design.
5. The proposed project is conditionally compatible with the present and future logical development of the area.
6. The proposed project will not have a significant effect on the environment.
7. The proposed project will not preclude reserve design for the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

### **INFORMATIONAL ITEMS:**

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
  - a. An Airport Influence Area;
  - b. A Fault Zone;
  - c. A Tribal Land;
  - d. An Agriculture Preserve;
  - e. A WRCMSHCP Criteria Cell;
  - f. A High Fire Area; or,
  - g. A 100-year flood plain, an area drainage plan, or dam inundation area.



3. The project site is located within:
  - a. The boundaries of the Hemet Unified School District;
  - b. The Lake Hemet Water District;
  - c. The City of Hemet sphere of influence;
  - d. The Stephens Kangaroo Rat Fee Area or Core Reserve Area; or,
  - e. Zone B Mt. Palomar Observatory Area.
  
4. The subject site is currently designated as Assessor's Parcel Numbers 447-150-044 and 447-150-045

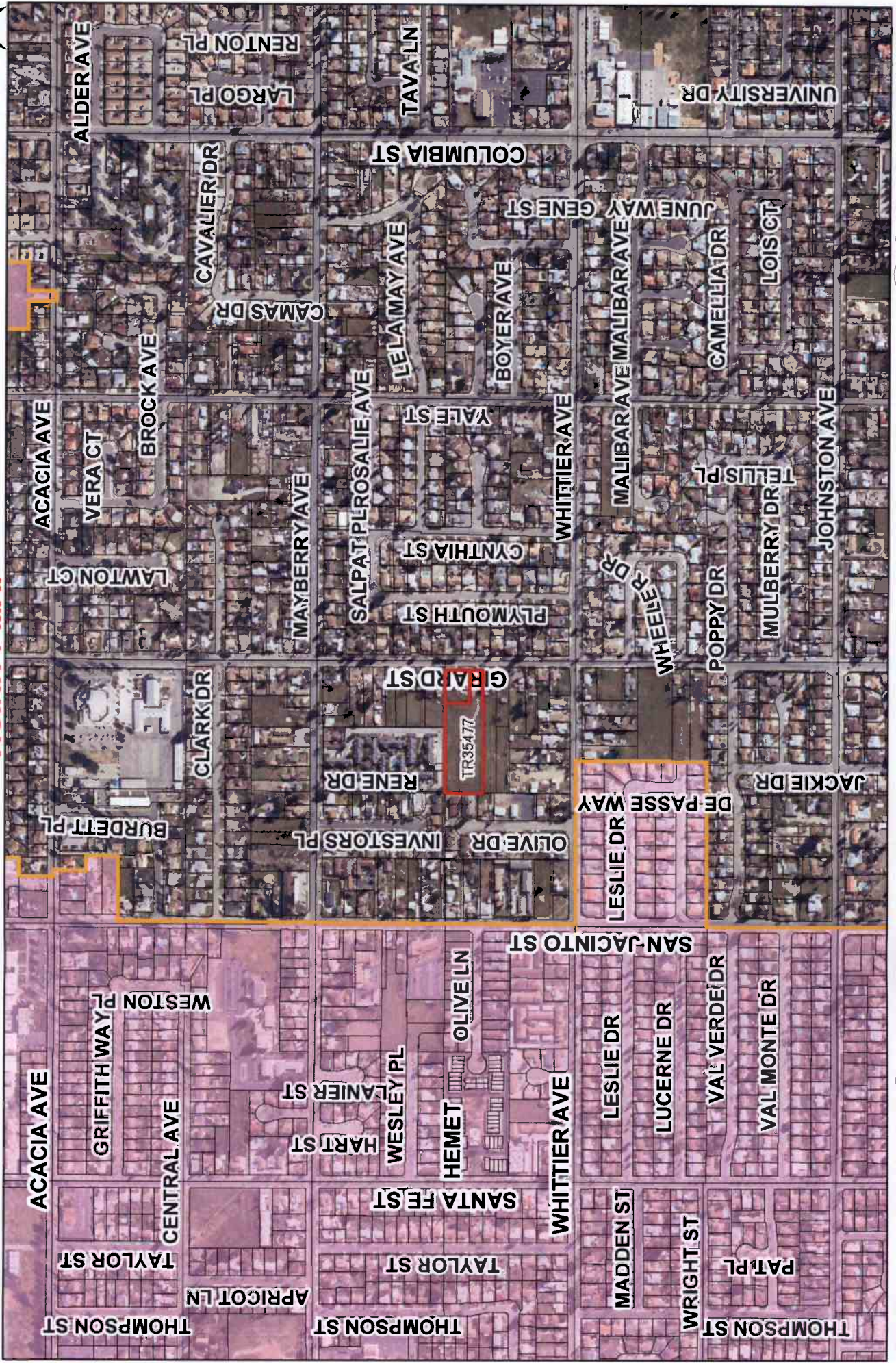
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR35477

### VICINITY MAP



Supervisor Stone  
District 3



0 335 670 1,340 Feet  
 Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP - Blythe)  
 Printed by ledwards on 6/18/2014



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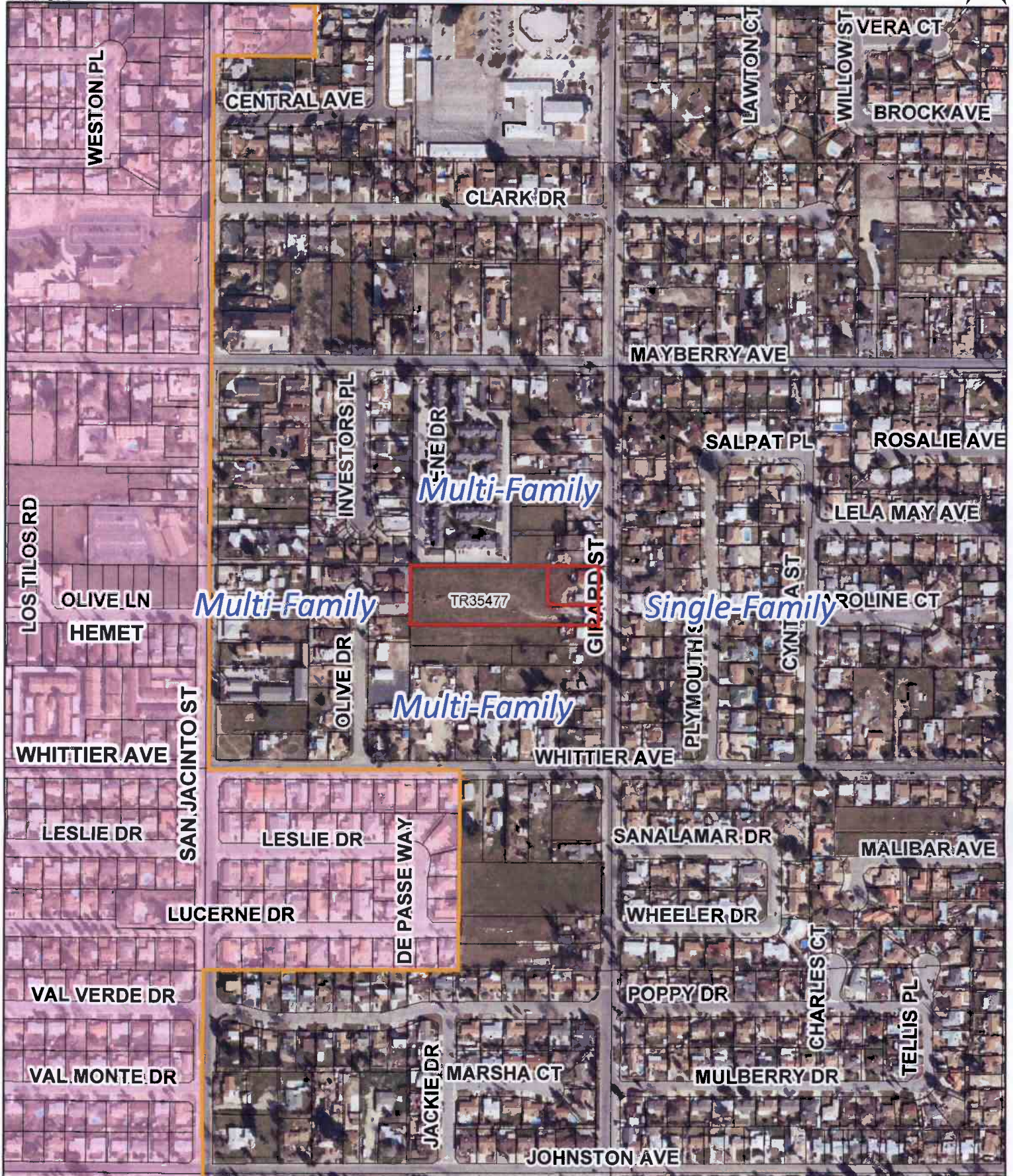
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR35477

