

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

effects?

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

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

Source: Riverside County Land Information System.

Findings of Fact:

a) The project does not include any construction or changes in existing operations that could result in the need for construction of new or expanded water treatment facilities. No impact will occur.

b) The project will require generate no new water demand because no changes in existing operations will occur; therefore no new or expanded water supplies will need to be procured. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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

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

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

Source: N/A

Findings of Fact:

a-b) The project includes no changes to existing operations that would generate new wastewater discharges that could require new treatment facilities. The site is currently on septic. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

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

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

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

Findings of Fact:

a) The project does not include any construction or changes in existing operations that could result in the substantially altered solid waste generation patterns and disposal services. No impact will occur.

b) The existing development will continue to be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

a-g) The project includes no construction or changes in existing operations that could increase demand for any service or require the construction of any facilities. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

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

Source:

a) No physical changes to the project site or surrounding areas is proposed. There will be no construction related activities and there will be no changes to existing, on-site operations. The proposed project will result in no increase in energy demand and therefore will not conflict with any adopted energy conservation plans. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: N/A

Findings of Fact: As discussed in this Environmental Assessment, implementation of the proposed project will not degrade in any way the quality of the environment, reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. No impacts will occur.

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

Source: N/A

Findings of Fact: As discussed in this Environmental Assessment, the project does not have impacts which are individually limited, but cumulatively considerable. No physical changes to the site or surrounding areas is proposed and no changes in use for the site are included. No impacts will occur.

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

Source: N/A

Findings of Fact: As discussed in this Environmental Assessment, the proposed project will not result in environmental effects which will cause any adverse effects on human beings, either directly or indirectly. No impacts will occur.

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

VI. EARLIER ANALYSES

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

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

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

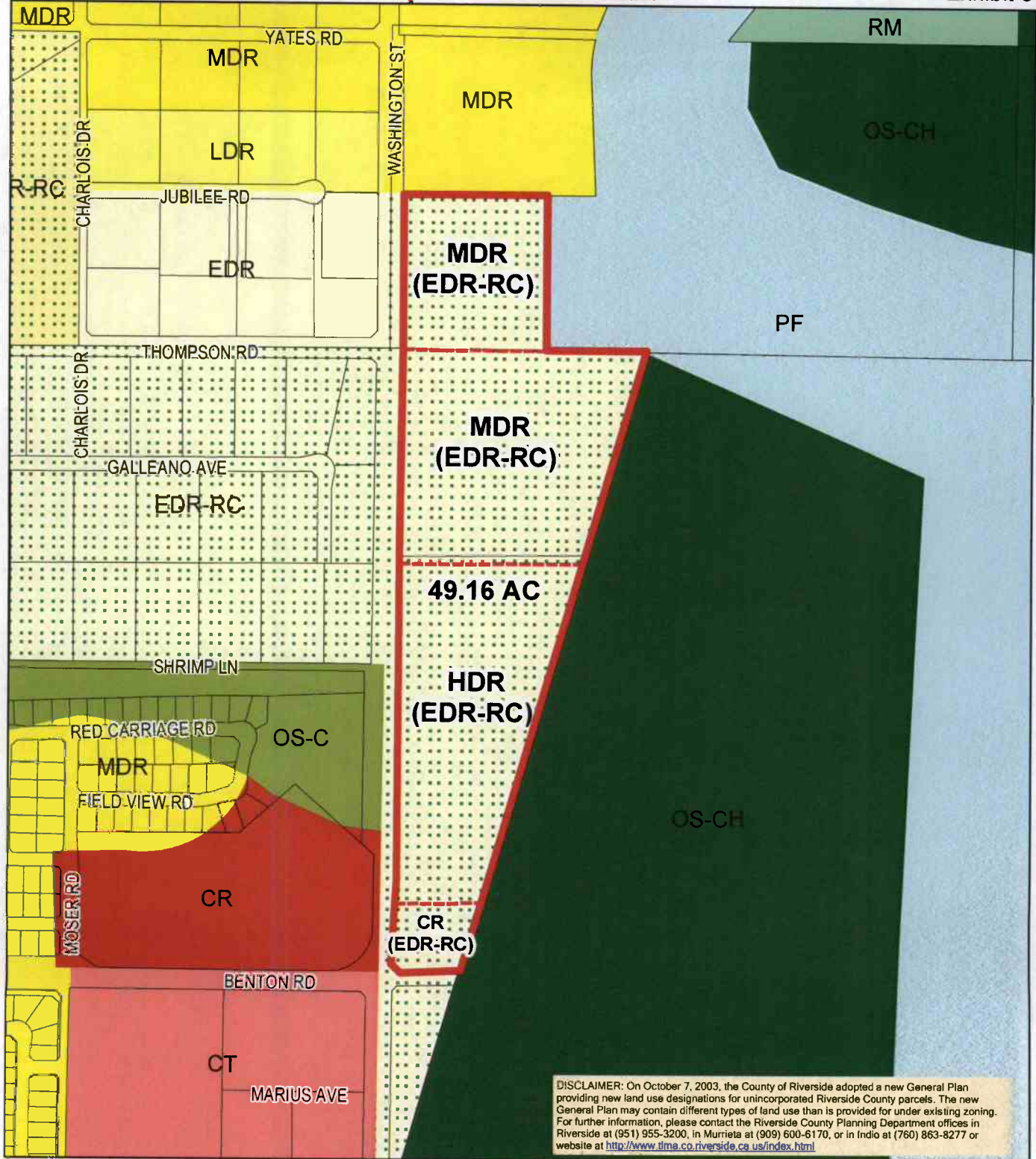
County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92502

File: Admin Draft EA42499 (2)

Revised: 8/28/2015 10:24 AM

GPA00954

Proposed General Plan



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Rancho California
Township/Range: T6SR2W
Section: 3 & 4



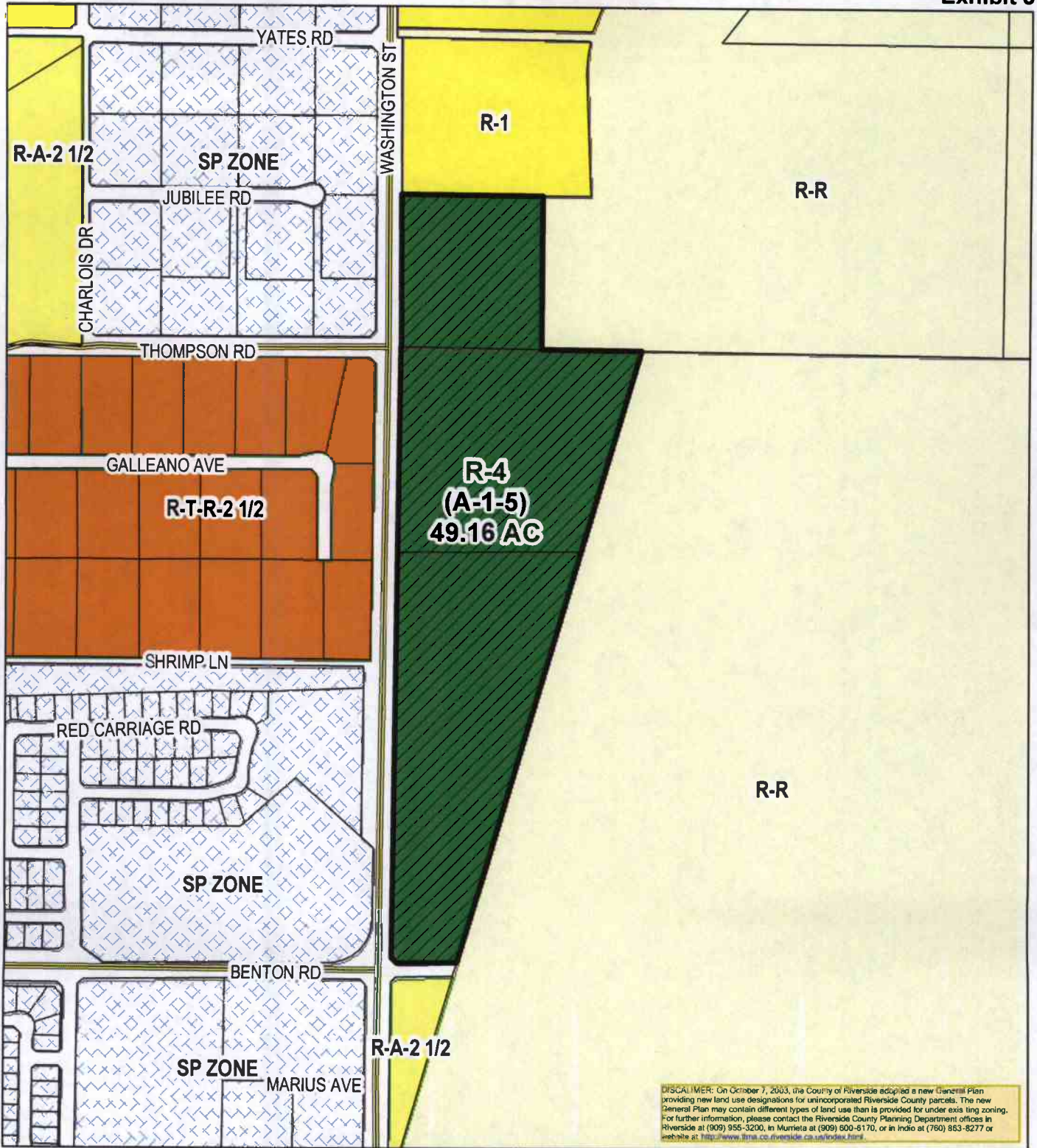
Assessors
Bk. Pg. 472-21
Thomas 964-03
Bros. Pg. 899 G7

Supervisor Stone
District 3
Date Drawn: 2/26/08

CZ07739 GPA00954

PROPOSED ZONING

Planner: Amy Aldana
Date: 3/06/08
Exhibit 3



RIVERSIDE COUNTY PLANNING DEPARTMENT

Area
Plan: Rancho California
Township/Range: T6SR2W
Section: 3 & 4



Assessors
Bk. Pg. 472-21
Thomas 964-03
Bros. Pg. 899 G7

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41782

Project Case Type (s) and Number(s): General Plan Amendment No. 954 and Change of Zone No. 7739

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Matt Straite or mstraite@rctlma.org

Telephone Number: 951.955.8631

Applicant's/ Engineer's Name: MDMG Inc.

Applicant's/ Engineer's Address: 41635 Enterprise Circle North, Suite B, Temecula, CA 92590

I. PROJECT INFORMATION

A. Project Description:

Note: All referenced figures are located at the end of this Environmental Assessment Form: Initial Study, not immediately following their reference in the text.

The project proponent has submitted applications to the County of Riverside for a General Plan Amendment - General Plan Amendment No. 00954 (GPA 954) and a Change of Zone - Change of Zone No. 07739 (CZ 7739). These applications; are hereafter referred to as the "Project."

The Project is located on the east side of Washington Street, northeasterly of the intersection of Benton Road and Washington Street. Reference Appendix A, Figure 1, *Vicinity Map*. The Project is comprised of 3 parcels, which total approximately 53.94 acres (gross). Of this, 43.91 acres (2 parcels) are located south of Thompson Road and 10.03 acres are located north of Thompson Road, northeasterly of the intersection of Washington Street and Thompson Road. The parcels sizes, in gross acreage are, from south to north, by Assessor's Parcel Number (APN):

- APN 964-030-008: 23.86 gross acres
- APN 964-030-007: 20.04 gross acres
- APN 472-210-003: 10.03 gross acres

The focus of this Environmental Assessment (EA) will be on the physical changes to the environment that can be anticipated from the implementation of GPA 954 and CZ 7739. In all of the issue areas that will be analyzed in this EA, no physical changes would occur from GPA 954 and CZ 7739. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site specific impacts.

The Project components are discussed in greater detail, below.

General Plan Amendment No. 00954

General Plan Amendment No. 00954 (GPA 954) proposes to amend the County of Riverside General Plan (RCIP) General Plan Foundation Component of the Project site from Rural Community, to Community Development. The southerly most parcel is currently designated Estate Density Residential (RC-EDR), 2 acre minimum lot size and is proposed to be changed to Medium High Density Residential (MHDR), 5-8 du/acre. The parcel located at the southeastern

corner of Washington Street and Thompson Road is currently designated Estate Density Residential (RC-EDR), 2 acre minimum lot size and is proposed to be changed to Medium Density Residential (MDR), 2-5 du/acre, and the parcel located at the northeastern corner of is currently designated Estate Density Residential (RC-EDR), 2 acre minimum lot size and is proposed to be changed to Medium High Density Residential (MDR), 5-8 du/acre. Please reference Appendix A, Figure 2, GPA 954.

With the approval of the above referenced GPA 945 (and CZ7739, discussed below), approximately 268 single-family residential units could be developed on the Project site. The approximate number of overall units was based on the mid-range of the MDR (2-5 d.u./acre = 3.5 d.u./acre) and MHDR (5-8 d.u./acre = 6.5 d.u./acre). The following are the calculations:

- MDR: 27.85 acres x 3.5 d.u./acre = 98 units
- MHDR: 26.09 acres x 6.5 d.u./acre = 170 units

On March 2, 2010, the Board of Supervisors (Board) adopted an order initiating proceedings for GPA 954 (GPIP), which encompassed the Project area. The request was to amend the General Plan Foundation Component of the Project site from Rural Community to Community Development and to amend the land use designation of the Project site from Estate Density Residential (RC-EDR), 2-acre minimum lot size, within the Highway 79 Policy Area to Medium Density Residential (CD-MDR), 2-5 d.u./acre; High Density Residential (CD-HDR), 8-14 d.u./acre; and Commercial Retail (CD-CR), 0.20-0.35 Floor Area Ratio for APN's 472-210-003, 964-030-007, and 964-030-008. The proposed Project is not consistent with the GPIP. However, the proposed development is less intensive than that approved under the GPIP. It should be noted that the adoption of the order initiating proceedings by the Board does not imply that any amendments will be approved.

Change of Zone No. 007739 (CZ 7739)

Change of Zone No. 007739 (CZ 7739) proposes to change the zoning for the Project site from Light Agriculture – 5-acre Minimum (A-1-5) to Planned Residential (R-4).