### LAND USE



Supervisor Stone  
District 3



0 210 420 840 Feet  
1 inch = 417 feet

Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by ledwards on 6/18/2014



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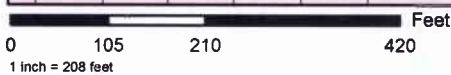
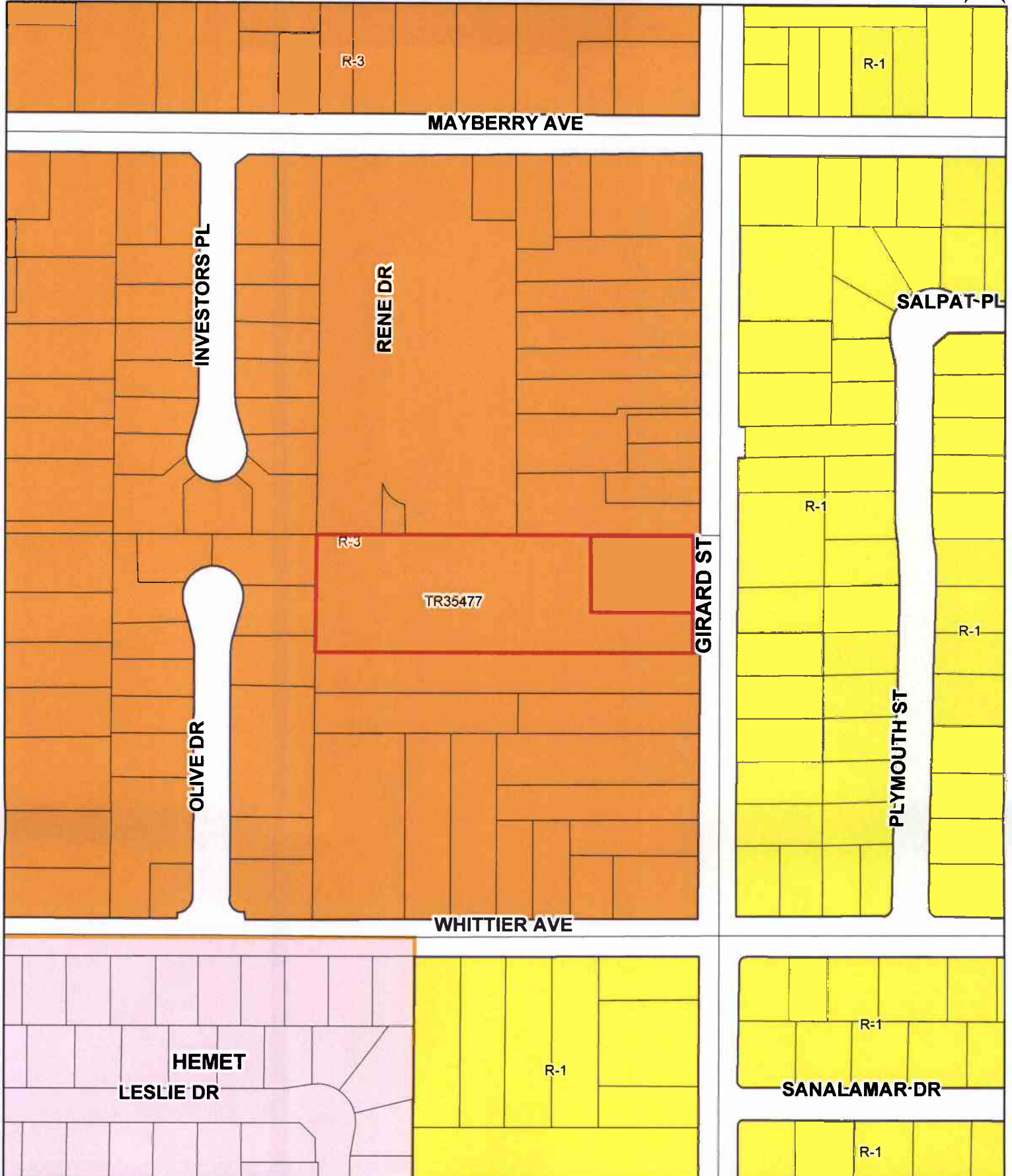
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR35477

### EXISTING ZONING



Supervisor Stone  
District 3



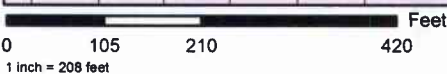
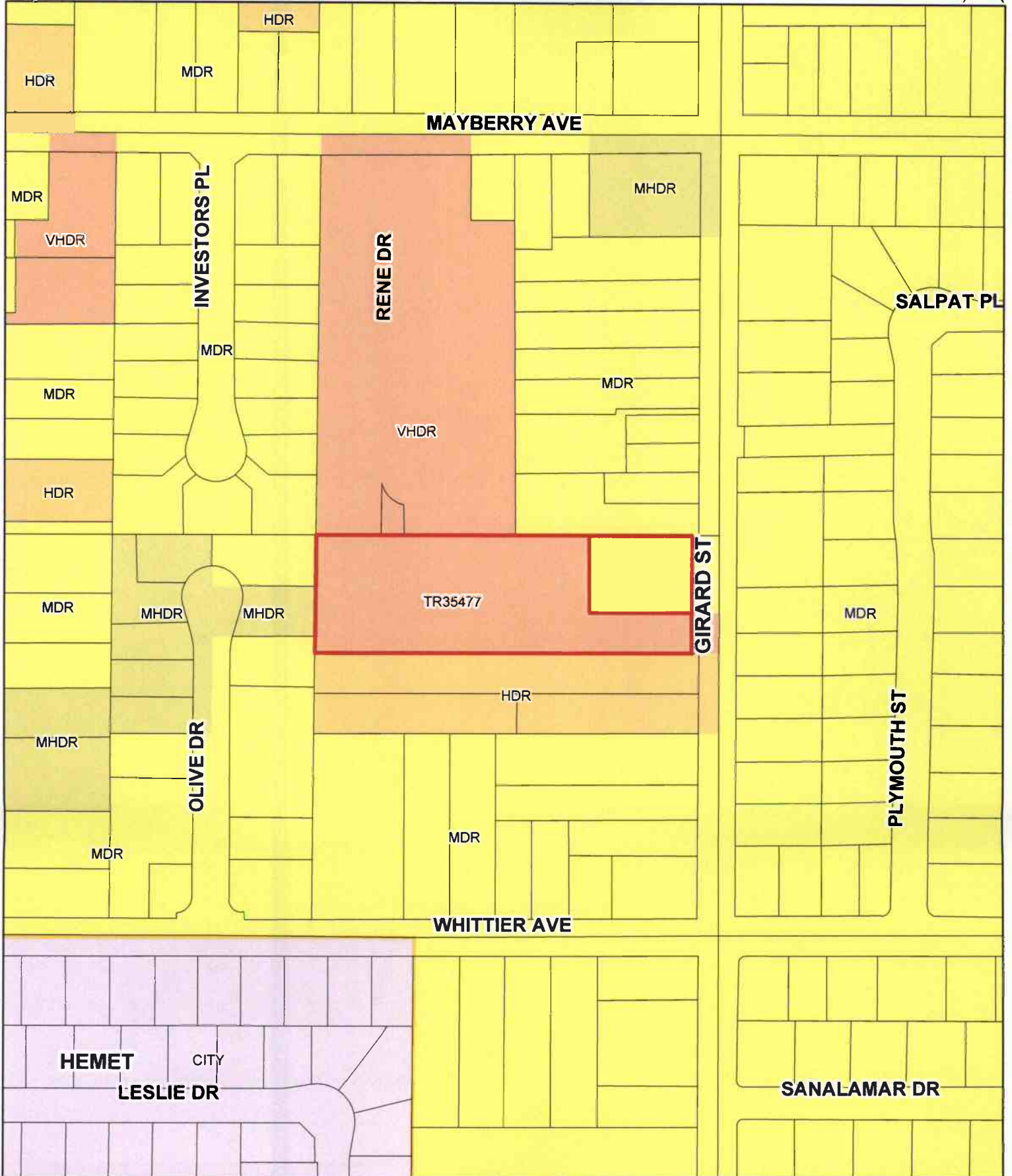
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## TR35477

### EXISTING GENERAL PLAN



Supervisor Stone  
District 3



Orthophotos Flown 2/11 (WR, CV) or 4/07 (REMAP, Blythe)  
Printed by ledwards on 6/18/2014



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Hear Date: 09/09/2013  
 Revision: 09/09/2013  
 Drawn By/Checked:  
 Consultant:

Project Number: 103  
 Date: 09-03-2012

# GIRARD TOWNHOME

## 26399 GIRARD STREET HEMET, CA. 92545



Sheet Title: **SITE PLAN**  
 Sheet Number: A-001  
 SHF NO. 1 OF 5 SHFS

**LEGAL DESCRIPTION**  
 447-150-044-9 PARCEL 1 OF PM NO. 12464, IN THE ARE OF RIVERSIDE, ON FILE IN BOOK 68 PAGES 12-13, OF PARCEL MAPS, 447-150-045-9 PARCEL 1 OF PM NO. 12464, IN THE ARE OF RIVERSIDE, ON FILE IN BOOK 68 PAGES 12-13, OF PARCEL MAPS.  
**ASSESSOR PARCEL NUMBER**  
 447-150-044-8-045

**APPLICANT/TOWNER**  
 G8 DEVELOPMENT INC.  
 4588 CASS STREET  
 SAN DIEGO, CA 92109  
**PROJECT INFORMATION:**  
 THOMAS BRICK CORP'S PAGE 84 (C-1)  
 PROPOSED USE: RESIDENTIAL  
 ZONING: R3, RESIDENTIAL  
 CONSTRUCTION: 4/4

**LOT 2 GROSS LOT AREA: 20,411 SQ. FT. (.47 ACRE)**  
**LOT 2 GROSS LOT AREA: 96,782 SQ. FT. (2.22 ACRE)**  
**TOTAL GROSS LOT AREA: 117,193 SQ.FT.**  
 EXISTING DESIGNATION IS AS FOLLOWS:  
 LOT 1: 447-150-044 IS ZONED AS R3 VHDR  
 LOT 2: 447-150-045 IS ZONED AS R3 MDR

**FOOT PRINT OF BUILDING:**  
 LOT 2 GROSS LOT AREA: 96,782 SQ. FT.  
 TOTAL FOOT PRINT AREA: 28,152 S.F.  
**LANDSCAPE:**  
 LANDSCAPE AREA (Included playground): 10019 S.F.  
 POOL AREA: 2172 S.F.  
 FRONT YARD: 9725 S.F.  
**TOTAL AREA:**  
 18,740 S.F.