Please reference Appendix A, Figure 3, CZ7739.

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

C. Total Project Area: 53.94 acres

Residential Acres: 53.94	Lots: TBD	Units: TBD	Projected No. of Residents: TBD
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

D. Assessor's Parcel No(s): 472-210-003, 964-030-007, and 964-030-008.

E. Street References: Northerly of Benton Road, easterly of Washington Street, southerly of Yates Road, westerly of Lake Skinner Recreational Area (Dam and water body).

F. Section, Township & Range Description or reference/attach a Legal Description: Section 34 South West, Township 6 South, Range 2 West and Section 3, Township 7 South Range 2 West.

G. Brief description of the existing environmental setting of the project site and its surroundings:

The Project site consists of vacant dry farmland and one modular home with out-buildings. See *Appendix B*, Site Photos. The following are the surrounding uses:

- North: Vacant, Single-Family Residential
- South: Vacant, Metropolitan Water District (MWD) Robert A. Skinner Filtration Plant
- East: MWD Lake Skinner
- West: Single-Family Residential/Commercial/Park/Vacant/Future High School Site

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project is consistent with the provisions of the Land Use Element.
2. **Circulation:** The project is consistent with the Highway 79 policy area provisions (through mitigation), and all other policies of the Circulation Element.
3. **Multipurpose Open Space:** The project is consistent with the policies of the Open Space Element.
4. **Safety:** The project is consistent with the policies of the Safety Element.
5. **Noise:** The project is consistent with the policies of the Noise Element.
6. **Housing:** The project is consistent with the policies of the Housing Element.
7. **Air Quality:** The project is consistent with the policies of the Air Quality Element.

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

C. Foundation Component(s): Rural Community.

D. Land Use Designation(s): Rural Community; Estate Density Residential (RC:EDR).

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

F. Policy Area(s), if any: Highway 79 Policy Area.

G. Adjacent and Surrounding:

1. **Area Plan(s):** Southwest Area Plan to the north, south, east and west.
2. **Foundation Component(s):**
 - North: Community Development.
 - South: Open Space and Rural Community
 - East: Open Space and Community Development.
 - West: Rural Community, Conservation, and Community Development.
3. **Land Use Designation(s):**
 - North: Medium Density Residential, and Public Facilities.

- South: Open Space - Conservation Habitat, Commercial Tourist, and Estate Density Residential
- East: Public Facilities.
- West: Commercial Retail, Open Space - Conservation, and Estate Density Residential.

4. **Overlay(s), if any:** None.

5. **Policy Area(s), if any:** Highway 79 Policy Area to the north, south, east, and west.

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:** Light Agricultural – 5-Acre Minimum (A-1-5).

J. **Proposed Zoning, if any:** Planned Residential (R-4).

K. Adjacent and Surrounding Zoning:

- North: One Family Dwelling (R-1), and Rural Residential (RR).
- South: Residential Agricultural - 2½-Acre Minimum (R-A-2½), and Rural Residential (RR).
- East: Rural Residential (RR).
- West: Specific Plan (SP) and Mobile Home Subdivision - 2½ Acre Minimum (R-T-R-2½).

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 checked="" type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

will be prepared.

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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

Signature

Date

Matt Straite
Printed Name

For Juan C. Perez, Interim Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Southwest Area Plan (SWAP), Figure 9, *Scenic Highways*.

Findings of Fact:

a-b) The Project site is located in the Southwest Area Plan (SWAP). According to the SWAP, three (3) highways have been nominated for Scenic Highway status:

- Interstate 215 (I-215) and State Route 79 South (SR79S) are Eligible Scenic Highways; and
- Interstate 15 (I-15) is designated as an Eligible State Scenic Highway (COR GP SAP, p. 47).

The Project site is located approximately 5.5 miles from I-215, 8.5 miles from I-15, and 8 miles from SR79S, at its closest point.

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for any impacts to scenic resources, which would include having a substantial effect upon a scenic highway corridor within which it is located; or, substantially damaging 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. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

For the aesthetic consistency of the future residential components of development, applicable design guidelines for the Project site shall include:

- Countywide Design Guidelines; and
- Landscape Review Guidelines.

Policies for the protection of scenic resources and character of the community are contained in the SWAP. Nighttime light pollution is also addressed under County Ordinance No. 655 ("Regulating Light Pollution").

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Sources: Riverside County Land Information System (RCLIS), Ord. No. 655 (Regulating Light Pollution), Southwest Area Plan Figure 6, *Palomar Nighttime Lighting Policy*.

Findings of Fact:

- a) The proposed Project is located within Zone B of the Palomar Nighttime Lighting Policy Area according to Figure 6, *Palomar Nighttime Lighting Policy*, in the Southwest Area Plan section of the General Plan. The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the proposed Project to interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Since the Project site is located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory, and the potential location of any off-site improvements are also within this range, all future development, consistent with GPA 954 and CZ 7739, must comply with the mandatory requirements of Riverside County Ordinance No. 655. The provisions of Ordinance No. 655 include, but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: On-site Inspection, Project Application Description.

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential to create a new source of substantial light or glare which would adversely affect day or nighttime views in the area for any impacts; or, expose residential property to unacceptable light levels. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

As stated above in V.2 (Mt. Palomar Observatory), any future development, consistent with GPA 954 and CZ 7739, will be required to adhere to the requirements of Riverside County Ordinance No. 655 which regulate light pollution in relation to the Mt. Palomar Observatory.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Sources: Riverside County General Plan Figure OS-2, *Agricultural Resources*, RCLIS, and Project Application Materials.

Findings of Fact:

a) The proposed Project is located within an area of designated "local importance" in the General Plan. Farmland of Local Importance is either currently producing, or has the capability of

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

production, but does not meet the criteria of Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The California State Department of Conservation makes these designations based on soil types and land use designations. GPA 954 and CZ 7739, nor any subsequent development on the site, consistent with GPA 954 and/or CZ 7739, would 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. No impacts are anticipated. No mitigation is required.

b) There are no Williamson Act contracts on the Project site, and while the zoning on the property is Agricultural, the General Plan designations are not. GPA 954 and CZ 7739, nor any subsequent development on the site, consistent with GPA 954 and CZ 7739, would conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. No impacts are anticipated. No mitigation is required.

c-d) The property surrounding the site is not agriculturally zoned. The surrounding zoning is as follows:

- North: One Family Dwelling (R-1), Rural Residential (RR), and Specific Plan (SP).
- South: Residential Agricultural - 2½-Acre Minimum (R-A-2½), Rural Residential (RR), and Specific Plan (SP).
- East: Rural Residential (RR).
- West: Specific Plan (SP) and Mobile Home Subdivision - 2½ Acre Minimum (R-T-R-2½).

GPA 954 and CZ 7739, nor any subsequent development on the site, consistent with GPA 954 and CZ 7739, will cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"); or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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"/>

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

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

Findings of Fact:

a-c) The County has no forest land zoning, nor is the property forested. GPA 954 and CZ 7739, nor any subsequent development on the site, consistent with GPA 954 and CZ 7739, will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)); result in the loss of forest land or conversion of forest land to non-forest use; or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook.

Findings of Fact:

a-f) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential to conflict with or obstruct implementation of the applicable air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation; 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); expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions; involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter; or, create objectionable

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

odors affecting a substantial number of people. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

The proposed Project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) adopted its most recent Air Quality Management Plan (AQMP) on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of the adoption of the County's General Plan in 2003, the General Plan's EIR (No. 441, SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the AQMP. The proposed Project, as implemented, is will result in a change to the General Plan, which could result in potential inconsistencies with AQMP.

In general, the SCAB is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The General Plan is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight (8) separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Subsequent development would impact air quality in the short-term, during construction, and in the long-term, though operation and vehicle emissions.

The County imposes standard conditions on grading operations to control fugitive dust. All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan shall be required at the time a grading permit is issued.

In addition, the proposed Project will be required to comply with SCAQMD's Rule 403. Rule 403 minimum requirements require that the application of the best available dust control measures are used for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes.

These are considered standard conditions, and are not considered unique mitigation under CEQA.

The proposed Project will impact air quality resources during construction and through increased automobile emissions. As stated in Section 43 (Circulation) of Transportation/Traffic of this Environmental Assessment, the proposed Project will need to adhere to the Highway 79 Policy Area requirements, as amended, or not.

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

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 regular 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 uses include vacant, residential uses, park and open space. The residential uses are considered sensitive receptors; however, due to the nature of the this subsequent development, substantial point source emissions will not be generated.

Subsequent residential development will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.

Heavy-duty equipment used during construction of subsequent development will emit odors; however, the construction activity would cease to occur after individual construction is completed.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

Sources: RCLIS, RCIP - Conservation Summary Report Generator, On-site Inspection, and *Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Change of Zone 7739 HANS 2055 APN 472-210-003*, prepared by Principe and Associates, dated June 17, 2011 (Appendix C).

Findings of Fact:

a-g) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan; 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); have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service; 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; have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service; have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or, conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts are anticipated. No mitigation is required.

HANS Case No. 02055 was completed on APN 472-210-003 in 2011. No portion of this parcel was required to be preserved under the MSHCP.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

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

The following information was obtained for the Project, from the RCIP Conservation Summary Report Generator, located at the following link:

http://www.rctlma.org/online/content/rcip_report_generator.aspx

APN	Cell	Cell Group	Acres	Area Plan	Sub Unit
472210003	5567	T	9.07	Southwest Area	SU4 - Cactus Valley/SWRC-MSR/Johnson Ranch
964030007	Not A Part	Independent	18.13	Southwest Area	Not a Part
964030007	5567	T	0.08	Southwest Area	SU4 - Cactus Valley/SWRC-MSR/Johnson Ranch
964030008	Not A Part	Independent	21.68	Southwest Area	Not a Part

Habitat assessment shall be required for subsequent development, and should address at a minimum potential habitat for the following species:

APN	Amphibia Species	Burrowing Owl	Criteria Area Species	Mammalian Species	Narrow Endemic Plant Species	Special Linkage Area
472210003	NO	YES	YES	NO	YES	NO
964030007	NO	YES	YES	NO	YES	NO
964030008	NO	YES	NO	NO	YES	NO

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy an historic site?

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

Sources: On-site Inspection, Project Application Materials, and, *A Phase I Cultural Resources Assessment of A Portion for General Plan Amendment 954, APN 964-030-007, 008*, prepared by Jean Keller, dated June, 2011 (Cultural Report) (Appendix C).

Findings of Fact:

a-b) According to the Cultural Report, submitted for the subject property (prepared in compliance with SB18), there are no historic sites on the property. No cultural resources of prehistoric (i.e. Native American) or historical origin were observed within the boundaries of the subject property during the field survey of the proposed Project site.

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to alter or destroy an historic site; or, cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. No impacts are anticipated. No mitigation is required.

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

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

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

Sources: Project Application Materials, and *A Phase I Cultural Resources Assessment of A Portion for General Plan Amendment 954, APN 964-030-007, 008*, prepared by Jean Keller, dated June, 2011 (Appendix C) (Cultural Report).

Findings of Fact:

a-d) According to the Cultural Reports, submitted for the subject property (prepared in compliance with SB18), there are no historic sites on the property. No cultural resources of prehistoric (i.e. Native American) or historical origin were observed within the boundaries of the subject property during the field survey of the proposed Project site.

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to alter or destroy an archaeological site; cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5; disturb any human remains, including those interred outside of formal cemeteries; or, restrict existing religious or sacred uses within the potential impact area. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Since Archaeological Resources are located sub-surface, and are not discovered until ground disturbing activities, the County requires standard conditions of approval to address inadvertent cultural resource, or human remains finds, that may be discovered on the proposed Project site.

Additionally, the Pechanga Tribe, through State required SB-18 consultation, has requested that any implementing project within the project area contact the Pechanga Tribe while processing any required entitlements. They additionally request to participate in all future CEQA analysis.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

10. Paleontological Resources

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

Source: RCLIS, Riverside County General Plan Figure OS-8, *Paleontological Sensitivity*.

Findings of Fact:

a) According to the General Plan the Project is in an area of undetermined paleontological sensitivity. The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Since Paleontological Resources are located sub-surface and are not discovered until ground disturbing activities, the County requires standard conditions of approval to address inadvertent Project impacts that may, directly or indirectly, destroy a unique paleontological resource, or site, or unique geologic feature that may be found on the proposed Project site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

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

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

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?

Sources: Riverside County General Plan Figure S-2, *Earthquake Fault Study Zones*, RCLIS, *Preliminary Geotechnical Investigation for Assessor's Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California*, prepared by LGC Inland, dated November 16, 2007 (Geo Report) (Appendix C).

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

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death due to being located within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. No impacts are anticipated. No mitigation is required.

According to the RCLIS, the proposed Project site is not located within an Alquist-Priolo Fault Zone, or a County Fault Hazard Zone. According to the Geo Report (p. 6), there are no active, or potentially active faults on the portion of the Project site, south of Thompson Road.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3, *Generalized Liquefaction, Preliminary Geotechnical Investigation for Assessor's Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California*, prepared by LGC Inland, dated November 16, 2007 (Geo Report) (Appendix C).

Findings of Fact:

a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to be subject to seismic-related ground failure, including liquefaction. No impacts are anticipated. No mitigation is required.

According to the General Plan, there are portions to the south of the Project site that are mapped as areas of low liquefaction potential. The rest of the site shows no mapped liquefaction zones.

Liquefaction is a seismic phenomenon in which loose, saturated, granular soil behaves similarly to a fluid when subjected to high-intensity ground shaking. Liquefaction occurs when three general conditions exist: 1) shallow groundwater; 2) low density noncohesive (granular) soil; and 3) high-intensity ground motion. Studies indicate that saturated, loose to medium dense, near surface cohesionless soil exhibits the highest liquefaction potential. Dry cohesionless soil may experience dynamic compaction during an earthquake. In general, cohesive soil may not be susceptible to liquefaction.

According Figure 2, *Regional Geologic Map*, of the Geo Report, the entire Project site is underlain by the following soils:

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

- Mesozoic Phylite (Mzp); and,
- Quaternary Very Old Axial Channel Deposits (Qvoa).