MULTI-FAMILY CALCULATION TABLE PER ORDINANCE 346-PARKING FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT:

SINGLE BEDROOM OR STUDIO DWELLING UNIT: 1.95 SPACES/UNIT  
 TWO BEDROOMS/DWELLING UNIT: 2.25 SPACES/UNIT  
 THREE OR MORE BEDROOMS/DWELLING UNIT: 2.75 SPACES/UNIT

UNIT TYPE	NUMBER OF UNITS	SPACES PER UNIT	TOTAL SPACES
STUDIO	7	1.95	13.65
1 BR	31	2.25	69.75
2 BR	31	2.75	85.25
<b>TOTAL</b>	<b>69</b>		<b>168.65</b>

GRAND TOTAL: 347-79 SPACES (65 UNITS X 2 SPACES PER UNIT IN GARAGE) = 134 SPACES  
 177 SPACES REQUIRED PER UNIT  
 2,214 PARKING SPACES PER UNIT  
 33 TOTAL UNITS X 2.75 PER UNIT = 90 SPACES REQUIRED (104 SPACES PROVIDED)

**LOT 1 GROSS LOT AREA: 20,411 SQ. FT.**  
**447-150-044 IS ZONED AS R3 MDR**  
**TOTAL UNITS: 2**

**LOT 2 GROSS LOT AREA: 96,782 SQ. FT.**  
**447-150-044 IS ZONED AS R3 VHDR**  
**TOTAL UNITS: 35**

TOTAL UNITS AT LOT 1 & 2: 37

PARKING @ LOT 2	LOT 1	LOT 2	TOTAL
2 CAR GARAGE	10	10	20
GUEST PARKING	1	1	2
TOTAL PARKING	11	11	22

TOTAL PARKING AT LOT 1 & 2: 112



VICINITY MAP NO SCALE

**CASE #: TR35477**  
**EXHIBIT: A**  
**DATED: 9/13/2012**  
**PLANNER: L. EDWARDS**

Name/Date	08/09/2013
Drawn By/Checked	Revitwork
Consultant	
Project Number	103
Date	09-03-2012

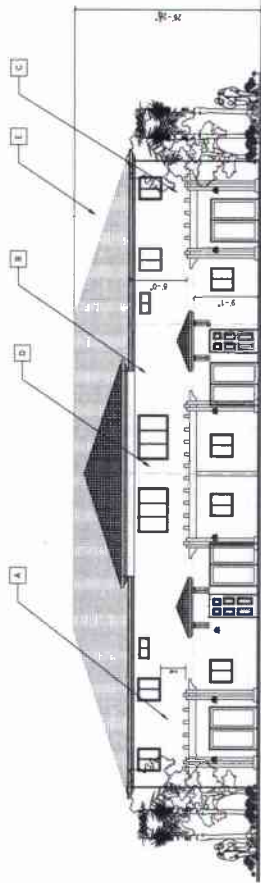
**GIRARD TOWNHOME**  
 26399 GIRARD STREET  
 HEMET, CA. 92545



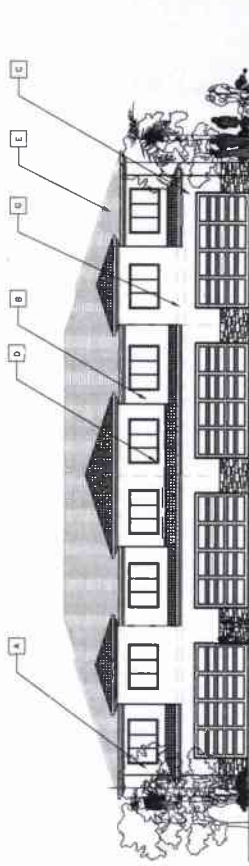
TEEP  
 4400 S. Main Street  
 Hemet, CA 92545  
 562-266-4444

Sheet Title:  
**ELEVATIONS**

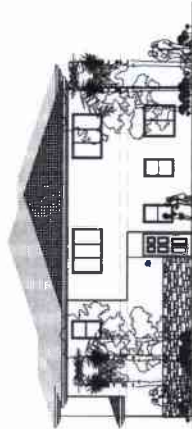
Sheet Number:  
**A-05**  
 SHIT NO. . OF . SHITS



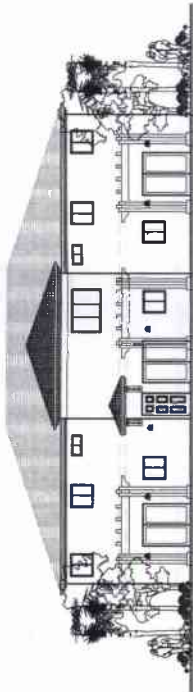
**1 FRONT ELEVATION (4 UNITS)**  
 SCALE: 1/8" = 1'-0"



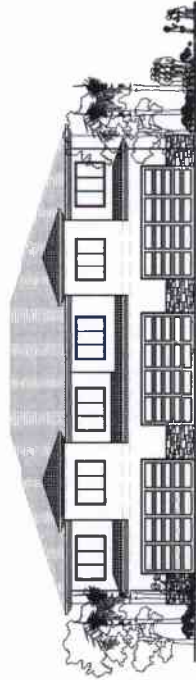
**2 REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"



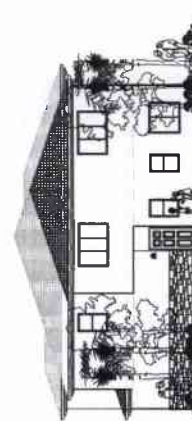
**3 SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"



**1 FRONT ELEVATION (3 UNITS)**  
 SCALE: 1/8" = 1'-0"



**2 REAR ELEVATION**  
 SCALE: 1/8" = 1'-0"



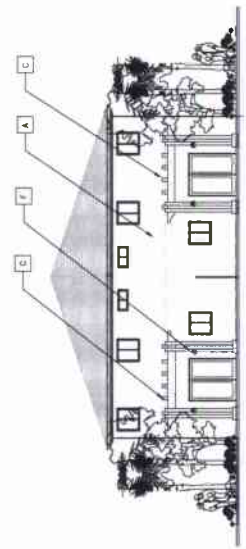
**3 SIDE ELEVATION**  
 SCALE: 1/8" = 1'-0"

- A STUCCO BODY COLOR**  
 DUNN EDWARDS  
 DE116 Canary Island
- B STUCCO BODY COLOR**  
 DUNN EDWARDS  
 DE111 C2R Brown
- C WOOD TRUST**  
 DUNN EDWARDS  
 DE142 Floating FATHER
- D MULLION**  
 DUNN EDWARDS  
 DE174 Thundercloud
- E ROOF TILE**  
 EAGLE ROOFING  
 SAN JUAN BLEND
- F OUTDOOR LIGHTING**  
 HERSLEY LIGHTING 257 HARBOR OUTDOOR  
 COLOR ANCHOR BRONZE  
 DIMENSION 18.25X11.75X11

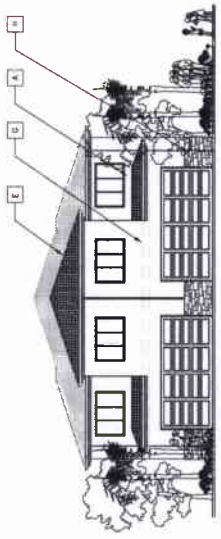
**CASE #: TR35477**  
**EXHIBIT: B**  
**DATED: 9/3/2012**  
**PLANNER: L. EDWARDS**



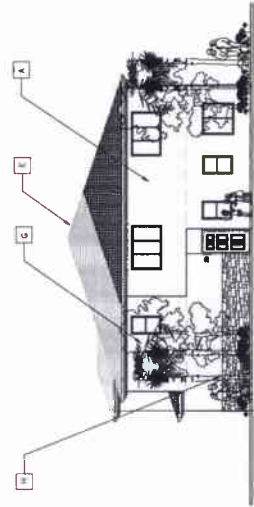
- A** STUCCO BODY COLOR  
 DUNN EDWARDS  
 DES196 Canyon Island
- B** STUCCO BODY COLOR  
 DUNN EDWARDS  
 DES111 Salt Box
- C** STUCCO BODY COLOR  
 DUNN EDWARDS  
 DES111 Salt Box
- D** WOOD TRUST  
 DUNN EDWARDS  
 DES142 Floating Father
- E** MULLION  
 DUNN EDWARDS  
 DES174 Thundercloud
- F** ROOF TILE  
 EAZLE ROOFING  
 SAIL LUM BLEND
- G** OUTDOOR LIGHTING  
 HAWLEY LIGHTING 207 HARBOR OUTDOOR  
 COLOR: ANCHOR BRONZE  
 DIMENSION: 15.25X21.125X11
- H** OUTDOOR LIGHTING  
 HAWLEY LIGHTING 207 HARBOR OUTDOOR  
 SCULPTURE  
 COLOR: ANCHOR BRONZE  
 DIMENSION: 16.5X21.125X11
- I** STONE/BRICK  
 D DORADO STONE  
 MOUNTAIN LEDE