The Geo Report further concludes that the potential for liquefaction for these soil types are considered nil.

The submittal of a project-specific geotechnical report, which addresses liquefaction potential, is as standard submittal requirement of the County at the time of grading plan submittal. Within this project-specific geotechnical report, project specific project design recommendations will be included. This is a standard condition and not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Sources: Riverside County General Plan Figure S-4, *Earthquake-Induced Slope Instability Map*, Figures S-13 through S-21 (showing General Ground Shaking Risk), and *Preliminary Geotechnical Investigation for Assessor's Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California*, prepared by LGC Inland, dated November 16, 2007 (Geo Report) (Appendix C).

Findings of Fact:

- a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to be subject to strong seismic ground shaking. No impacts are anticipated. No mitigation is required.

Every project in California has some degree of potential exposure to significant ground shaking. The Geo Report concluded that the site is not located within an Alquist-Priolo Earthquake Fault Zone and there are not any known faults (active, potentially active, or inactive) onsite; active faulting/potential shallow ground rupture is considered unlikely; and the potential for liquefaction to occur beneath the site is considered nil.

Please reference Response 12.a., above, pertaining to the submittal of a project-specific geotechnical report. This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

14. Landslide Risk

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

Source: On-site Inspection, Riverside County General Plan Figure S-5, *Regions Underlain by Steep Slope*, and *Preliminary Geotechnical Investigation for Assessor's Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California*, prepared by LGC Inland, dated November 16, 2007 (Geo Report) (Appendix C).

Findings of Fact:

a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project being to 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. No impacts are anticipated. No mitigation is required.

The Project site is generally flat and based on Exhibit S-5 from the General Plan, there are no steep slopes that could potentially result in landslides. According to p. 4 of the Geo Report, the potential for landslides on the parcels south of Thompson Road is considered insignificant since the site is gently sloping.

Please reference Response 12.a., above, pertaining to the submittal of a project-specific geotechnical report. This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Sources: Riverside County General Plan Figure S-7, *Documented Subsidence Areas Map*, and *Preliminary Geotechnical Investigation for Assessor's Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California*, prepared by LGC Inland, dated November 16, 2007 (Geo Report) (Appendix C).

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

Findings of Fact:

- a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to 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. No impacts are anticipated. No mitigation is required.

According to the General Plan, Figure S-7, *Documented Subsidence Areas Map*, the lower portion of the Project site is in an area potentially susceptible to subsidence. According to the Geo Report, active faulting/potential shallow ground rupture is considered unlikely, and the potential for liquefaction to occur beneath the site is considered nil.

Please reference Response 12.a., above, pertaining to the submittal of a project-specific geotechnical report. This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

Sources: On-site Inspection, Project Application Materials, Geologist Review, EIR374 for Specific Plan No. 286, EA39577 for Specific Plan No. 286 Amendment No. 5.

Findings of Fact:

- a) Based on the review of the proposed Project by the County Geologist, the Project does not present any other geological hazards or risks. Lake Skinner is located about 2,600 feet to the east of the Project site. The entire Project site is located within a Dam Inundation zone for Lake Skinner. This also indicates a high likeliness for seiche resulting from strong seismic activity near the Lake Skinner Dam, which would impact the property. Regarding the potential mitigation of seiche, the General Plan includes many policies intended to address the concerns presented by Dam Inundation but most are specific to construction level requirements. Such mitigation will be implemented at the construction phase of development, and are not appropriate at the General Plan Amendment or Zone Change levels. The EIR for the neighboring Specific Plan includes mitigation for Dam Inundation as well; however, the mitigation calls for coordination with emergency services to create evacuation routes, and pursuant with State law, notification of the future home owners of the potential risks of owning a home in an inundation area. Both are also required by the General Plan Safety Policies.

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

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

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

Sources: Riverside County General Plan Figure S-5, *Regions Underlain by Steep Slope*, and Project Application Materials.

Findings of Fact:

a-c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to change topography or ground surface relief features; create cut or fill slopes greater than 2:1 or higher than 10 feet; or, result in grading that affects or negates subsurface sewage disposal systems. No impacts are anticipated. No mitigation is required.

As a standard condition for development pertaining to manufactured slope, any future development is typically required to plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457. This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2013), creating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

substantial risks to life or property?

c) Have soils incapable of adequately supporting use of septic tanks or alternative wastewater 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"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Sources: Project Application Materials, and On-site Inspection.

Findings of Fact:

a-c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the Project to result in substantial soil erosion or the loss of topsoil; be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2013), creating substantial risks to life or property or, result in grading that affects or negates subsurface sewage disposal systems; or, have soils incapable of adequately supporting use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water. No impacts are anticipated. No mitigation is required.

The proposed Project site may be located on expansive soils; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate any potential impacts. This is a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

The Project proposes no grading or construction of any kind, therefore there are no potential impacts to soils or septic tanks. There is one single-family structure on the site, which is proposed to remain. This structure probably features a septic system, but the system is not identified for removal at this time.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion

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

Sources: Project Application Materials, and On-site Inspection.

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there are no potential impacts from the Project that would change deposition, siltation,

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

or erosion that may modify the channel of a river or stream or the bed of a lake; or, result in any increase in water erosion either on or off site. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

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

Sources: Riverside County General Plan Figure S-8, *Wind Erosion Susceptibility Map*, Ord. No. 460, Article XV & Ord. No. 484.

Findings of Fact:

a) According to General Plan Figure S-8, *Wind Erosion Susceptibility Map*, the Project site is not located in an area of high wind erosion. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------	-------------------------------------

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

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--	--------------------------	--------------------------	--------------------------	-------------------------------------

Sources: AB 32, SB 1368, EO S-03-05, EO S-20-06 and EO S-01-07.

Findings of Fact:

a,b) The proposed project is a General Plan Amendment only, there is no ground disturbance proposed. The proposed amendment will increase the potential density of the site, which would have an increase in potential impacts because there could be more homes in the area. However, this CEQA analysis is intended to be a programmatic CEQA level review. Any future implementing project on this site will be required to comply with California's AB-32 greenhouse gas reduction requirement. At this stage, it is too speculative to review the specific potential

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

impacts as the number of residential units are not known. Additionally, many of the identified potential mitigation for GHG impacts are implemented at the construction level of development. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with General Plan Amendment No. 954 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

“Greenhouse gases” (so called because of their role in trapping heat near the surface of the earth) emitted by human activity are implicated in global climate change, commonly referred to as “global warming.” These greenhouse gases contribute to an increase in the temperature of the earth’s atmosphere by transparency to short wavelength visible sunlight, but near opacity to outgoing terrestrial long wavelength heat radiation in some parts of the infrared spectrum. The principal greenhouse gases (GHGs) are carbon dioxide, methane, nitrous oxide, ozone, and water vapor. For purposes of planning and regulation, Section 15364.5 of the California Code of Regulations defines GHGs to include carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons and sulfur hexafluoride. Fossil fuel consumption in the transportation sector (on-road motor vehicles, off-highway mobile sources, and aircraft) is the single largest source of GHG emissions, accounting for approximately half of GHG emissions globally. Industrial and commercial sources are the second largest contributors of GHG emissions with about one-fourth of total emissions.

California has passed several bills and the Governor has signed at least three executive orders regarding greenhouse gases. GHG statues and executive orders (EO) include AB 32, SB 1368, EO S-03-05, EO S-20-06 and EO S-01-07.

AB 32 is one of the most significant pieces of environmental legislation that California has adopted. Among other things, it is designed to maintain California’s reputation as a “national and international leader on energy conservation and environmental stewardship.” It will have wide-ranging effects on California businesses and lifestyles as well as far reaching effects on other states and countries. A unique aspect of AB 32, beyond its broad and wide-ranging mandatory provisions and dramatic GHG reductions are the short time frames within which it must be implemented. Major components of the AB 32 include:

- Require the monitoring and reporting of GHG emissions beginning with sources or categories of sources that contribute the most to statewide emissions.
- Requires immediate “early action” control programs on the most readily controlled GHG sources.
- Mandates that by 2020, California’s GHG emissions be reduced to 1990 levels.
- Forces an overall reduction of GHG gases in California by 25-40%, from business as usual, to be achieved by 2020.
- Must complement efforts to achieve and maintain federal and state ambient air quality standards and to reduce toxic air contaminants.

Statewide, the framework for developing the implementing regulations for AB 32 is under way. Maximum GHG reductions are expected to derive from increased vehicle fuel efficiency, from greater use of renewable energy and from increased structural energy efficiency. Additionally, through the California Climate Action Registry (CCAR now called the Climate Action Reserve), general and industry-specific protocols for assessing and reporting GHG emissions have been developed. GHG sources are categorized into direct sources (i.e. company owned) and indirect

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

sources (i.e. not company owned). Direct sources include combustion emissions from on-and off-road mobile sources, and fugitive emissions. Indirect sources include off-site electricity generation and non-company owned mobile sources.

Greenhouse Gas Emissions Significance Thresholds

In response to the requirements of SB97, the State Resources Agency developed guidelines for the treatment of GHG emissions under CEQA. These new guidelines became state laws as part of Title 14 of the California Code of Regulations in March, 2010. The CEQA Appendix G guidelines were modified to include GHG as a required analysis element. A project would have a potentially significant impact if it:

- Generates GHG emissions, directly or indirectly, that may have a significant impact on the environment, or,
- Conflicts with an applicable plan, policy or regulation adopted to reduce GHG emissions.

Section 15064.4 of the Code specifies how significance of GHG emissions is to be evaluated. The process is broken down into quantification of project-related GHG emissions, making a determination of significance, and specification of any appropriate mitigation if impacts are found to be potentially significant. At each of these steps, the new GHG guidelines afford the lead agency with substantial flexibility.

Emissions identification may be quantitative, qualitative, or based on performance standards. CEQA guidelines allow the lead agency to “select the model or methodology it considers most appropriate.” The most common practice for transportation/combustion GHG emissions quantification is to use a computer model, such as CalEEMod.

The significance of those emissions then must be evaluated; the selection of a threshold of significance must take into consideration what level of GHG emissions would be cumulatively considerable. The guidelines are clear that they do not support a zero net emissions threshold. If the lead agency does not have sufficient expertise in evaluating GHG impacts, it may rely on thresholds adopted by an agency with greater expertise.

On December 5, 2008 the SCAQMD Governing Board adopted an Interim quantitative GHG Significance Threshold for industrial projects where the SCAQMD is the lead agency (e.g., stationary source permit projects, rules, plans, etc.) of 10,000 Metric Tons (MT) CO₂ equivalent/year. In September 2010, the Working Group released revisions, which recommended a threshold of 3,000 MT CO₂e for mixed-use projects. This 3,000 MT/year recommendation will be used as a guideline for the analysis of subsequent Projects, which shall be consistent with GPA 954 and CZ 7739.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

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

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

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

Sources: Project Application Materials, California State Waterboards GEOTRACKER Website, Department of Toxic Substances Control's Hazardous Waste and Substances Site List.

Findings of Fact:

a,b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or, 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. No impacts are anticipated. No mitigation is required.

Subsequent development on the Project site, consistent with GPA 954 and CZ 7739, may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; or may 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. During construction of individual projects, there is a potential for accidental release of petroleum products in sufficient quantity to pose a significant hazard to people and the environment. It is anticipated that SWPPPs prepared for these individual project can reduce such hazards to a less than significant level. The preparation of a SWPPP is considered a standard condition for the County of Riverside and is not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is

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

anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

- c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. No impacts are anticipated. No mitigation is required.

Subsequent development on the Project site, consistent with GPA 954 and CZ 7739, will be located off of existing roads. Surrounding parcels are developed. A limited potential to interfere with an emergency response or evacuation plan will occur during individual construction projects. Control of access will ensure emergency access during construction of these individual projects. Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

- d) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impacts are anticipated. No mitigation is required.

No phases of implementation of subsequent development on the Project site, consistent with GPA 954 and CZ 7739, will emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No existing or proposed schools are located within one-quarter mile of the proposed Project site. Both Temecula Preparatory School and French Valley Elementary School are greater than 1,320 feet from the proposed Project site.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

- e) The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Haz Waste Permit Sites.

According to the GEOTRACKER site, there no are Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Haz Waste Permit Sites on the proposed Project site. Detailed information can be viewed at the web-link provided below, and referencing Washington Street/Benton Road in the vicinity of the Project site:

<http://geotracker.waterboards.ca.gov/map/>

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

The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List) does not show any Hazardous Waste and Substances Sites currently located on the proposed Project site. This information was verified at the web-link provided below:

http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=Auld%20Road%20%20Washington%20Street&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true

Based upon the available data, there is no evidence to support that hazardous wastes or contamination would be present on the Project site. No additional mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports

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

Sources: Riverside County General Plan Figure S-19, *Airport Locations*, RCLIS, and Google Maps

Findings of Fact:

- a) The proposed Project site is not located within an Airport Master Plan. The closest general aviation airport to the proposed Project site is the French Valley Airport, which is located approximately 2.9 miles to the south-southwest of the proposed Project site. Based on this distance from the Airport, the proposed Project site is not located within an Airport Influence Area that would subject the proposed Project to the airport compatibility zone criteria. Therefore, implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will have no impacts that could result in an inconsistency with an Airport Master Plan. No impacts are anticipated and no mitigation is required.
- b) Therefore, implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not require review by the Airport Land Use Commission. Please refer to Response 22.a., above. No impacts are anticipated and no mitigation is required.

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

- c) The proposed Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. Therefore, implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.
- d) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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?

Sources: Riverside County General Plan Figure S-11, *Wildfire Susceptibility*, and RCLIS

Findings of Fact:

- a) According to General Plan Figure S-11, *Wildfire Susceptibility*, and the RCLIS, the Project site is not located within a Wildfire Susceptibility Area. Therefore, implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

- a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?
- b) Violate any water quality standards or waste discharge requirements?
- c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production

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

Source: Riverside County Flood Control District Review.

Findings of Fact:

a,b,

d,g,h) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site; violate any water quality standards or waste discharge requirements; 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; otherwise substantially degrade water quality; or, 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). No impacts are anticipated. No mitigation is required.