**1** FRONT ELEVATION (2 UNITS)  
 SCALE: 1/8" = 1'-0"



**2** REAR ELEVATION  
 SCALE: 1/8" = 1'-0"



**3** SIDE ELEVATION  
 SCALE: 1/8" = 1'-0"

  
**CASE #: TR35477**  
**EXHIBIT: B**  
**DATED: 9/3/2012**  
**PLANNER: L. EDWARDS**



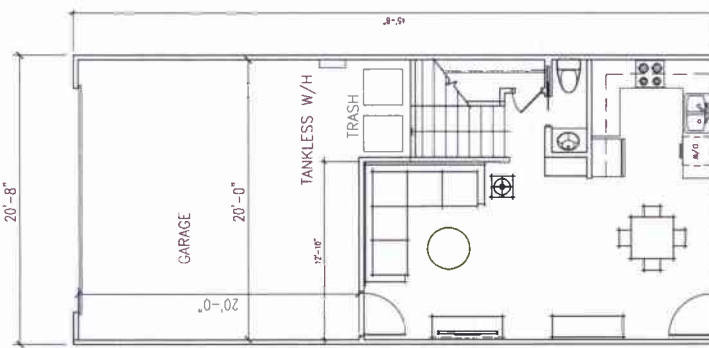


Issue Date	06/09/2013
Revisions	
Drawn By/Checked	
Consultant	
Project Number	103
Client	03-2012

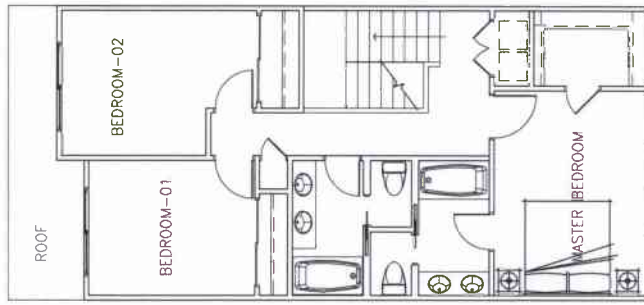
**GIRARD TOWNHOME**  
 26399 GIRARD STREET  
 HEMET CA. 92545



TIFF	
Sheet Title	3 BEDROOM
Sheet Number	A-03
Sheet No.	OF 3



**1 FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**2 SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**CASE #: TR35477**  
**EXHIBIT: C**  
**DATED: 9/3/2012**  
**PLANNER: L. EDWARDS**

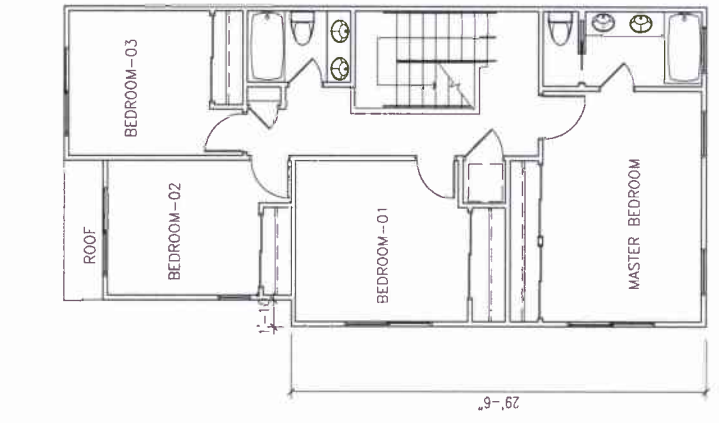
Issue Date	1/18/12
Revisions	
Drawn By/Checked	
Consultant	
Project Number-03	09-03-2012

**GIRARD COMPLEX**  
**26399 GIRARD STREET**  
**HEMET CA. 92545**

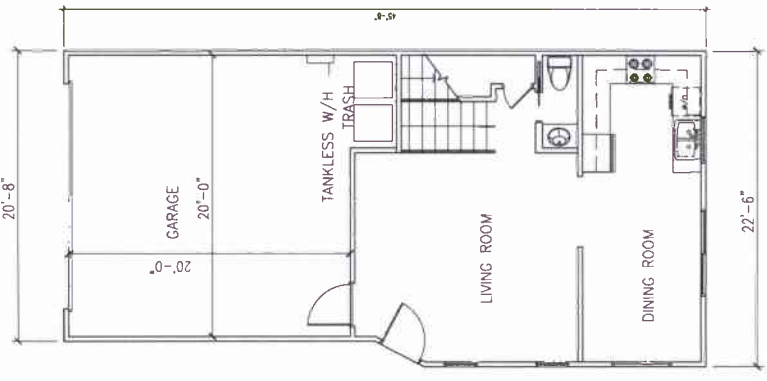


**TEFT**  
 Title: **4 BEDROOM**  
 Sheet Title:

Sheet Number	A-04
Sheet No.	OF
Sets	



**2 SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**1 FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**CASE #: TR35477**  
**EXHIBIT: C**  
**DATED: 9/3/2012**  
**PLANNER: L. EDWARDS**



Issue DATE  
 APRIL 15, 2013  
 Revision  
 1. APRIL 10, 2013  
 2. November 22, 2013

Drawn By/Checked By

HUTTER DESIGN, INC.  
 LANDSCAPE ARCHITECTS  
 5445 S. Valley Road, Suite 215  
 Las Vegas, NV 89121  
 P: (702) 337-4044  
 F: (702) 342-0228



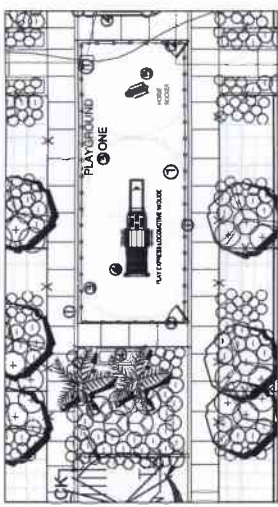
GIRARD TOWNHOME  
 26399 GIRARD STREET  
 HEMET, CA. 92545



Sheet Title  
 PLAYGROUND /  
 RECREATION  
 ENLARGEMENTS

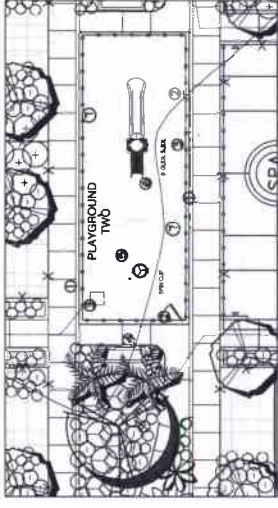
Sheet Number  
 L-2  
 OF 3

PLAYGROUND ONE SCALE: 1" = 8'-0"



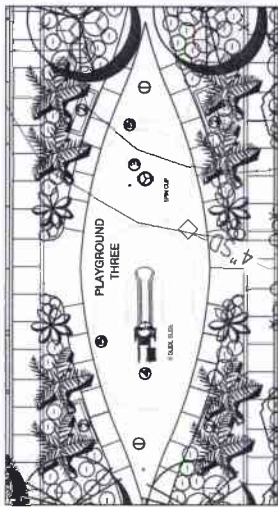
- HARDSCAPE LEGEND**
- ① 5' HIGH MROUGHT IRON FENCING.
  - ② 42" WIDE SELF-CLOSING GATES
  - ③ ENGINEERED FIBER PLAY SURFACING
  - ④ CONCRETE BENCH SEATING
  - ⑤ PLATWORLD HORSE ROCKER
  - ⑥ PLATWORLD EXPRESS LOCOMOTIVE
  - ⑦ 6' SAFETY ENVELOPE PER ADA REGTANTS.

PLAYGROUND TWO SCALE: 1" = 8'-0"



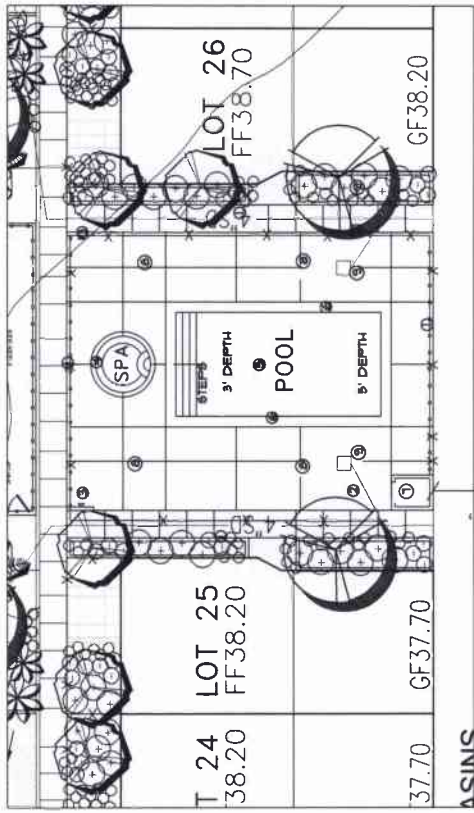
- HARDSCAPE LEGEND**
- ① 5' HIGH MROUGHT IRON FENCING.
  - ② 42" WIDE SELF-CLOSING GATES
  - ③ ENGINEERED FIBER PLAY SURFACING
  - ④ CONCRETE BENCH SEATING
  - ⑤ PLATWORLD SPIN CUP
  - ⑥ PLATWORLD 6' GLIDE SLIDE
  - ⑦ 6' SAFETY ENVELOPE PER ADA REGTANTS.

PLAYGROUND THREE SCALE: 1" = 8'-0"



- HARDSCAPE LEGEND**
- ① ENGINEERED FIBER PLAY SURFACING
  - ② CONCRETE BENCH SEATING
  - ③ PLATWORLD SPIN CUP
  - ④ PLATWORLD 6' GLIDE SLIDE
  - ⑤ 6' SAFETY ENVELOPE PER ADA REGTANTS.

POOL / SPA AREA SCALE: 1" = 8'-0"



- HARDSCAPE LEGEND**
- ① 5' HIGH MROUGHT IRON FENCING.
  - ② 42" WIDE SELF LATCHING / CLOSING GATES
  - ③ FREESTANDING OUTDOOR POOL SHOWERS
  - ④ 8" DIA SPA W/ STEPS, HANDRAIL, SEATING
  - ⑤ 19'x36' POOL W/ STEPS & SAFETY HANDRAIL
  - ⑥ BULLMOOSE SAFETY COPING - 15" WIDTH
  - ⑦ POOL EQUIPMENT ENCLOSURE
  - ⑧ POOL DECKING, PERMEABLE PAVING W/ CONC. BANDS
  - ⑨ DRAINAGE GRATES PER CIVIL'S PLANS (TYP)



CASE #: TR35477  
 EXHIBIT: L  
 DATED: 5/17/2013  
 PLANNER: L. EDWARDS













July 28, 2014

Chris Warburton  
G8 Development Inc.  
7626 El Cajon Blvd.  
La Mesa, CA.91942

To whom this may concern,

I have reviewed the site plan for the 37 new townhomes proposed at 26399 Girard Street in Hemet, CA. 92544. It is acceptable for each resident to have individual toters, for example (1) 96g, 64g or 34g Plastic toter for Trash and (1) 96, 64g, or 34g plastic tote for recycling. This will service the entire project. Please feel free to contact me for any questions.

Diane

A handwritten signature in black ink that reads 'Diane Hobbs'.

Diane Hobbs  
Waste Management Inc  
Account Manager HOA's  
1001 W. Bradley Ave.  
El Cajon, CA 92020  
Phone: 619-372-1689  
Email: dhobbs@wm.com

America's Most Beautiful  
**RECEIVED**

JUL 16 2014

7-11-14

To Whom It May Concern  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
Re: TRACT MAP 35477.

I Dale Brusewitz, 24452  
Grand St, Hemet, CA 92544  
Am objecting to this addition  
to the area because I don't  
feel any on site planning  
was done. Many of the houses  
in the area are absentee owned  
& occupied with 2 + 3 famly's.  
Grand St has always been  
a busy street from the time  
we moved here in 1962. Traffic  
has grown over the years caus  
ing me to have to put in a  
circular drive to accomodate  
my wife's piano teaching in  
1972. The Baptiste Church School  
makes it difficult to exit  
driveways mornings + Afternoon.  
NEXT PAGE

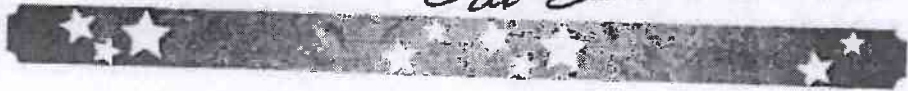


## America the Beautiful ②

In the last several years walking traffic has increased 100 fold. School children are walking both north & south mornings & afternoons!

This project will increase traffic and walking a great deal. This street has had no major rebuilding since early 70's. It can no longer handle more traffic. I'm sure there are better places to put this project. There are many empty houses & apartments in the area. Please reconsider this as there are few property owners in the area to protest. Thank you!

Cal Burt

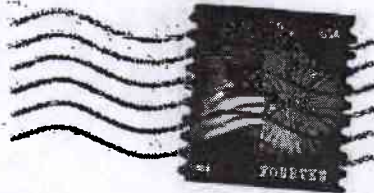




Mr. Dale K. Brusewitz  
26452 Girard  
Hemet, CA 92544

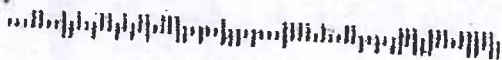
SN BERNARDINO CA 924

14 JUL 2014 PM 7 L



Riv. County Planning Dept.  
ATT Lisa Edwards  
P.O. Box 1409.  
Riverside, CA 92502-1409

92502140909



RECEIVED

JUL 16 2014

RIVERSIDE COUNTY  
PLANNING DEPARTMENT

To Whom It May Concern:

This letter is in regards to the tentative Tract Map No. 35477 in Hemet, California, with the hearing date of July 16, 2014.

I have many concerns about this proposed housing project:

1- The Baptist Church on the corner of Girard and Acacia has an operating school on campus. So, during the school year it is sometimes quite difficult to pull out of my driveway. Therefore, with the added condominiums there would be even more traffic since there are three schools in close proximity - Ramona Elementary on Whittier and Columbia, the Baptist Church school on Girard and Acacia and Acacia Middle School on Acacia and San Jacinto.

2- In the past 24 years that I've lived in my neighborhood there are now more families renting. Sometimes there are multiple families living in one house with many children going to the different schools which again would impact the traffic.

3- There has been an increase of crime while I've been here also. We already have low-income apartments on Mayberry between Girard and San Jacinto that I

believe your proposed project would share the back wall with. A few blocks to the east has several low-income apartments already, as well. This pocket of Hemet doesn't need to be known as the low-income area.

4.- Hemet has definitely changed. The town used to be quiet after 8pm, with no body on the streets. Now there is areas of blight and empty businesses and prostitutes walking around. I'm glad that there are more things to do around town. But I don't see the pride in home ownership any more. With more low-income residents in our town, there would be even less of a stake in that same pride.

5-I already have a newer neighbor that seems to like having yelling and screaming matches with her boyfriend, that has caused one long-time neighbor to move and possibly another. The police have been called on them multiple times. I can only imagine that there would be a constant police presence if the condominiums are put in, in this neighborhood.

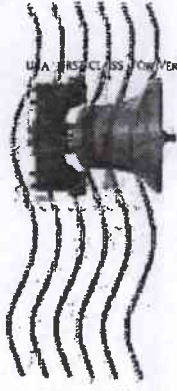
Please re-think this proposal. I don't want to be scared where I live.

Thank you,  
Julia Hudson  
40522 Whittier Ave.  
Hemet, CA 92544

ROBERT & JULIE HUDSON  
40522 E. Whittier Ave.  
Hemet, CA 92544

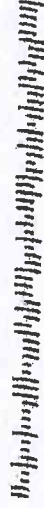
SN BERNARDINO CA 924

14 JUL 2014 PM 4 L



Riverside County Planning Dept.  
Attn: Lisa Edwards  
P.O. Box 1409  
Riverside, CA 92502-1409

92502140909



# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41303  
**Project Case Type (s) and Number(s):** Tentative Tract Map No. 35477  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Lisa Edwards, Project Manager  
**Telephone Number:** (951) 955-1888  
**Applicant's Name:** G8 Development Inc.  
**Applicant's Address:** 7624 El Cajon Blvd. La Mesa, CA 91942

### I. PROJECT INFORMATION

#### A. Project Description:

**TENTATIVE TRACT MAP NO. 35477:** Schedule "A" Subdivision for a 37 unit condominium complex on 2.69 gross acres. The proposal includes a 10,019 sq. ft. landscape area including two playgrounds, a 2,172 sq. ft. pool area, and a 5,725 sq. ft. of front yard area. Total development proposal includes, 28,152 sq. ft. of building footprint area, 18,740 sq. ft. of landscaping area (including pool), and 112 parking spaces. There currently exists one (1) residential structure to be demolished.

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

**C. Total Project Area:** 2.69

Residential Acres: 2.69	Lots: 2	Units: 37	Projected No. of Residents: 137
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Open Space Acres: .43	Lots: N/A		
Other: N/A			

**D. Assessor's Parcel No(s):** 447-150-044, 447-150-045

**E. Street References:** The project site is situated in the lower portion of San Jacinto Valley Area Plan, approximately four miles east of Diamond Valley lake, less than one mile south of Highway 74, and between Mayberry Avenue and Whittier Avenue on Girard Street.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 14, Township 5 South, Range 1 West.

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The Site is primarily undeveloped with some existing vegetation. A single-family residence currently exists on the property which has been determined to have no significant historical value and is intended to be demolished. The Site is relatively flat with a slight downhill grade moving toward the west portion of the Site. The adjacent lands are developed with single-family and multi-family residential development. Vegetation on the Site consists of primarily typical, urban and exotic plant species.

### II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS



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

1. **Land Use:** The General Plan Land Use designation for the Site is Community Development: Very High Density Residential (CD: VHDR) (14-20 Dwelling Units Per Acre) and Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre). The project proposes a condominium subdivision of 2.69 gross acres into 37 townhomes ranging for 3-4 bedrooms with unit sizes of 1,422 square feet. General Plan Table 1 (Land Use Designation Summary) states that single-family attached and multi-family dwellings are intended for the VHDR areas. The proposed project is consistent with the General Plan land use designation and all other applicable land use policies.
2. **Circulation:** The proposed project will add overall trips to the area through the creation of 37 townhomes. No new roads will be required to provide adequate access and circulation for the Site. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is not located within the Multiple Species Habitat Conservation Plan (MSHCP). The proposed project meets all other applicable Open Space element policies.
4. **Safety:** The proposed project is not located within a flood zone and is not located within a high fire area. The proposed project is not located within a fault zone or within ½ mile of a fault. The proposed project is in an area designated as having moderate potential for liquefaction and susceptible to subsidence. The proposed project meets all other applicable Safety element policies.
5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project is for residential development and noise levels associated with the project are anticipated to be less than significant with mitigations incorporated. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project proposes 37 townhomes, which contributes to the achievement of the Riverside County General Plan's goal of providing quality and diversified housing for the County's expanding population. Therefore, the proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other Air Quality Element policies.