Subsequent development on the Project site, consistent with GPA 954 and CZ 7739, may 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; violate any water quality standards or waste discharge requirements; 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; otherwise substantially degrade water quality; or, 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).

Future development on the proposed Project, site, which is consistent with GPA 954 and CZ 7739, will be reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation

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

Department, to mitigate any potential impacts through site design and the preparation of a Water Quality Management Plan (WQMP) and adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

- c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not 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). No impacts are anticipated. No mitigation is required.

- d) It is not anticipated that any future development, consistent with GPA 954 and CZ 7739, would be of the nature that would 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).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

- e,f) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, 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; or, place within a 100-year flood hazard area structures which would impede or redirect flood flows. No impacts are anticipated. No mitigation is required.

According to the RCLIS, the proposed Project site is not located within a 100-year flood hazard area. Therefore, implementation of the proposed 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; or, place within a 100-year flood hazard area structures which would impede or redirect flood flows. There are no potential impacts to or from flood hazards with the exception of dam inundation (see discussion in Section 16, Other Geologic Hazards, regarding seiche).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

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

Sources: 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, and RCLIS.

Findings of Fact:

a,b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, 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; or, changes in absorption rates or the rate and amount of surface runoff. No impacts are anticipated. No mitigation is required.

Implementation of subsequent projects, consistent with GPA 954 and CZ 7739, may 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; or, changes in absorption rates or the rate and amount of surface runoff. Please reference Responses in Section 25 (Water Quality Impacts), above.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not expose people or structures to a significant risk of loss, injury or

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

death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area). No impacts are anticipated. No mitigation is required.

According to the RCLIS, the proposed Project site is located in a dam inundation area. Therefore, Implementation of subsequent projects, consistent with GPA 954 and CZ 7739, will present a potential impact from dam inundation (see discussion in Section 16, Other Geologic Hazards, regarding seiche).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

- d) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in changes in the amount of surface water in any water body. No impacts are anticipated. No mitigation is required.

Implementation of subsequent projects, consistent with GPA 954 and CZ 7739, will result in a less than significant impact that would change the amount of surface water in any water body. Please reference the discussion in Section 19 (Erosion) and Section 25 (Water Quality Impacts), above.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project

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

Sources: Riverside County General Plan, RCLIS, City of Temecula General Plan Land Use Policy Map (Figure LU-3), City of Temecula General Plan Land Use Focus Areas (Figure LU-5), and Project Application Materials.

Findings of Fact:

- a) The proposed Project will change the General Plan and Zoning designation for the site. While the proposed Project will result in an alteration of the present or planned land use of the area, the uses proposed are similar in nature and scale to the surrounding, suburban form of development. For these reasons, the Land Use and zoning impacts are considered less than significant. No mitigation is required.

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

b) The proposed Project will not affect land use within a city sphere of influence. The proposed Project site is located adjacent to, but not within, the City of Temecula Sphere of Influence. It is located within the City of Temecula "Planning Area." Figure LU-5, Land Use Focus Areas of the Temecula General Plan (p. LU-34) identifies the proposed Project area as a "Future Growth Area." The Temecula General Plan Land Use Policy Map (Figure LU-3), as Low-Medium Density Residential (3-6 d.u./acre), Rural Residential (0-0.2 Du/Ac Max), and Open Space. The City typically places designations on County properties that reflect the current County Land Use designations at the time of the Land Use Map preparation. Based on this information, no impacts are anticipated and no mitigation is required.

The proposed Project will not affect land use and/or within adjacent city or county boundaries. As sated above, the proposed Project site is located entirely within the County of Riverside and not within the City of Temecula city limits, or the City's Sphere of Influence. The proposed Project site is not within proximity to any other County boundary. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

28. Planning

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

Sources: Riverside County General Plan Land Use Element, Staff review, and RCLIS.

Findings of Fact:

a-e) The proposed Project is not consistent with the site's current zoning. The proposed Project is a General Plan Amendment and Change of Zone. With the approval of these applications, the proposed Project will be consistent with the proposed zoning. As a result, the proposed Project will be consistent with the land use designations and policies of the General Plan. There is no applicable Specific Plan that would apply to the proposed Project site. Any impacts will be considered less than significant. No mitigation is required.

As discussed above in 27, Land Use, while the proposed Project will result in an alteration of the present or planned land use of the area, the uses proposed are similar in nature and scale to the surrounding, suburban form of development. Therefore, the proposed Project will be compatible with existing surrounding zoning, and be compatible with existing and planned surrounding land uses. Any impacts will be considered less than significant. No mitigation is required.

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

Based on all of this information, the proposed Project will not disrupt or divide the physical arrangement of an established community. There are no low-income or minority communities in proximity of the proposed Project site. Any impacts will be considered less than significant. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

Source: Riverside County General Plan Figure OS-5, *Mineral Resources Area*.

a) The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZ) using the following classifications:

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

The Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). Since the Project site has not been used for mining, the Project, and any subsequent development consistent with GPA 954 and CZ 7739, is not expected to 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. No impacts are anticipated. No mitigation is required.

b) The Project site has not been used for mining. Implementation of the proposed Project and any subsequent development consistent with GPA 954 and CZ 7739, will not result in the loss of

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

availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No impacts are anticipated. No mitigation is required.

- c) The Project site is not adjacent to an existing surfaces mine. Implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not cause any incompatible land uses to be located adjacent to a State classified or designated area or existing surface mine. No impacts are anticipated. No mitigation is required.
- d) The Project is not located adjacent to an existing surface mine and will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. Implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

Sources: RCLIS, Riverside County General Plan Figure S-19, *Airport Locations*, County of Riverside Airport Facilities Map, and Aerial Photo (Google Maps).

Findings of Fact:

- a) The proposed Project site is not located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport. Implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, will not result in a safety hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.
- b) Based on a review of an aerial photo of the proposed Project site and its immediate environs, the proposed Project is not located within the vicinity of a private airstrip, or heliport. Therefore, implementation of the proposed Project Implementation of the proposed Project, and any subsequent development consistent with GPA 954 and CZ 7739, would not result in a safety

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

hazard for people residing or working in the proposed Project area. No impacts are anticipated and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

31. Railroad Noise

NA A B C D

Sources: Riverside County General Plan Figure C-1, *Circulation Plan*, RCLIS database, Onsite Inspection, and Thomas Guide.

Findings of Fact:

There are no railroad lines in proximity to the Project. No impacts are anticipated to the Project, or any subsequent development consistent with GPA 954 and CZ 7739. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

32. Highway Noise

NA A B C D

Sources: Onsite Inspection, Project Application Materials, and General Plan EIR No. 441.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in impacts from highway noise. No impacts are anticipated. No mitigation is required.

The proposed Project site is located adjacent to Washington Street, which is classified as a Major Highway, in the vicinity of Benton Road (a Major Roadway) and Thompson Road (a Secondary Highway). According to Figure 4.13.7 (Projected Noise Contours along Freeways and Major Highways – Major Highway) of the General Plan EIR, 65 dBA is anticipated at a distance of 190' from the centerline of the roadway and 60dBA is anticipated at a distance of 407' from the centerline of the roadway. According to Figure 4.13.39 (Land Use Compatibility for Community Noise Exposure), commercial uses are normally acceptable up to 67.5 dBA; single-family residential uses are normally acceptable up to 60 dBA, and conditionally acceptable. Site planning and noise mitigation measures, similar to those used in the adjacent residential neighborhoods will need to be employed to ensure that any highway noise.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

33. Other Noise

NA A B C D

Sources: Project Application Materials, and RCLIS.

Findings of Fact:

The Project is not located near any other source of potential noise. Some noise may come from boats and other watercraft on Lake Skinner, but, due to the physical separation of those noise sources from the Project site, they should not exceed levels that would present any significant impacts. There will be no significant impacts from other noise sources. No additional mitigation is required.

Mitigation: No mitigation is required

Monitoring: No monitoring is required

34. Noise Effects on or by the Project

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

Sources: Riverside County General Plan, Table N-1, *Land Use Compatibility for Community Noise Exposure*, and Project Application Materials

Findings of Fact:

a-d) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; 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; or, exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels. No impacts are anticipated. No mitigation is required.

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

Implementation of any subsequent development, consistent with GPA 954 and CZ 7739, will result in an increase in ambient noise levels in the Project vicinity above levels existing without the proposed Project, and will result in a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the Project. These impacts will occur during the grading and operational phases of the proposed Project.

Due to the scale and nature of any subsequent development, consistent with GPA 954 and CZ 7739, the increase in roadway noise due to increased vehicle trips is considered incremental.

It is not anticipated that any subsequent development, consistent with GPA 954 and CZ 7739, would expose persons to or generation of noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies. Please reference the discussion, above.

It is also not anticipated that any subsequent development, consistent with GPA 954 and CZ 7739, would result in the exposure of persons to, or generation of ground borne or ground-borne noise levels. There are sensitive receptors adjacent to the Project site. The grading/site preparation is anticipated to be the loudest part of the construction process. Any vibration impacts are considered short-term and will not result in an exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project

35. Housing

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

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

Sources: Project Application Materials, RCLIS, Riverside County General Plan Housing Element

Findings of Fact:

a-c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income; or, displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.

There is one home on the site; however, the home would become is inconsistent with the proposed GPA and CZ. Therefore, implementation of the proposed Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income; or, displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts are anticipated. No mitigation is required.

d) There are no longer any County Redevelopment Project Areas. Therefore, implementation of the proposed Project cannot create any impacts. No mitigation is required.

e) The proposed Project does not provide the opportunity for physical disturbance of the property; however, it should be noted, that currently, the Riverside County General Plan Southwest Area Plan (SWAP) projects a 2020 buildout of this area with an 110,177-person population, 36,586 dwelling units, and 32,997 employment opportunities. The Project proposes approximately an additional 244 dwelling units (from 24 units to 268), which would yield an additional population of approximately 735 people (3.01 persons per household). This increase will represent a 0.0066 percent increase in the population projected for the SWAP. The proposed Project would have an incremental impact on the County of Riverside General Plan population projections, associated General Plan EIR analysis and, by extension, the SCAG forecasts. While incremental, implementation of the proposed Project will cumulatively exceed official regional or local population projections; however, due to the small scale of this increase, it will be considered less than significant. No mitigation is required.

f) Due to the nature and scale of the proposed Project, it will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure). Please reference the discussion in Response 35.e. above. Impacts are considered incremental and less than significant. No mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

36. Fire Services

Sources: Riverside County General Plan Safety Element, and Ordinance No. 659.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services. No impacts are anticipated. No mitigation is required.

Future development, consistent with GPA 954 and CZ 7739, would result in an increased need for all public services, including fire. The Fire Department will review all subsequent development and will require standard conditions be assessed to reduce impacts from the proposed Project to fire services. In addition, prior to the issuance of a certificate of occupancy, all subsequent projects shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37. Sheriff Services

Sources: Riverside County General Plan, and Ordinance No. 659.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services. No impacts are anticipated. No mitigation is required.

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

Implementation of subsequent projects, consistent with GPA 954 and CZ 7739 will result in an incremental impact on the demand for sheriff services. Prior to the issuance of a certificate of occupancy, all future development shall comply with the provisions of Ordinance No. 659 (As Amended through 659.12, an Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program), which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Schools

Sources: Temecula Valley Unified School District web site, and RCLIS.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools. No impacts are anticipated. No mitigation is required.

The proposed Project site is located with the Temecula Valley Unified School District (TVUSD). Impacts to TVUSD facilities, from future development, consistent with GPA 954 and CZ 7739, will be offset through the payment of mitigation fees to the TVUSD, prior to the issuance of a building permit. This is a standard condition and not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

39. Libraries

Source: Riverside County General Plan.

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

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for libraries. No impacts are anticipated. No mitigation is required.

Subsequent development, consistent with GPA 954 and CZ 7739, would result in an increased need for all public services, including books and materials for libraries. However, the costs associated with the increased need are addressed through the County's Development Impact Fees which would be required of all development on the Project site.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

40. Health Services

Source: Riverside County General Plan.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for health services. No impacts are anticipated. No mitigation is required.

Subsequent development, consistent with GPA 954 and CZ 7739, would result in an increased need for all public services, including the health services. However, health care provision is generally driven by market forces, and any increase in population is generally addressed through market demand forces.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION

41. Parks and Recreation

a. Would the project include recreational facilities or require the construction or expansion of recreational

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
facilities which might have an adverse physical effect on the environment?				
b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment; 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; or, be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). No impacts are anticipated. No mitigation is required.

As discussed above in Section V.35 (Population and Housing - Housing), the total maximum potential increase from the Project would be from 24 units to 268 or roughly from 73 residents to 735 residents using a generation factor of 3.01. This results in a total population increase of 711.

Park acreage and facilities will be required. The County's current formula for calculating required parkland is:

$$268 \text{ units} \times 3.01 \text{ persons/house} = 735 \text{ residents}$$

$$(735/1000) \times 5 = 3.68 \text{ acres}$$

A total of approximately 3.68 acres of active park area will need to be implemented in conjunction with the Project.

There is no CSA for this area; therefore, there will be no impacts.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

42. Recreational Trails

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

Source: SWAP, Figure 8, *Trails and Bikeways*.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact recreational trails. No mitigation is required.

According to Figure 8, *Trails and Bikeways* of the SWAP, a regional trail is required along Washington Street, adjacent to the proposed Project site. At the time of the review of any subsequent applications, consistent with GPA 945 and CZ 7739, County Staff will ensure that this trail is designed as part of subsequent project(s).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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 Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

e. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

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

f. Cause an effect upon, or a need for new or altered

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<u>maintenance of roads?</u>				
g. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-b,

f-i) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit; 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; cause an effect upon, or a need for new or altered maintenance of roads; cause an effect upon circulation during the project's construction; result in inadequate emergency access or access to nearby uses; or, conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impacts are anticipated. No mitigation is required.