**B. General Plan Area Plan(s):** San Jacinto Valley Area Plan

**C. Foundation Component(s):** Community Development

**D. Land Use Designation(s):** Community Development: Very High Density Residential (CD: VHDR) (14-20 Dwelling Units Per Acre) and Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre)

**E. Overlay(s), if any:** Not in a General Plan Overlay Area.

**F. Policy Area(s), if any:** Not in a General Plan Policy Area.

**G. Adjacent and Surrounding:**

- 1. **Area Plan(s):** San Jacinto Valley Area Plan
- 2. **Foundation Component(s):** Community Development (CD) to the north, south, east, and west.
- 3. **Land Use Designation(s):** Community Development (CD) (14-20 Dwelling Units Per Acre) to the north, Community Development (CD) (8-14 DU/Acre) to the south, Community Development (CD) (2-5 DU/Acre) to the east, and Community Development (CD) (5-8 DU/Acre) to the west.
- 4. **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:** General Residential (R-3)

**J. Proposed Zoning, if any:** N/A

**K. Adjacent and Surrounding Zoning:** General Residential (R-3) to the north, west, and south; One-Family Dwelling (R-1) to the east.

**III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

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

6/17/14

Date

Lisa Edwards

For Juan C. Perez, Interim Planning Director

---

Printed Name

**V. ENVIRONMENTAL ISSUES ASSESSMENT**

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) The Project will not have a substantial effect upon a scenic highway corridor. The project site is situated in the lower portion of San Jacinto Valley Area Plan, approximately four miles east of Diamond Valley lake, less than one mile south of Highway 74, and between Mayberry Avenue and Whittier Avenue on Girard Street. The Riverside County General Plan indicates that the Site is not located within a designated scenic corridor. Development of the Project will not affect any scenic resources, as adjacent lands are being planned for similar residential development. The design of the Project will be compatible with the existing setting in the surrounding area and will have residential uses, and therefore, will have a less than significant impact.

b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Additionally, the proposed project will not result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**2. Mt. Palomar Observatory**

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

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

Findings of Fact:

a) The proposed project is located within Zone B of the Mount Palomar Nighttime Lighting Policy Area. The project site is located 26.81 miles from the Mount Palomar Observatory. It has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655 of Riverside County. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. The project has been conditioned, prior to map recordation to create an Environmental Constraint Sheet that states lighting restrictions as required by County Ordinance No. 655 (COA 50.PLANNING. 20). All proposed outdoor lighting systems shall be in conformance with county Ordinance No. 655 which will mitigate the potential for interference with the nighttime use of Palomar Observatory to less than significant impact. These requirements are standard for properties within the boundaries of Zones A or B of Ordinance No. 655 and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Project Application Description

Findings of Fact:

a) The proposed project will create a new source of light which would accompany any new residential development; however the new source of light is not anticipated to be of significant levels. The project has been conditioned to create an Environmental Constraints Sheet prior to map recordation to comply with the lighting standards of Ordinance 655 which are intended to reduce the effects of night lighting (COA 50. PLANNING. 20) which will mitigate the potential impact from glare or unacceptable light levels to less than significant. This is a standard condition of approval and is not considered

mitigation for CEQA implementation purposes. 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 amount of light that will be created is consistent with levels found in typical residential developments. The residential uses shall be buffered from the residential uses to the north by dense tree foliage and adjacent parking lot. In addition, due to the topography of the site and surrounding area, residential uses shall be screened to the west by hills. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The proposed project is not located within a Farmland Designation; therefore, the project shall 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. Therefore, there is no impact.

b) The proposed project is not located in an agricultural preserve or covered by a Williamson Contract. The site's existing zoning, General Residential (R-3), would still allow for animal keeping such as Class I kennel use and would be compatible with the surrounding agricultural uses. Therefore, the impact is considered less than significant.

c) The project site is not located within 300 feet of agriculturally zoned property. In addition, although the project proposes residential uses, the site's existing zoning allows for keeping of animals such as a kennel. Therefore, the impact is considered less than significant.

d) The proposed project is not anticipated to result in other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. The Site is not located within 300 feet of agriculturally zoned property, therefore, potentially significant indirect impacts to off-site agricultural lands will not occur in that the adjacent lands are vacant or have rural residential development and are planned for similar residential development. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>				
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 County does not have zoning that is specific to the preservation of forest land or timberland. Therefore the proposed project will not conflict with any forest land zoning.

b & c) The site has been vacant and undisturbed and there are no forest areas or non-man made groves. Therefore, the project will not result in the loss of any forest land.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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



**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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, "Air Quality and Greenhouse Assessment" prepared by Scientific Resources Associated, dated October 17, 2013

Findings of Fact:

a) The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to insure compliance with state and federal air quality standards. The SCAQMD has adopted the 2012 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2012 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

b) The 2012 AQMP is based on socioeconomic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. The proposed project is consistent with the General Plan Land Use designations. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, the impact is considered to be less than significant.

c) The proposed residential subdivision is not anticipated to 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. Therefore, the impact is considered less than significant.

d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential,

which is considered a sensitive receptor, however, the project is not expected to generate substantial point source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.

e) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term construction related impacts will be reduced below a level of significance through the incorporation of dust control measures which the project has been conditioned to implement during grading (COA 10.BS GRADE. 8) and which will mitigate impacts from fugitive dust to less than significant. This is a standard condition of approval and is not considered mitigation for CEQA implementation purposes.

f) The project proposes a residential development and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>BIOLOGICAL RESOURCES</b> Would the project				
<b>7. Wildlife &amp; Vegetation</b>				
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 Wildlife 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 Wildlife 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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

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

Findings of Fact:

a) The proposed project is not located within the Western Riverside Multiple Species Habitat Conservation Plan (WRMSHCP) Criteria Cell. A review was done by the Environmental Programs Division of the Planning Department to assure consistency with the MSHCP plan. No inconsistencies were reported. Therefore, the impact is considered less than significant after mitigation.

b) The County of Riverside Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). Based on the review by EPD, there will be less than significant impacts related to threatened or endangered species.

c) A review by EPD indicated that no conservation is required, no riparian areas are present. The project site has had single-family buildings surrounding the Site for some time. The project will not impact wildlife significantly, either directly or through habitat modifications, on those species identified as 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. Therefore, the impacts will be less than significant.

d-f) The site contains no significant suitable habitat, as the entire site is actively used as single-family residential activities. Therefore the impacts will be less than significant.

g) Based on a review by EPD, the project is consistent with all biological policies of the General Plan, the WRMSHCP, and all other policies that impact the site. The Project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, there is no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>CULTURAL RESOURCES</b> Would the project				
<b>8. Historic Resources</b>				
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, "Phase I Archaeological Assessment for the Girard Street Properties" prepared Scientific Resource Surveys Inc. dated August 2007, "A Cultural Resource Assessment Update for the Girard Townhome Project" prepared by Brian F. Smith and Associates dated September 30, 2013, County Archeologist Review

Findings of Fact:

a & b) The recent surveys of the project site, described in the Phase II Cultural Resources Investigation, prepared Brian F. Smith and Associates, resulted in negative findings for significant historic resources. Therefore, it is not anticipated that the proposed project shall alter or destroy a historic site, nor will it cause substantial adverse change in the significance of a historical resource. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>9. Archaeological Resources</b>				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, "A Cultural Resource Assessment Update for the Girard Townhome Project" prepared by Brian F. Smith and Associates dated September 30, 2013, County Archeologist Review

Findings of Fact:

a) The Phase II Cultural Resources Assessment prepared by Brian F. Smith and Associates did not identify any significant historical resources on the property. The cultural resources study did not identify any significant archaeological resources existing on site. Although no identifiable resources were located above ground, the relatively high number of archaeological sites in the area suggests the potential for resources being discovered during the grading process. Therefore, the impact is considered less than significant.

b) The proposed project is located within an area that has historically had archeological resources. The project has been conditioned to have a qualified archaeologist retained to monitor the project grading and shall have the authority to halt grading activity to allow recovery of archaeological and/or cultural resources (COA 60.PLANNING.5). The applicant shall provide the Planning Director evidence of a fully executed agreement with a curatorial facility acceptable to the County for treatment and disposition of all cultural resources impacted as a result of the development. The Developer shall relinquish ownership of all cultural resources, including all archaeological artifacts that are of Native

American origin, found on the project for curation (COA 60. PLANNING. 5). Therefore, the impact is considered less than significant with mitigation incorporated.

c) The project proposes ground-disturbing activities which have the potential to uncover human remains. The project site is not anticipated to have human remains on site based on the report prepared by Brian F. Smith and Associates. However, the project has been conditioned to halt activities if any human remains are found, including those interred outside of formal cemeteries (COA 10. PLANNING. 1) which will mitigate the potential impact to unknown human remains to less than significant. This is a standard condition and is not considered mitigation for CEQA implementation purposes.

d) There are no existing religious or sacred uses within the project area. Therefore, the proposed project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

**Mitigation:** If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the applicant shall comply with the condition of approval that outlines the directives upon discovery (10. Planning. 4).