The Project site is located along Washington Street which has been classified as an Urban Arterial (152' ROW) on the General Plan's Circulation Element (typically 6 to 8 lanes and primarily used for through traffic). The Project site is bordered by Open Space: Conservation Habitat and Public Facilities to the east; Medium Density Residential to the north, Rural Community: Estate Density Residential to the south and designations found in the Community Development and Rural Community Foundation Components to the west across Washington Street. The Community Development Foundation Component can be found on both the east and west sides of Washington Street given its current classification as an Urban Arterial. Washington will be able to accommodate the generally 107 unit increase proposed by the Project; however traffic studies will be done when an actual development is proposed that will assure the streets can accommodate the traffic created by an eventual Project.

The Project site is located within the Highway 79 Policy Area of the Southwest Area Plan (SWAP). The following objectives have been established in the SWAP for the Highway 79 Policy Area:

- SWAP 9.1 Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area. The County shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth.

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

The County shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.

- SWAP 9.2 Establish a program in the Highway 79 Policy Area to ensure that overall trip generation does not exceed system capacity and that the system operation continues to meet Level of Service standards. In general, the program would establish guidelines to be incorporated into individual Traffic Impact Analysis that would monitor overall trip generation from residential development to ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations. Individually, projects could exceed the General Plan traffic model trip generation level, provided it can be demonstrated that sufficient reductions have occurred on other projects in order to meet Level of Service standards.

Since the adoption of the General Plan, SWAP and Highway 79 Policy Area, numerous transportation infrastructure projects have been completed, most notably, improvements to Highway 79 (Winchester Road). Due to these improvements, the County is currently revisiting the Highway 79 Policy Area criterion as it applies to this Project, and other projects within the Highway 79 Policy Area boundaries. The County is now in the process of allowing flexibility in the interpretation of the Highway 79 Policy Area language and modifications to this language is imminent.

The applicant shall demonstrate compliance with Highway 79 Policy Area to "ensure that overall within the Highway 79 Policy Area development projects produce traffic generation at a level that is 9% less than the trips projected from the General Plan traffic model residential land use designations."

The following mitigation will be added to the Project:

" The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:

- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this condition amended in a corresponding fashion. If the Highway 79 policies are repealed, this condition shall automatically terminate.
- Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE

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

(Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the mid point of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was [MDR & MHDR]. This condition does not apply to implementing project, which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this condition amended in a corresponding fashion. If the Highway 79 policies are repealed, this condition shall automatically terminate."

Any future development, consistent with GPA 954 and CZ 7739, will be required to pay the appropriate Development Impact Fee (DIF), prior to the issuance of a building permit. In addition, prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824. Lastly, it is anticipated that the Project will need to participate in a Road and Bridge Benefit District (RBBB). These are standard conditions of approval and are not considered unique mitigation under CEQA.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

- c-d) The proposed Project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; or, 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. None of these are in proximity of the proposed Project, such that these would occur. There will be no impacts. No mitigation is required.
- e) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). No impacts are anticipated. No mitigation is required.

Any future improvements will be to County standards. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: GPA954 MM1: The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:

- Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a

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

fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.

- Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was Rural: Rural Residential (R:RR). This mitigation does not apply to implementing projects which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate.

Monitoring: Monitoring will be achieved through the Project review of implementing projects within the General Plan Amendment area.

44. Bike Trails

Source: SWAP, Figure 8, *Trails and Bikeways*.

Findings of Fact:

The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact bike trails. No mitigation is required.

According to Figure 8, *Trails and Bikeways* of the SWAP, a regional trail is required along Washington Street, adjacent to the proposed Project site. At the time of the review of any subsequent applications, consistent with GPA 945 and CZ 7739, County Staff will ensure that this trail is designed as part of subsequent project(s).

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. Water				
a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: Department of Environmental Health Review, and California Emissions Estimator Model (CalEEMod) User's Guide Version 2013.2.

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects; or, have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed. No impacts are anticipated. No mitigation is required.

A review of the EMWD 2010 Urban Water Management Plan (2011) documents the water availability for this Project and the whole EMWD service area, when the water shortage contingency plan and demand management measures are taken into account. Based on these substantiating data, provision of domestic water supply can be accomplished without causing significant impacts on the existing water system or existing entitlements.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

46. Sewer				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review, and City of Murrieta General Plan EIR, Section 5.16 (Wastewater).

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

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects; or, result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments. No impacts are anticipated. No mitigation is required.

A daily wastewater generation rate is about 100 gallons per day (gpd) per residential unit. Assuming 268 units at build-out, the proposed Project is forecast to generate up to 26,800 gallons of wastewater per day for the residential component of the Project.

This wastewater will be delivered to Eastern's Temecula Valley Regional Water Reclamation Facility. According to the EMWD website this facility currently has typical daily wastewater flows of 12 million gallons million gallons per day. The plant's capacity is 18 MGD. The Project's 0.097 MGD generation of wastewater would consume 0.002 percent of the remaining capacity. This consumption of capacity will not cause the construction of new wastewater treatment facilities. Thus, the proposed Project will consume some capacity of the existing Water Reclamation Facility, but the level of adverse impact is considered less than significant.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

47. Solid Waste

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

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

Source: Riverside County General Plan, and California Emissions Estimator Model (CalEEMod) User's Guide Version 2013.2.

Findings of Fact:

a-b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not need to be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; or, comply with federal, state, and local

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

statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan). No impacts are anticipated. No mitigation is required.

The Project site is located approximately 20 miles south of two County regional municipal landfills, El Sobrante and Lamb Canyon. The Lamb Canyon Landfill is located between the City of Beaumont and City of San Jacinto at 16411 Lamb Canyon Road (State Route 79). The landfill property encompasses approximately 1,189 acres, of which 580.5 acres encompass the current landfill permit area. Of the 580.5-acre landfill permit area, approximately 144.6 acres are permitted for waste disposal. The landfill is currently permitted to receive about 5,000 tons of refuse per day and had an estimated total disposal capacity of approximately 15.646 million tons as of June 30, 2009. As of January 2011, the landfill had a total remaining capacity of approximately 8.647 million tons. The current landfill remaining disposal capacity is estimated to last, at a minimum, until approximately 2021. During 2010 the Lamb Canyon Landfill accepted daily average volume of 1,703 tons and a period total of approximately 529,744 tons. Landfill expansion potential exists at this landfill site.

The El Sobrante Landfill is located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 1910 Dawson Canyon Road. The landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc. It encompasses 1,322 acres, of which 645 acres are permitted for landfill operations. According to the El Sobrante operating permit, the Landfill has a total disposal capacity of approximately 209.91 million cubic yards and can receive up to 70,000 tons per week of refuse. The operating permit allows a maximum of 16,054 tons per day of waste to be accepted at the landfill, due to limitations on the number of vehicle trips per day. As of January 2011, the landfill had a remaining in-County disposal capacity of approximately 38.506 million tons. In 2010, the El Sobrante Landfill accepted a total of 694,963 tons, or approximately 0.695 million tons of waste generated within Riverside County. The daily average for in-County waste was 2,235 tons during 2010. The landfill is expected to reach capacity in approximately 2045.

A residential solid waste generation rate of 13 lbs./residential unit per day was selected to forecast the daily and annual capacity of solid waste generation at full development, 268 residences. Average residential daily solid waste generation would be about 3,484 lbs. per day (1.74 tons), or 1,271,660 lbs./year (635.83 tons/year).

Assuming a mandatory 50% recycling rate, daily solid waste generation is forecast to be about 0.87 tons per day for disposal at either the El Sobrante Landfill or the Lambs Canyon Landfill. This is approximately one ton per day or an increase in solid waste disposal of about 0.05% at either landfill. Thus, the proposed Project will consume some capacity of the existing landfills, but the level of adverse impact is considered less than significant. There is adequate capacity at the area landfills to accommodate the solid waste generated by the proposed Project, and the Project will comply with all laws and regulations in managing solid waste.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

48. Utilities

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

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

Sources: Application Materials, Southern California Edison, The Gas Company, and City of Murrieta General Plan EIR, Section 5.12 (Electricity and Natural Gas).

Findings of Fact:

- a) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact the electricity facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

The proposed future residences uses will consume electricity. Electricity is supplied to the Project by Southern California Edison. Electrical power exists directly adjacent to the Project site along Washington Street. Annual estimated electricity consumption for single residential units is approximately 2,590 kWh/d.u./year. For the proposed 268 residential units, annual energy consumption is estimated to be about 694,290 kWh/year or about 694 MWH/year. Adequate electricity supplies are presently available in southern California to meet this forecast demand.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: None monitoring required.

Findings of Fact:

- b) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact the natural gas facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

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

The ultimate development of the proposed Project will be connected to The Gas Company's natural gas distribution system. According to SCAQMD consumption data, new residential units consume 6,665 cubic feet per month (MCF). Annual consumption of natural gas by the proposed 268 single-family residential units is forecast to be about 1,786,220 MCF. Adequate commercial natural gas supplies are available to meet this forecast demand.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Findings of Fact:

- c) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact the communication systems requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

Based on existing arrangements in the Project area, it is anticipated that the communication system will be provided to the ultimate users by Verizon. Verizon is a private company that provides connection to the communication system on an as needed basis. No expansion of facilities will be necessary to connect the Project to the communication system located adjacent to the Project site.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Findings of Fact:

- d) Please refer to the discussion of the drainage system in the hydrology section of this document (Section 25) as it pertains to any subsequent development, consistent with GPA 954 and CZ 7739. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

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

Mitigation: No additional mitigation is required.

Monitoring: No monitoring is required.

Findings of Fact:

- e) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact street lighting, requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

New streetlights, in future development, will be installed by the proposed Project in accordance with standard requirements and County Ordinance No. 655. The installation of these lighting improvements are part of the proposed Project and with compliance with Ordinance No. 655, the installation and future operation of these street lights can be accomplished without causing significant adverse environmental impact.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No additional mitigation is required.

Monitoring: No additional monitoring is required.

Findings of Fact:

- f) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact the maintenance of public facilities, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

Ultimate development on the Project site will add new roads and may add circulation system improvements to the County's circulation system. Other project features, such as street lights, will also require future maintenance by the County. Ongoing maintenance costs will be covered by annual property taxes of the proposed Project and the future maintenance of public facilities will not cause significant adverse environmental impacts in the future.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

Findings of Fact:

- g) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not impact other governmental services, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

Findings of Fact:

- h) The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, the Project will not conflict with adopted energy conservation plans, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects. No impacts are anticipated. No mitigation is required.

All future development, consistent with GPA 954 and CZ 7739 must incorporate all of the current energy conservation design measures established by State law under Title 24. These requirements will be met for the new structures that will be installed if the proposed Project is approved. Therefore, the proposed Project will not have any conflict with energy conservation plans.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 954 and CZ 7739 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

48. Energy Conservation

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

Source: Title 24 Energy Conservation Requirements.

Findings of Fact:

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

Refer to the discussion under Issue 48 above. The Project will comply with all Title 24 energy conservation requirements. No conflict with any adopted energy conservation plans would occur when future development, consistent with GPA 954 and CZ 7739 is implemented.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials.

Findings of Fact: As discussed in Section 7, Biological Resources – Wildlife & Vegetation, Section 8, Cultural Resources – Historic Resources, Section 9, Cultural Resources – Archaeological Resources, and Section 10, Cultural Resources – Paleontological Resources, implementation of the proposed Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. No impacts are anticipated.

50. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
---	--------------------------	--------------------------	--------------------------	-------------------------------------

Source: Staff review, Project Application Materials

Findings of Fact: It has been determined (see Sections 1-48 of this Environmental Assessment), that the Project does not have impacts which are individually limited, but cumulatively considerable. No impacts are anticipated.

51. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Staff review, project application

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

Findings of Fact: It has been determined (see Sections 1-48 of this Environmental Assessment), that the Project would not result in environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly. Impacts are considered less than significant.

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- County of Riverside General Plan EIR No. 441, EIR374 for Specific Plan No. 286, and EA39577 for Specific Plan No. 286 Amendment No. 5.
- Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Change of Zone 7739 HANS 2055 APN 472-210-003, prepared by Principe and Associates, dated June 17, 2011.
- A Phase I Cultural Resources Assessment of A Portion for General Plan Amendment 954, APN 964-030-007, 008, prepared by Jean Keller, dated June, 2011.
- Preliminary Geotechnical Investigation for Assessor's Parcel Numbers 964-030-007 and 964-030-008, Located in the French Valley Area, County of Riverside, California, prepared by LGC Inland, dated November 16, 2007.