**Monitoring:** Monitoring of the above measures shall occur pursuant to the associated Condition of Approval milestones, and Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>10. Paleontological Resources</b>				
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"/>

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

**Findings of Fact:**

a) According to the Riverside County Land Information System (RCLIS) and review by the County Geologist, a portion of the project site is located in an area that is designated as having high (High A) potential for paleontological sensitivity. A condition of approval was added to assist in the event that Paleontological resources are found on site (Condition of Approval 60.PLANNING.4), which will not address the paleontological resources to less than significant. This is not considered mitigation for CEQA implementation purposes.

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

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

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

**GEOLOGY AND SOILS** Would the project

<b>11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?				
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13

Findings of Fact:

a) According to Riverside County Land Information System (RCLIS) and study, the proposed project is not located within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. Based on the review of aerial photos, site mapping and literature research, there is no evidence of active faults crossing trending toward the subject site. In addition, the nearest active fault to the site is about one mile northeast of the site. Therefore, the potential for this site to be affected by surface fault rupture is considered low.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>12. Liquefaction Potential Zone</b>				
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13

Findings of Fact:

a) According to Riverside County Land Information System (RCLIS) and study, there is moderate potential for this site to be affected by seismically induced liquefaction. The Project Geological Study prepared by Earth-Strata stated the proposed structures will be supported by compacted fill and competent alluvium, with groundwater depth of over 100 feet. Therefore, the potential for earthquake induce liquefaction beneath the proposed structures is considered very low to remote due to the recommended compacted fill and relatively low groundwater level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>13. Ground-shaking Zone</b> Be subject to strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13

Findings of Fact:

a) According to General Plan Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has extremely high ground-shaking risk and is expected to experience strong ground shaking during the design life of the project. The proposed development will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risk which will mitigate the potential impact from ground shaking to less than significant. This requirement is not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>14. Landslide Risk</b> 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope", Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13

Findings of Fact:

a) According to Figure S-5, the proposed project is located within an area which has a variety of slopes which range from 15 percent to a small portion that is greater than 30 percent. The project engineer performed a slope stability analysis which indicated that the natural slope and proposed graded cut and fill slopes are expected to be stable under static and pseudo-static conditions. Standard conditions require slope ratios of two to one (2:1) or flatter (Condition of Approval 10.BS GRADE.9) which will mitigate the potential impact on landslide risk to less than significant. This is not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>15. Ground Subsidence</b>				
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map", Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13

Findings of Fact:

a) The proposed project is located in an area susceptible to subsidence but not located near any documented areas of subsidence. The results of the liquefaction report prepared for this Project indicated that settlement could occur induced by liquefaction and is covered by the mitigation for potential liquefaction. Uniform Building Code (UBC) requirements pertaining to residential development will mitigate the potential impact for non-liquefaction induced subsidence to less than significant. As UBC requirements are applicable to all residential development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. Other Geologic Hazards</b>				
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"/>

Source: On-site Inspection, Project Application Materials, Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13

Findings of Fact:

a) Based on a review by the County Geologist, the proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. Slopes</b>				
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13

Findings of Fact:

a) The subject site is relatively flat with a gentle slope downhill towards the western portion of the site. The proposed grading will result in generally a flat landing that will slope 1-5% along the north and south property boundaries. Grading of the Site will meet the minimum engineering criteria. Therefore, the proposed grading will be considered to have less than significant impact.

b) The project will not create cut or fill slopes greater than 2:1 or higher than 10 feet. Therefore, there is no impact.

c) No infiltration lines will be disturbed during project grading or construction, since no lines currently exist onsite. Therefore, the proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13

Findings of Fact:

a) Grading and the loss of topsoil is necessary to create graded lots. Additional erosion protection may be required during the rainy season from October 1st to May 31st (COA 10.BS GRADE.7). Also, the project has been conditioned for all manufactured slopes greater than three (3) feet have been conditioned to require erosion control landscaping (COA 10. BS GRADE. 23). Compliance with these conditions will mitigate the potential impact on soil erosion or the loss of topsoil to less than significant. These are standard conditions of approval and are not considered mitigation for CEQA implementation purposes.

b) Based on the County Geologist and the Geology/Geotechnical study, the expansion potential of the onsite soils is considered very low and no special design provisions relative to expansive soils are needed. Additionally, a geotechnical soils report is conditioned prior to obtaining a grading permit which will review all soils, compaction and inspection reports (COA 60. BS GRADE. 4) which will mitigate the potential impact on soil expansion to less than significant. These are standard conditions of approval and are not considered unique mitigation pursuant to CEQA.

c) The proposed project will be connecting to the existing Lake Hemet Municipal Water District. There will be no use of septic tanks or alternate waste water disposal systems that would necessitate a review of the soils capability of supporting such uses. Therefore, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>19. Erosion</b>				
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: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a-b) The project is designed to avoid drainages onsite and no channelization is proposed for any of the drainages. Further, all construction activities onsite will occur pursuant to the Storm Water Pollution Prevention Plan (SWPPP) that has been prepared for the subject parcel. After construction, the site shall be managed pursuant to the Project-Specific Water Quality Management Plan (WQMP) also prepared for the subject parcel. Compliance with these two plans will ensure that no activities

occurring on the site, during construction or after, result in significant changes to any water features due to deposition, siltation or erosion. Similarly, compliance with these two plans will also ensure that no project activities result in significant water erosion effects either onsite or offsite. Impacts related to water erosion will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>20. Wind Erosion and Blowsand from project either on or off site.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

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

Findings of Fact:

a) The Project site lies within a moderate area of wind erosion. The Project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (COA 10.BS GRADE.8) which will mitigate the potential impact from wind erosion to less than significant. This is a standard condition and therefore is not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>GREENHOUSE GAS EMISSIONS</b> Would the project				
<b>21. Greenhouse Gas Emissions</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Application materials, "Air Quality and Greenhouse Gas Assessment" prepared by Scientific Resources Associates dated October 17, 2013

Findings of Fact:

a) Based on the results of the CalEEMod Model, the project would generate a total of 437 metric tons of CO<sub>2</sub>e emissions for operations. Adding the amortized construction emissions over 30 years, the results are an estimate of 447 metric tons of CO<sub>2</sub>e emissions. This level is below the SCAQMD's Tier 3 threshold of 3,000 metric tons of CO<sub>2</sub>e emissions for residential and commercial land uses. The project's GHG emissions would therefore be less than significant.

b) The project is consistent with the Riverside County General Plan's land use designation (Community Development: Very High Density Residential and Medium Density Residential) for the site. Hence the project does not represent development in excess of the State's "Business As Usual" (BAU) scenario. Further, the project would be subject to a variety of measures that would reduce the project's greenhouse gas emissions to below the BAU level. These measures include the following:

- Compliance with all applicable policies, measures and regulations promulgated through, or as a result of, AB 32, California's "Global Warming Solutions Act of 2006," including measures outlined by the California Air Resources Board in their *Climate Change Scoping Plan* (December 2008) for AB 32 implementation.
- Compliance with County Ordinance No. 859, *Water-Efficient Landscaping Standards*.
- Conditions of Approval requiring compliance with the following additional GHG-reducing measures.
- Preparation and implementation of a Waste Recycling Program approved by the County Waste Management Department for reduction and recycling of both construction and operational wastes.
- Use of equipment and fixtures that comply with applicable Title 24 energy conservation requirements.
- Project construction activities will conform to all applicable SCAQMD and CARB air quality protection requirements for construction equipment and vehicles.
- Project will comply with all applicable AB 32 / Scoping Plan early implementation measures implemented by the California Air Resources Board (CARB) via the South Coast Air Quality Management District (SCAQMD).

As a result of implementation of, and compliance with, the above measures, the project would further reduce greenhouse gas emissions below that expected for a business-as-usual project, consistent with the policies and plans of the County and the State, AB 32 in particular. These measures ensure the project would not conflict with the any applicable plans, policies or regulations related to reducing greenhouse gas emissions, and that this project's affect on the attainment of these plans is less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

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

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

a) The proposed project proposes residential uses. Therefore, the proposed project is not anticipated to involve the routine transport, use, or disposal of hazardous materials. However, during construction, hazardous materials such oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control (DTSC) operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. The proposed project is subject to these requirements. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental Health is not considered mitigation for CEQA implementation purposes.

b) The proposed project is not anticipated to 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. Therefore, there is no impact.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. Therefore, there is no impact.

d) There are no existing or proposed school sites located within one-quarter mile of the project. Also, the proposed project does not propose the transportation of hazardous materials, therefore, no impact would occur.

e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>23. Airports</b>				
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 site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.

b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore, there is no impact.

c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.

d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**24. Hazardous Fire Area**

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

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

Findings of Fact:

a) The proposed project is not located within a high fire area. Based on a review by the Fire Department, the project has adequate access for emergency vehicles and access to sufficient water supply to fight fires. The site allows for secondary access for emergency vehicles. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant. These are standard conditions and therefore are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**HYDROLOGY AND WATER QUALITY** Would the project

**25. Water Quality Impacts**

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

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

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

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

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

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

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

Source: Riverside County Flood Control District Flood Hazard Report/Condition, "Hydrology and Hydraulics Calculation for TR35477, Hemet, Riverside County, California" prepared by Landmark Engineering Corporation dated 12/17/13, "Project Specific Water Quality Management Plan" prepared by Landmark Engineering Corporation dated 10/15/13

Findings of Fact:

a) The proposed 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, which will result in substantial erosion or siltation on- or off-site and will have a less than significant impact in that the Project's grading and drainage design has been developed to maintain the natural discharge patterns as much as practical. No flooding will occur due to development. No diversion is proposed. With the inclusion of infiltration trench as designed, the proposed project does not create or contribute any increased runoff water which would exceed the current capacity of existing storm water drainage systems.

b) The Project will not violate any water quality standards or waste discharge requirements and will have a less than significant impact in that it will be required to mitigate potential impacts through the implementation of a Storm Water Pollution Prevention Plan (SWPPP) to control construction activities and a Water Quality Management Plan (WQMP) to address the post construction and the long term water quality treatment process.

c) Water service will be supplied by the Lake Hemet Water District. A will serve letter has been provided with the application materials and the project was transmitted to the Lake Hemet Water District for comment. The proposed project will not 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). Therefore, there is no impact.

d) The residential development that will be constructed on site as a result of the proposed development is not anticipated to significantly impact the creation or contribution of runoff water which will exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

e-f) The proposed project is not located within a 100-year flood zone or any other type of mapped flood zone. 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. Thus, the project will not cause adverse flooding effects on any housing.

g) The proposed project will not violate any water quality standards or waste discharge requirements and it will not substantially deplete or degrade groundwater supplies or interfere substantially with groundwater recharge. Therefore, the impact is considered less than significant.



h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors).