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

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

AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 8/22/2014 9:37 AM

Appendix A

Figures

Figure 1, Vicinity Map

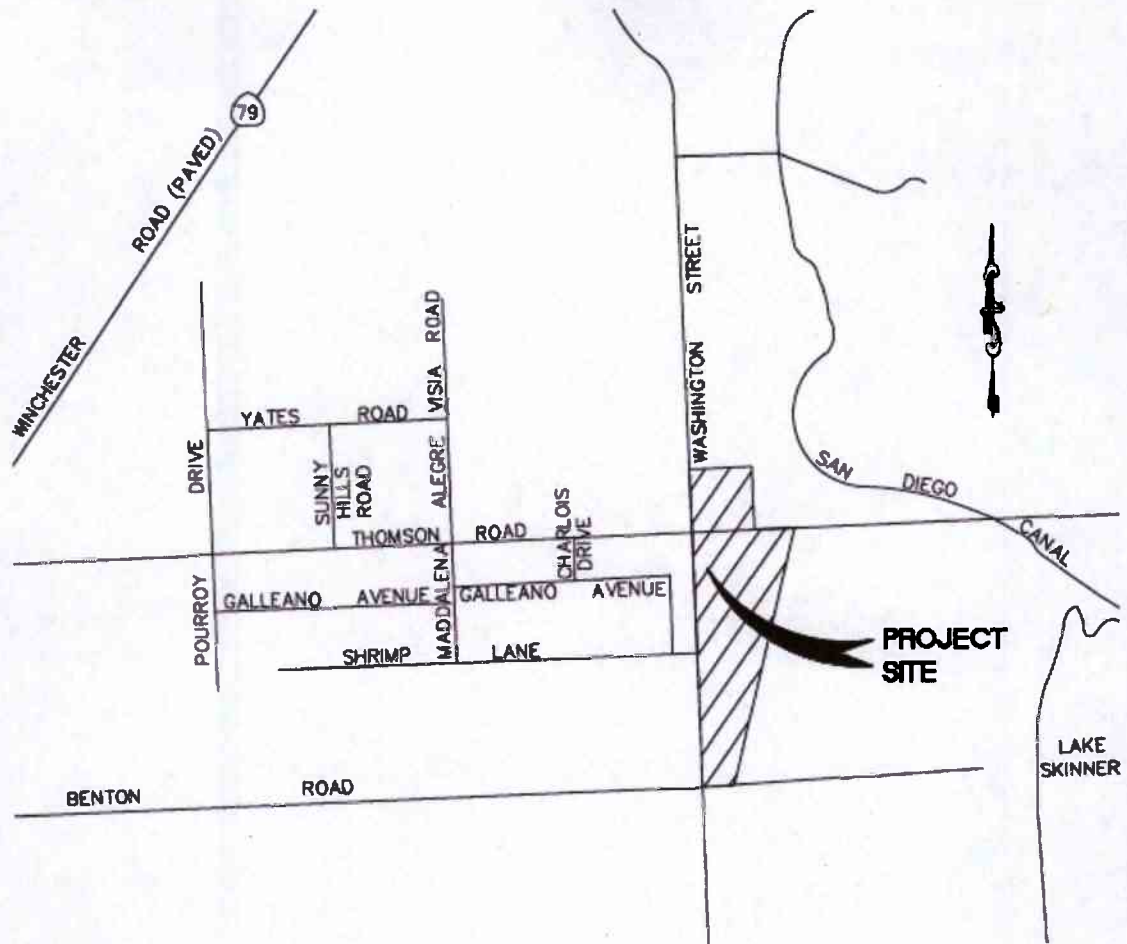


Figure 2, GPA 954

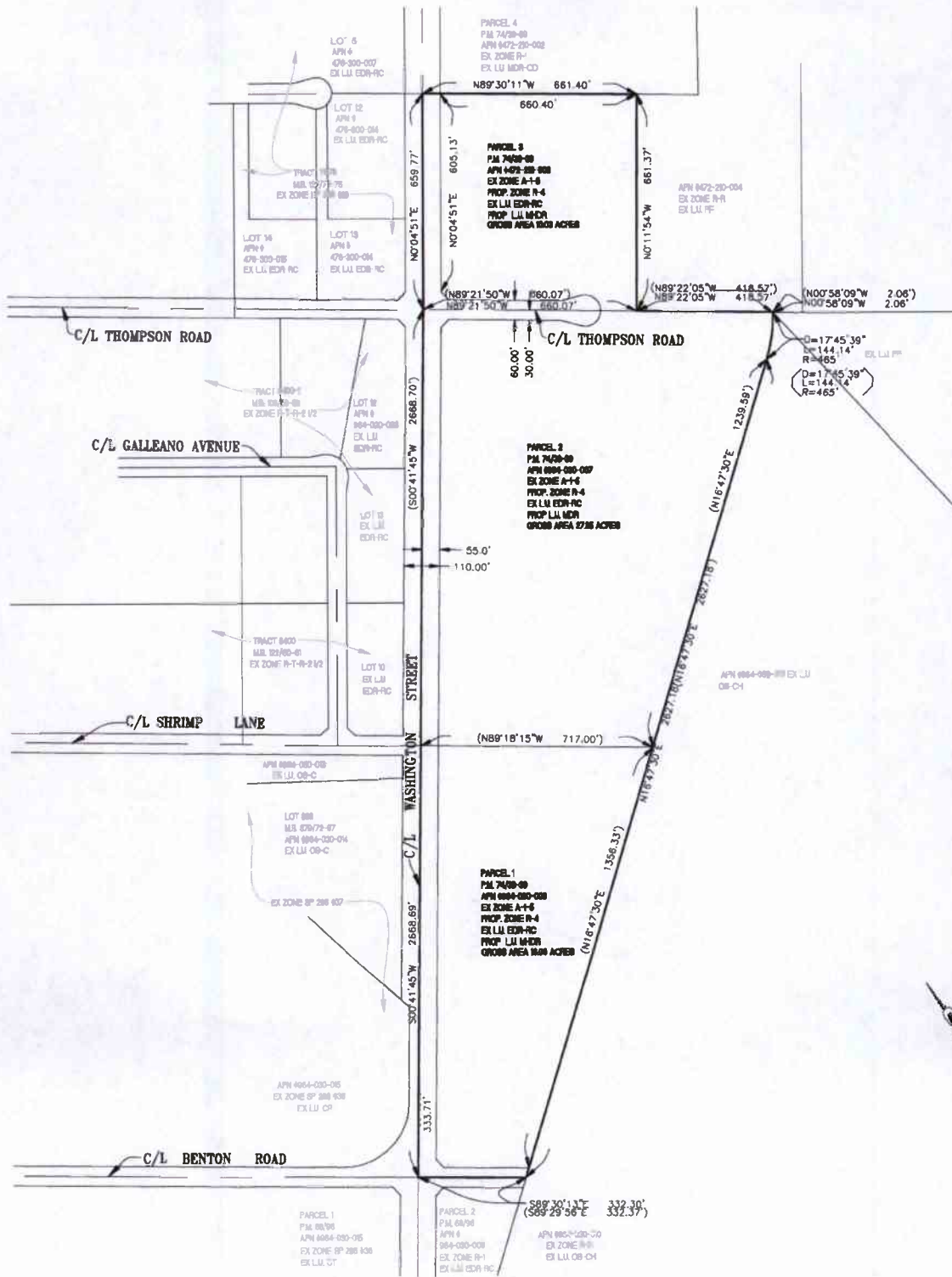
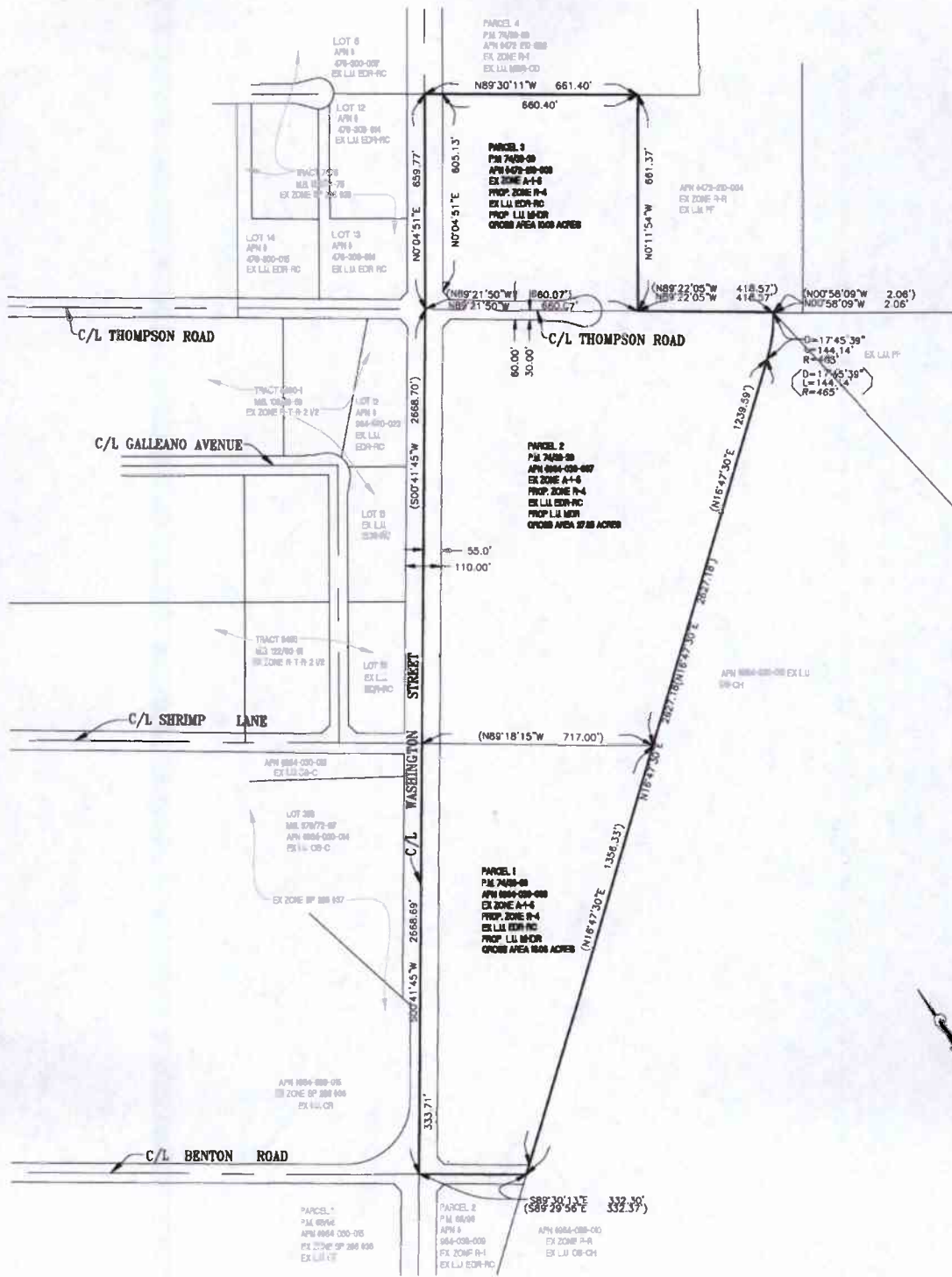


Figure 3, CZ 7739



GPA954 MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation measures were incorporated into this project to reduce environmental impacts identified in the project in Environmental Assessment No. 41748, resulting in a Mitigated Negative Declaration. Pursuant to Section 15097 (c), a written monitoring and reporting program has been compiled to verify implementation of adopted mitigation measures. "Monitoring" refers to the ongoing or periodic process of project oversight. "Reporting" refers to the written compliance review that will be presented to the responsible parties included in the table below. Any project implementing development within the limits of GPA954 (or any area with General Plan classifications changed in conjunction with GPA954 hearings) will be required to report to the County that these have been satisfied. The following table provides the required information which includes identification of the potential impact, the various mitigation measures, applicable implementation timing, identification of the agencies responsible in implementation, and the monitoring/reporting method for each mitigation measure identified.

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
Transportation /Traffic	<p>GPA925 MM2: The project has been determined to be consistent with the Highway 79 Policy Area pursuant to the following (applied to the subsequent implementing project) or as approved by the TLMA Director:</p> <ul style="list-style-type: none"> • Prior to building permit issuance of any implementing project, the applicant shall participate in any adopted fee program established by the County intended to address the Highway 79 Policy Area. In the event an adopted fee program is not established, the implementing project shall satisfy one the conditions below or the applicant may voluntarily participate in providing a fee, as approved by the TLMA Director, that the County can use to build additional transportation infrastructure or acquire open space to offset the project's incremental impacts on the Highway 79 Policy Area. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate. 	<p>Prior to implementing project approval and/or prior to building permit issuance</p>	<p>Project Proponent</p>	<p>A report or fee must be submitted by any implementing project proponent</p>

Impact Category	Mitigation Measure	Implementation Timing	Responsible Party	Monitoring/ Reporting Method
	<ul style="list-style-type: none"> • Prior to approval of the implementing project(s), for existing residential Land Use Designations the applicant shall demonstrate to the satisfaction of the Director of Transportation consistency with the Highway 79 Policy Area by demonstrating that the allowable number of units have been determined utilizing the most recent edition of the ITE (Institute of Transportation Engineers) Trip Generation in consideration of (a) transportation demand management (TDM) measures; (b) product types; (c) transportation improvements; or (d) a combination of (a), (b) and (c), such that the project is generating equal to or less than the average daily vehicle trips that would have been generated if the project were constructed at a density of 9% below the midpoint of the density dictated by the existing General Plan Land Use designation at the time of the proposed project change which was Rural: Rural Residential (R:RR). This mitigation does not apply to implementing projects which propose a non-residential land use development. If the Highway 79 policies are amended, the applicant shall be entitled to, at the applicant's request, the benefit of having this mitigation amended in a corresponding fashion with the requirement of possible further CEQA action/review. If the Highway 79 policies are repealed, this mitigation shall automatically terminate. 			