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  U - Generally Unsuitable  R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?

b) Changes in absorption rates or the rate and amount of surface runoff?

c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?

d) Changes in the amount of surface water in any water body?

Source: 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 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.

b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. There is no specific threshold that would indicate what degree of decrease in impervious surface may be significant or not significant; however, with conditions to limit grading to the areas shown on the tentative map, and with these areas representing a small portion of the map area, the impact is considered less than significant.

c) The Project area is not located within a dam inundation area. Therefore no impact will occur.

d) The proposed project is not expected to change the amount of surface water in any body of water. The Project will affect the amount of surface water in the flood control facilities served by this Project

due to the expedited flow of water off the site. The project has been designed to reroute these flows on site but at a less than significant level.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>LAND USE/PLANNING</b> Would the project				
<b>27. Land Use</b>				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The Tentative Tract Map proposes a subdivision of 2.69 gross acres into 37 townhomes. This subdivision is consistent with the Community Development: Very High Density Residential (CD: VHDR) (14-20 Dwelling Units Per Acre) and Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre) land use designation and the land development trends in the surrounding area. The portion of the site designated as Community Development: Medium Density Residential (CD: MDR) encompasses the access drive and the pool area and are consistent with land uses set forth in the General Plan.

The Project is implemented by the Medium Density Residential land use designation, in the San Jacinto Valley Area Plan, which permits 2-5 Dwelling Units Per Acre. The Project proposes a 37-unit condominium subdivision which renders approximately 13 Dwelling Units Per Acre. However, the project is consistent with the zoning and General Plan land use designation.

The Project is located within the City of Hemet's sphere of influence. As of this writing, no response from the City of Hemet has been received.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>28. Planning</b>				
a) Be consistent with the site's existing or proposed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

zoning?

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

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

Findings of Fact:

a) The proposed project is consistent with the standards for the General Residential (R-3) zoning. No impacts related to zoning will occur.

b) The site is surrounded by zoning which is similar and compatible the proposed project. The site is surrounded by different variants of one-family dwelling zones i.e. R-3, R-1. The surrounding zoning is consistent and compatible with the proposed project. No impact will occur.

c) The proposed project is surrounded by single-family and multi-family homes. There is an existing very high density residential community to the north of the project (off Mayberry Avenue), which is the same density as the proposed project. The project is proposing to consolidate two existing lots and create a condominium subdivision to develop 37 townhomes, 1,422 square feet in size ranging from 3-4 bedrooms, which is compatible with existing surrounding uses. No impact will occur.

d) The Tentative Tract Map proposes a condominium subdivision of 2.96 gross acres into townhomes, 1,422 square feet in size ranging from 3-4 bedrooms. The subdivision is consistent with the existing land use designation of Community Development: Very High Density Residential (CD: VHDR) (14-20 Dwelling Units Per Acre) and Medium Density Residential (CD: MDR) (2-5 Dwelling Units Per Acre). It is also consistent with the land development trends in the area. This project is consistent with the requirements of this policy and is therefore consistent with this policy and all other policies of the General Plan. The proposed project will not result in an alteration of the present or planned land use of this area.

e) The proposed project will not disrupt or divide the physical arrangement of an established community.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**MINERAL RESOURCES** Would the project

**29. Mineral Resources**

a) Result in the loss of availability of a known mineral	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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resource that would be of value to the region or the residents of the State?

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

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

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

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area", Geotechnical Reports prepared by Earth-Strata dated 8/21/07, 7/31/08, 8/1/08, 9/5/08, 9/19/08, 9/16/13, and 11/26/13, GIS database

Findings of Fact:

a-d) The proposed project is located within an area designates as MRZ-3a: "Areas where the available geologic information indicates that mineral deposits are likely to exist". However, the significance of the deposits is undetermined. The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**NOISE** Would the project result in

**Definitions for Noise Acceptability Ratings**

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

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

**30. Airport Noise**

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

NA     A     B     C     D

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

NA     A     B     C     D

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

Findings of Fact:

a-b) The Site is not located within an airport land use plan or within two miles of a public airport or public use airport that will expose people residing on the Project site to excessive noise levels; or within the vicinity of a private airstrip, that will expose people residing on the Project site to excessive noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

					Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
<b>31. Railroad Noise</b>									
NA	<input checked="" type="checkbox"/>	A	<input type="checkbox"/>	B	<input type="checkbox"/>	C	<input type="checkbox"/>	D	<input type="checkbox"/>
									<input checked="" type="checkbox"/>

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

Findings of Fact: The Site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

					Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact	
<b>32. Highway Noise</b>									
NA	<input checked="" type="checkbox"/>	A	<input type="checkbox"/>	B	<input type="checkbox"/>	C	<input type="checkbox"/>	D	<input type="checkbox"/>
									<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials, Department of Environmental Health Industrial Hygienist review

Findings of Fact: The proposed project is not located in the vicinity of a major highway. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**33. Other Noise**

NA  A  B  C  D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise sources have been identified near the Site that will contribute a significant amount of noise to the Project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>34. Noise Effects on or by the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”); Project Application Materials, Department of Environmental Health Industrial Hygienist review, “Noise Impact Analysis for the Girard Townhome Project Hemet, California” prepared by Roma Environmental dated 9/30/13

Findings of Fact:

a) Noise levels of up to 65 dBA CNEL are considered to be conditionally acceptable to the County of Riverside provided that a detailed analysis of the required noise reduction requirements is conducted. The County of Riverside Department of Industrial Hygiene requires that exterior noise levels not exceed 65 dBA CNEL/Ldn and that interior noise levels do not exceed 45 dBA CNEL/Ldn. Based on modeled future noise levels associated with Girard Street, exterior noise levels will exceed 65 dBA CNEL/Ldn at lots 34-37 under buildout traffic conditions. This would not be a significant impact because outdoor recreational areas are provided in other areas of the site that are not as affected by traffic noise.

b) Although the Project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after Project completion, the impacts are not considered significant. All noise generated during Project construction and the operation of the Site must comply with the County's noise standards set for in Riverside County Ordinance 847, which restricts construction (short-term) and operational (long-term) noise levels.

c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Therefore, impacts are expected to be less than significant.

d) The proposed project will not exposure people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

**Mitigation:** To mitigate noise impacts during the project construction and within the building construction of individual residential units, the applicant shall comply with the condition of approval that outlines these specifics (10. Planning. 22).

**Monitoring:** The conditions of approval will be monitored by the Department of Building and Safety Permit Review Process and the Department of Public Health - Industrial Hygiene Division.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>POPULATION AND HOUSING</b> Would the project				
<b>35. Housing</b>				
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:**

a) The project will not necessitate the construction or replacement of housing elsewhere. No displacement of existing housing will occur.

b) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

- c) The project will not displace any people.
- d) The project is not located within or near a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) Development of the proposed project site will have a less than significant impact on inducing substantial population growth in an area either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>PUBLIC SERVICES</b> 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:				
<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Safety Element

Findings of Fact: The Project area is serviced by the Riverside County Fire Department. Any significant affects will be mitigated by the payment of standard fees to the County of Riverside. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to fire services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>37. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The Site is serviced by the Riverside County Sheriff's Department. The Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Site. The



Project will not physically alter existing facilities or result in the construction of new facilities. The Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to sheriff services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>38. Schools</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan and Hemet Unified School District correspondence, GIS database

Findings of Fact: The Project will not physically alter existing facilities or result in the construction of new facilities. The Project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan

Findings of Fact: Library services for existing residences on the Project site are provided by the Riverside County Public Library System. The Riverside County Public Library System requires development fees. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to library services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>40. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact: The use of the proposed 2.96-acre parcel will not cause an impact on health services. The Site is located within the service parameters of County health centers. The Project will not physically alter existing facilities or result in the construction of new facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this Project and surrounding Projects will have to meet all applicable environmental standards. The Project will be conditioned to comply with County Ordinance No. 659 which will mitigate potential impacts to health services to less than significant. This is a standard condition of approval and not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**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 checked="" type="checkbox"/>	<input 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:** Based on the Project's size, parkland fees will be paid instead of dedicating land for park purposes. As a result, the Project is in compliance with the County's local park code regulations and no significant impacts are anticipated. The proposed subdivision map is subject to the payment of Quimby Fees for the Community Service Area #69 (COA 50. Planning 9.).

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>42. Recreational Trails</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:** No County designated trails are proposed on the Site. However, an internal paseo system is proposed within this Project. The paseo shall be shown -on all grading plans and shall be included on the final site development plan.

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>43. Circulation</b>	<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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>