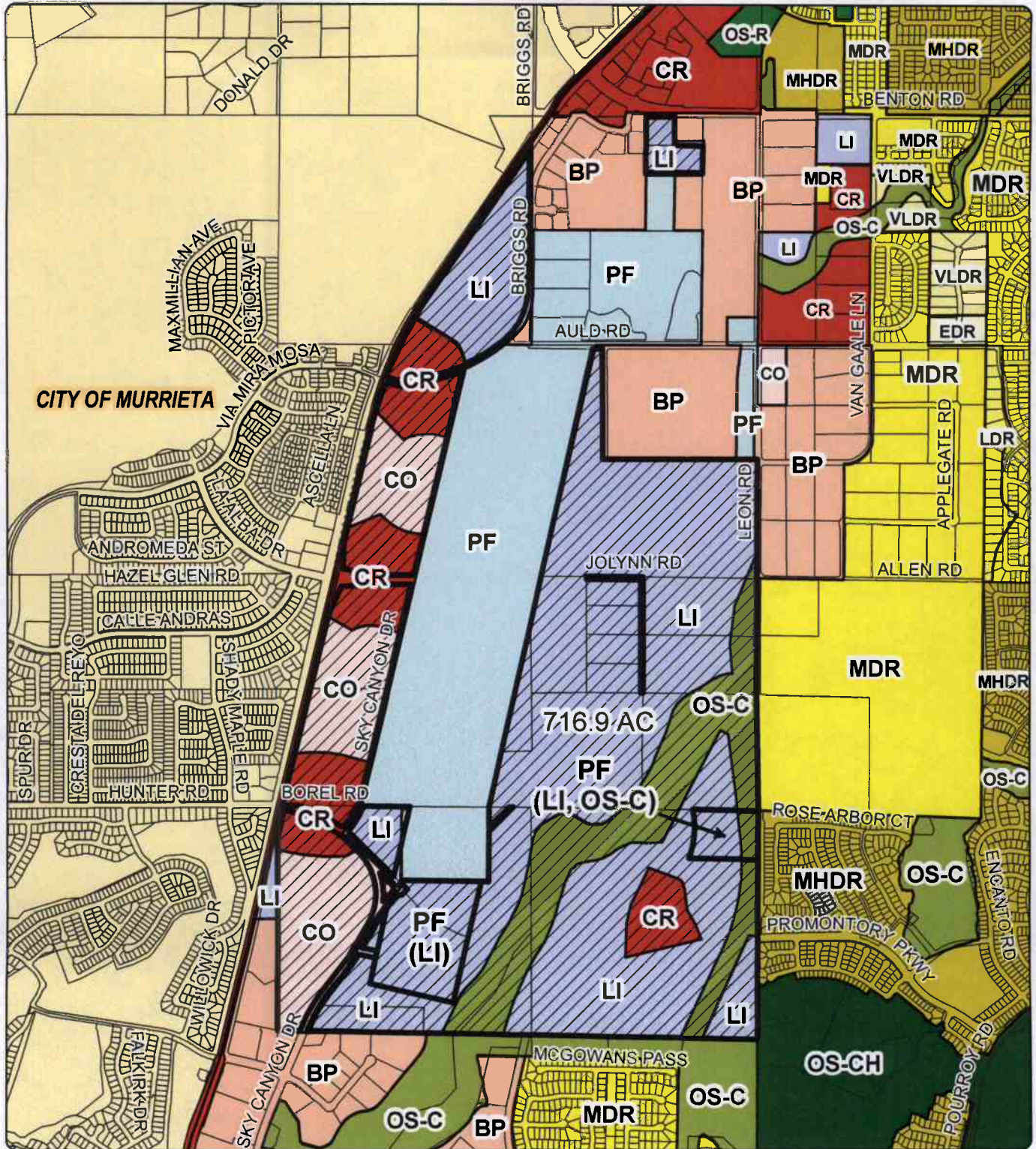
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07806 GPA01123 SP00265A1

PROPOSED GENERAL PLAN

Supervisor Washington
District 3

Date Drawn: 07/10/2015
Exhibit 6



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcti.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

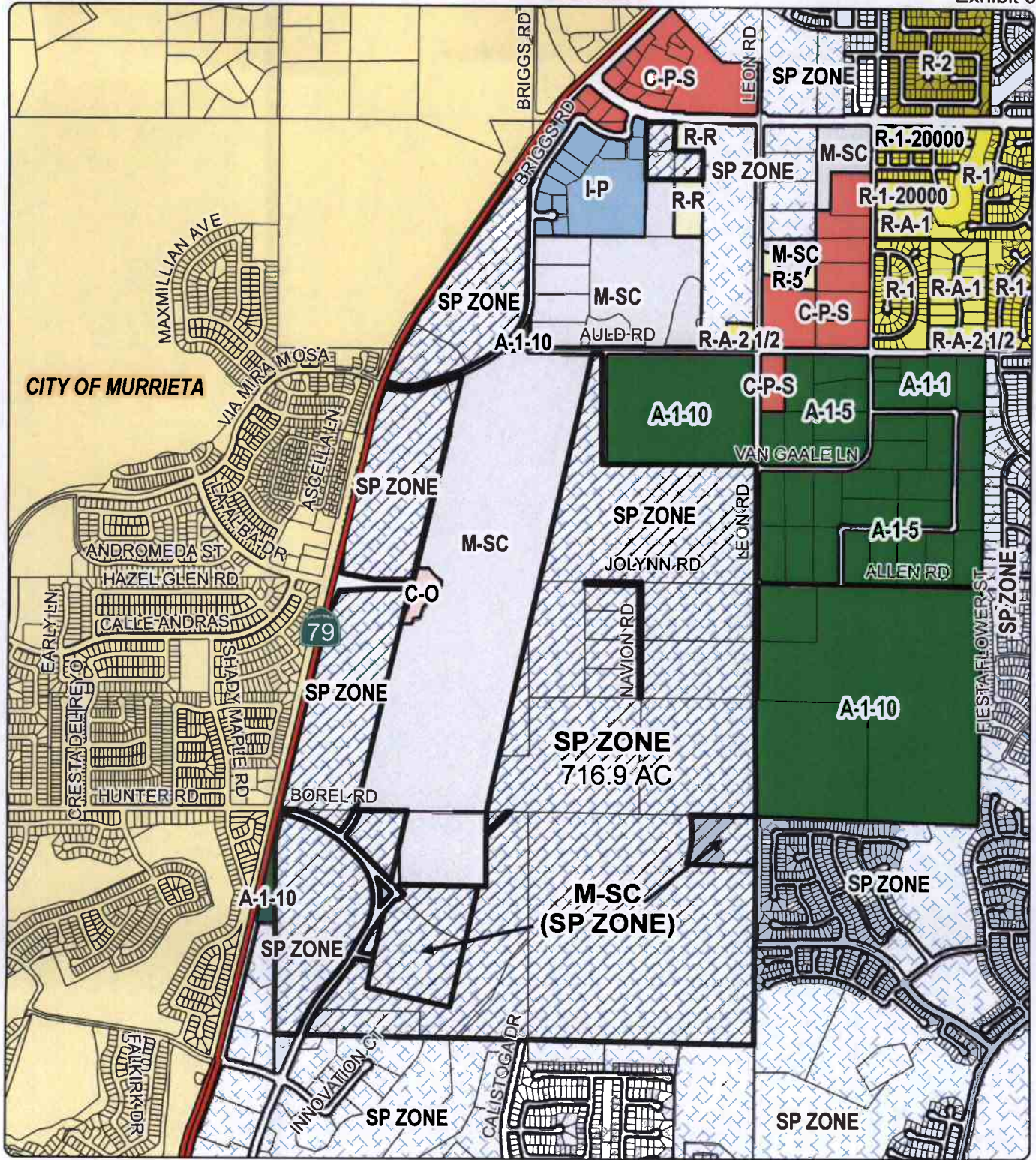
CZ07806 GPA01123 SP00265A1

Supervisor Washington
District 3

Date Drawn: 07/10/2015

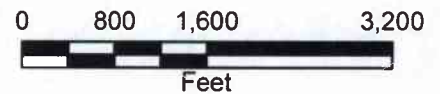
PROPOSED ZONING

Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcplma.org>

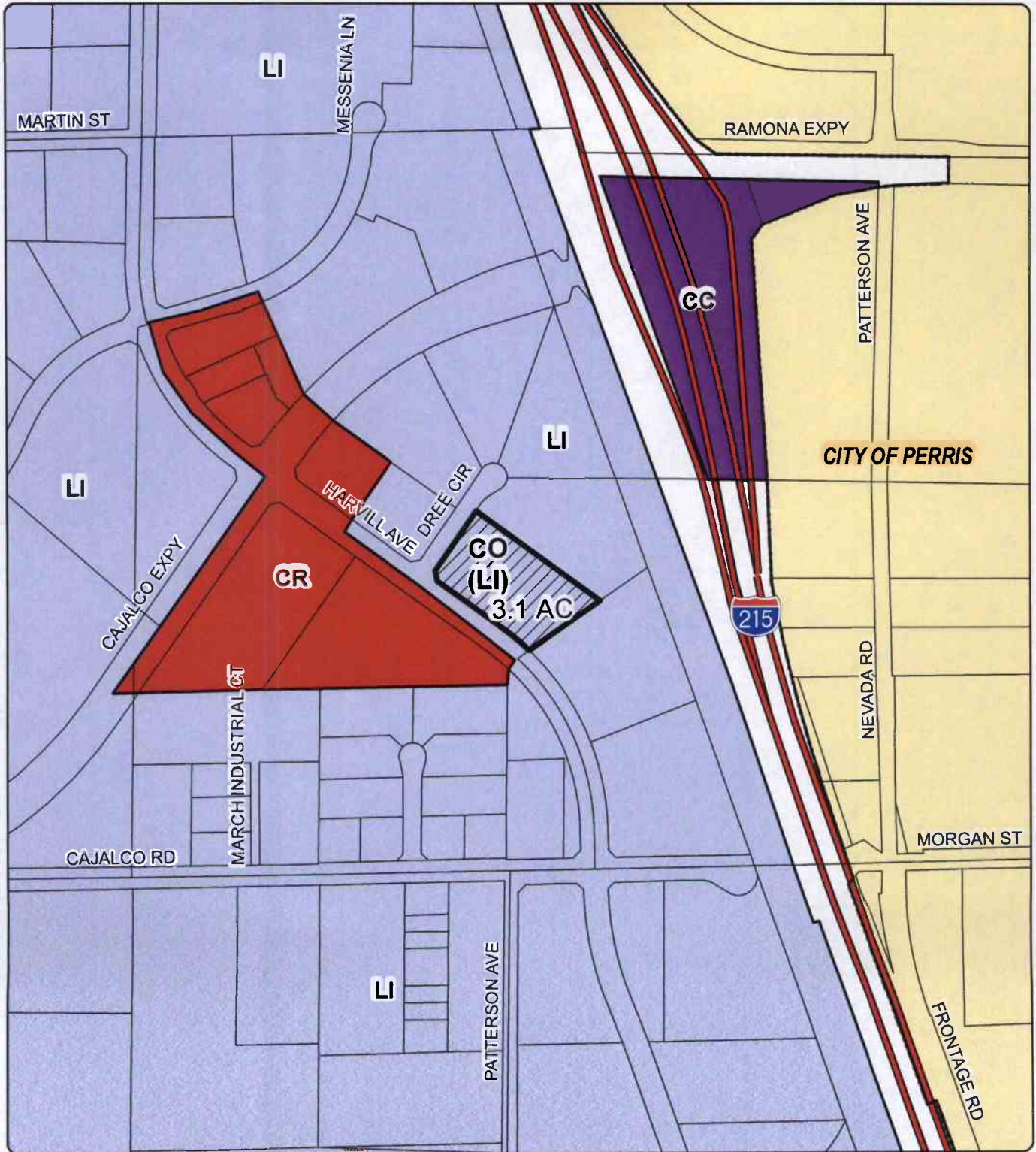
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07672 GPA01058 CUP03599

Supervisor Jeffries
District 1

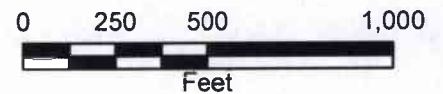
Date Drawn: 03/04/2015
Exhibit 6

PROPOSED GENERAL PLAN



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rcclms.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

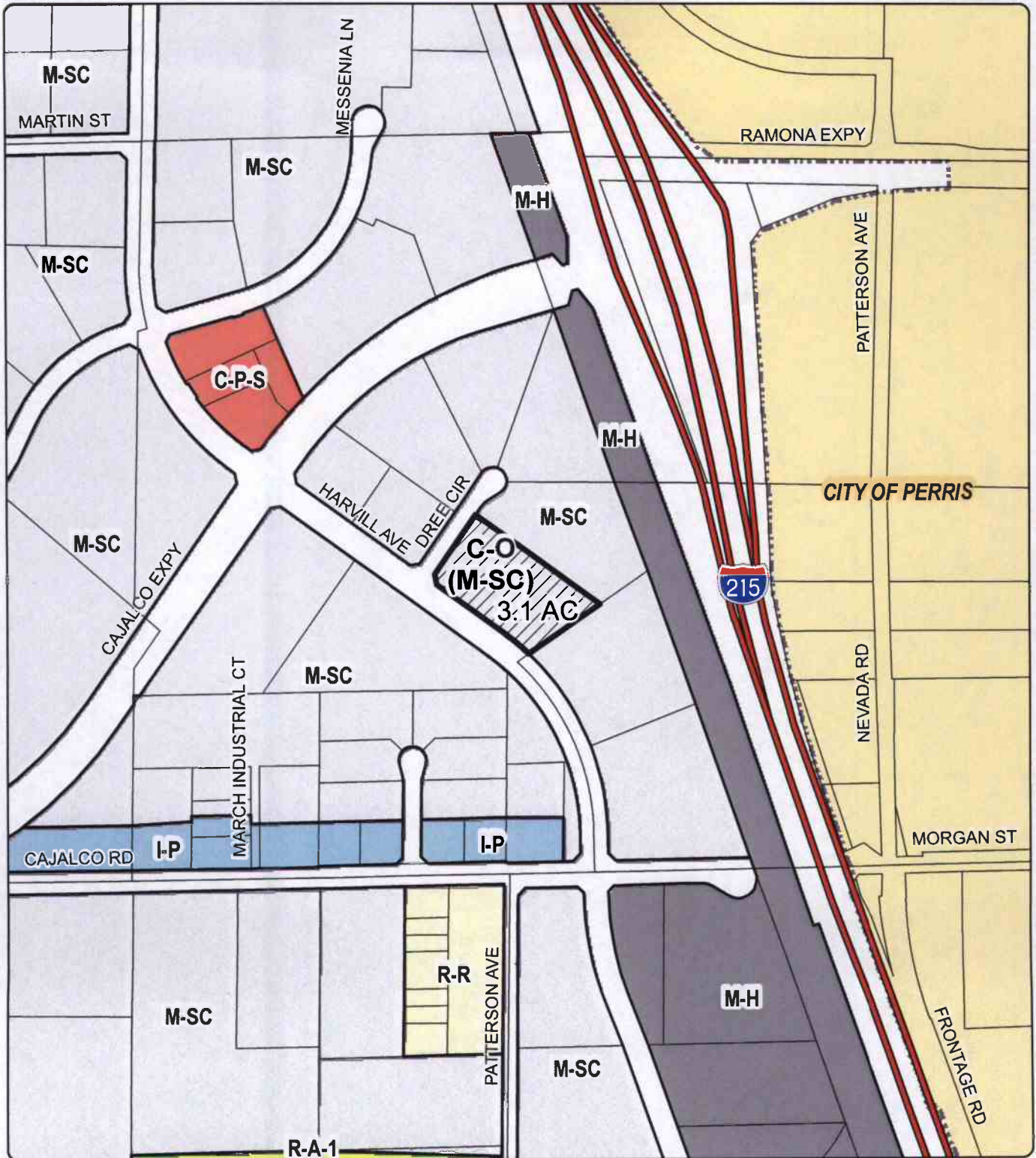
CZ07672 GPA01058 CUP03599

Date Drawn: 03/04/2015

Supervisor Jeffries
District 1

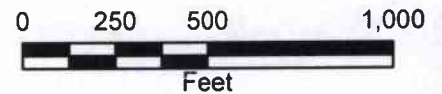
PROPOSED ZONING

Exhibit 3



Zoning Area: North Perris

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://rjngunn.rcplanning.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41981

Project Case Type (s) and Number(s): General Plan Amendment No.1058, Change of Zone No. 7672, Conditional Use Permit No. 3599

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Paul Rull, Contract Planner

Telephone Number: (951) 955-0972

Applicant's Name: Fayez Sedrak

Applicant's Address: 2337 Norco Drive, Norco CA 92860

I. PROJECT INFORMATION

A. Project Description:

The General Plan Amendment proposes to change the project site's existing General Plan Land Use Designation from Community Development: Light Industrial (CD:LI) (0.25-0.60 floor area ratio) to Community Development: Commercial Office (CD:CO) (0.35 – 1.0 floor area ratio). The Change of Zone proposes to change the site's existing zoning classification from Manufacturing – Service Commercial (M-SC) to Commercial Office (C-O). The Conditional Use Permit proposes to construct a three-story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres.

The proposed project is located in the Mead Valley Area Plan, more specifically the project is located northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway.

The project proposes to construct a three story 52,798 sq. ft. hotel with 103 rooms and a detached ancillary one-story 8,937 sq. ft. banquet hall on 3.1 gross acres. The hotel will have an outdoor swimming pool and spa area, exercise room, laundry facilities, and breakfast area. The project site provides 179 parking spaces, 8 of which are used as accessible parking, and 17 bike rack spaces for guests and employees. The project has driveway entrances on Harvill Avenue and Dree Circle. There is a perimeter 6 foot high decorative block wall located on the northern and eastern property lines.

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

C. Total Project Area: 3.1 gross acres

Residential Acres:	n/a	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	3.1	Lots:	Sq. Ft. of Bldg Area: 62,646	Est. No. of Employees: 28
Industrial Acres:	n/a	Lots:	Sq. Ft. of Bldg Area:	Est. No. of Employees:
Recreation Acres:	n/a			

D. Assessor's Parcel No(s): 317-110-039

E. Street References: Located northeasterly of Harvill Road, southeasterly of Dree Circle, and westerly of 215 freeway.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 4 South, Range 4 West, Section 12

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is one parcel totaling 3.1 acres. The site is vacant. The land is flat with minimal topographical change and a slight downward slope from west to east. Elevation ranges from 1512 feet to 1516 feet above mean sea level. The surrounding area is a mixture of vacant parcels, commercial gas station, truck weighing station, industrial manufacturing and processing, and the 215 freeway.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** A General Plan Amendment is required to change the current land use designation from Community Development: Light Industrial to Community Development: Commercial Office.
- 2. Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project meets with all applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project allows for sufficient provision of emergency response services to the future users of the project. The proposed project meets all other applicable Safety Element Policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
- 6. Housing:** The proposed project meets all applicable Housing Element Policies.
- 7. Air Quality:** The proposed project meets all other applicable Air Quality element policies.

B. General Plan Area Plan(s): Mead Valley

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial

E. Proposed Foundation Component(s): Community Development

F. Proposed Land Use Designation(s): Commercial Office (0.35 – 1.0 floor area ratio)

G. Overlay(s), if any: Community Center

H. Policy Area(s), if any: Not Applicable

I. Adjacent and Surrounding:

- 1. Area Plan(s):** Mead Valley

- 2. **Foundation Component(s):** Community Development
- 3. **Land Use Designation(s):** Light Industrial, Commercial Retail
- 4. **Overlay(s), if any:** Community Center

J. Adopted Specific Plan Information

- 1. **Name and Number of Specific Plan, if any:** Not Applicable
- 2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

K. Existing Zoning: Manufacturing-Service Commercial

L. Proposed Zoning, if any: Commercial Office

M. Adjacent and Surrounding Zoning: Manufacturing-Service Commercial, Scenic Highway Commercial, Industrial Park

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 checked="" 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



Date

Paul Rull

Printed Name

For Steve Weiss, AICP, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, Temescal Canyon Area Plan, Figure 10 "Scenic Highways"

Findings of Fact:

a) The project is not located near a scenic highway corridor. The nearest State Eligible highway is Highway 74 located approximately 4 miles south of the project. Therefore, impacts are considered less than significant.

b) The project site is flat and devoid of natural features such as trees, rock outcroppings or unique landmark features. The project is located along the 215 freeway in an industrial area of Mead Valley that has been developed with tall industrial buildings. The project location is located infill between existing industrial development and the 215 freeway. Construction of the project will not obstruct any prominent scenic vistas, nor will it create an aesthetically offensive sight viewable by the public. The height of the building, 43 feet, is consistent with the proposed Commercial Office zone development height standard of 50 feet. The building height is also consistent with the Airport Land Use Commission requirements. The buildings have been design with a contemporary architecture style appropriate with hotel use. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

Ordinance No. 655?

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

Findings of Fact:

a) The project is located 40.1 miles away from the Mt. Palomar Observatory, which is within the designated 45-mile (Zone B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655, including the use of low landscape bollard lights near the entry gates to the site, at roundabouts, and at hammerhead intersections. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

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

Findings of Fact:

a) The new structures will result in a new source of light and glare from the addition of the hotel and banquet hall lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The project will also include a 6 foot high perimeter decorative block wall along the northern and eastern boundary and landscaping which will minimize offsite light intrusion. The project includes no reflective surfaces that could result in substantial glare during the night. Therefore, impacts are considered less than significant.

b) The project is surrounded by existing commercial and industrial businesses, and vacant land that is zoned for commercial/industrial uses. The nearest existing single family residence is located 0.5 miles south of the project. These existing homes are immediately adjacent to existing industrial uses. The new structures will result in a new source of light and glare from the addition of the hotel and banquet hall lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The project will also include a 6 foot high perimeter decorative block wall along the northern and eastern boundary and landscaping which will minimize offsite light intrusion. Based on these requirements to be consistent with Ordinance No. 655, and the proximity between the existing single family residences and the project, the impacts are considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

1. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

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?

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

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?

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

Findings of Fact:

a) According to the County General Plan GIS database, the project is located within lands of local importance, and not located within Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No impacts would occur.

b) According to the County GIS database, the project is not located within an Agriculture Preserve, under a Williamson Act contract. No impacts would occur.

c) The surrounding properties are zoned Manufacturing-Service Commercial and Scenic Highway Commercial. There are no agriculturally zoned properties within 300 feet of the project. No impacts would occur.

d) The project does not involve other changes in the existing environment that could result in conversion of Farmland, to non-agricultural uses. No impacts 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
2. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, Eastern Coachella Valley Area Plan "Land Use Map"

Findings of Fact:

- a) The County has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. No impacts would occur.
- b) According to the Mead Valley Area Plan Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project. No impacts would occur.
- c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. No impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
source emissions?				
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook; RK Engineering Group, Inc., December 18, 2014

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

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

(1) The project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated in Table 1 of this report; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involves a General Plan Amendment, and is therefore considered a *significant project*.

The project would accommodate the growth that has been projected for the project vicinity and sub-region through the construction of needed infrastructure, thus removing an impediment to growth within the project area. Emissions projections used to establish SCAQMD attainment objectives reflect adopted regional and local land use plans. Therefore, the emissions associated with the proposed project are within the amounts already accounted for in the 2012 AQMP. The project will be consistent with the projections with any applicable air quality plans and impacts will be less than significant.

Based on the consistency analysis presented above, the proposed project will not conflict with the AQMP; impacts will be less than significant.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state fine

¹ South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

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

particulate matter standards, and federal and state particulate matter standards. Any development in the SCAB, including the proposed project, will cumulatively contribute to these pollutant violations.

Project-related emissions were modeled by RK Engineering Group, Inc. in December 2014. Analysis of the data concludes that construction, operational, and other project-related emissions will not exceed thresholds projected by SCAQMD without the need for mitigation. Table 1 provides a summary of construction and operational emissions from the project. Impacts will be less than significant.

**Table 1
Project Peak Emissions (without mitigation)**

Source	Peak Daily Emissions (lb/day)					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
<i>Maximum Construction Emissions</i>						
Year 2014	42.10	56.98	43.76	0.08	4.37	3.50
Year 2015	75	100	550	150	150	55
SCAQMD Threshold	No	No	No	No	No	No
Potential Impact?	42.10	56.98	43.76	0.08	4.37	3.50
<i>Maximum Operational Emissions</i>						
Year 2015	8.61	10.81	32.81	0.08	4.95	1.54
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No
Source: RK Engineering Group, Inc. Marriott Hotel Development Air Quality and GHG Impact Study. Updated December 18, 2014.						
Note: Volatile organic compounds are measured as reactive organic compounds						

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 to the south and east, which are considered a sensitive receptor, however, the project will not generate substantial point source emissions because hotel uses do not generate substantial toxic air contaminants. Furthermore, the project does not involve any intersections (31,600 or more vehicles per hour) that could result in the formation of a CO hotspot. Impacts will be less than significant.

e) According to the EPA, there is one facility, AOC, Inc (located at 19991 Seaton Avenue in Perris, CA) that reports releases of toxic air contaminants; however, there are currently no violations reported at this facility.² Therefore, the project will not create sensitive receptors located within one mile of an existing substantial point source emitter. Impacts will be less than significant.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such

² United States Environmental Protection Agency. Enforcement and Compliance History Online. <http://echo.epa.gov/detailed-facility-report?fid=110000479385&redirect=echo> [February 2015]

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

as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed hotel development does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

4. Wildlife & Vegetation

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

Source: Riverside County General Plan, Multipurpose Open Space Element. Review by Environmental Programs Division

Findings of Fact:

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

a) The project site is located within the Western Multiple Species Habitat Conservation Plan (WRMSHCP) but not within a designated Criteria Cell. Because the project is located within the WRMSHCP Fee Area, a per-acre mitigation fee shall be paid to the County for potential impacts to sensitive species found elsewhere in the WRMSHCP area. However, the project site does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Therefore, impacts will be less than significant.

b-c) The Environmental Programs Division (EPD) did not identify the presence of any endangered or threatened species on-site. However, EPD believes there is still the potential for the Burrowing Owl to occupy the project site and perimeter prior to grading due to suitable habitat for the species. Therefore, prior to issuance of grading permits, in accordance with County standard requirements, burrowing owl clearance surveys shall be conducted and appropriate mitigation shall be implemented by a qualified biologist if active nests are discovered (COA 60.EPD.1). Furthermore, other birds not observed on the project site but protected by the Migratory Bird Treaty Act (MBTA) and/or California Department of Fish and Wildlife (CDFW) codes have the potential to occur because of the existence of native vegetation and mature trees. While nesting birds were not located onsite, nesting bird surveys will be required prior to issuance of grading permits to ensure that no nesting birds are present when site clearing activities occur (COA 60.EPD.1). Therefore, impacts are considered less than significant with mitigation measures incorporated.

d) No regularly used wildlife corridors could be detected through sign or observation. The project does not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore impacts are considered less than significant.

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

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

Mitigation: Prior to grading activities, a burrowing owl survey and MBTA survey (COA 60.EPD.1) shall occur to determine presence of bird population onsite.

Monitoring: Department of Building and Safety Grading Division, Planning Department (County Biologist)

CULTURAL RESOURCES Would the project

5. Historic Resources

a) Alter or destroy a 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: Brian F. Smith and Associates, Inc. *Phase I Cultural Resource Survey*, dated November 18, 2014.

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

Findings of Fact:

a) The Cultural Phase I site survey did not identify the project site as historic. The project will not alter or destroy any historic site. Therefore impacts are considered less than significant.

b) The site is completely vacant with no structures or buildings. Historical aerial photographs of the project area show no structures or buildings. The Cultural Phase I site survey did not identify any historic or archaeological resources within the proposed project boundaries. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Brian F. Smith and Associates, Inc. *Phase I Cultural Resource Survey*, dated November 18, 2014.

Findings of Fact:

a-b) The Cultural Phase I site survey indicated that the proposed project is not located within an archaeological site and would not cause a substantial adverse change in significance to an archaeological resource. However, it has been incorporated into the project that in the event of unanticipated resources are identified during grading activities or construction that an archaeologist shall be brought in to assess the find and make recommendations (COA 10.PLANNING.5). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. Therefore, impacts are considered less than significant.

c) The project site is not located on a known formal or informal cemetery. However, it has been incorporated into the project that in the event human remains are encountered, that no further disturbance shall occur until the County Coroner has assess the situation (COA 10.PLANNING.4). This is a standard condition of approval and not considered unique mitigation for CEQA purposes. Therefore, impacts are considered less than significant.

d) The project site does not contain nor will restrict any existing religious or sacred uses within the project site. No impacts will occur.

Mitigation: No mitigation measures are required.

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

Monitoring: No monitoring measures are required.

7. Paleontological Resources

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

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

Findings of Fact:

a) The project is located within a high sensitivity area for the presence of paleontological resources as indicated in the General Plan. Due to the high level of sensitivity of the area, the project has been conditioned prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan for the project site (COA 60.PLANNING.1), and prior to grading final the applicant shall submit to the County Geologist a copy of the paleontological monitoring report for site grading operations (COA 70.PLANNING.1). Therefore, impacts are considered less than significant with mitigation measures incorporated.

Mitigation: Prior to grading activities, the applicant will retain a qualified paleontologist to create and implement a monitoring plan (COA 60.PLANNING.1), and said plan shall be submitted to County Geologist (COA 70.PLANNING.1).

Monitoring: Department of Building and Safety Grading Division, Planning Department, County Geologist

GEOLOGY AND SOILS Would the project

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

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

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?

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, California Department of Conservation, Alquist-Priolo Earthquake Fault Zoning Act. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

a-b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone. The Geological report indicates that the project site is not located on an active or potentially active fault and has no active faulting on the project site or in the adjacent areas. Furthermore, the proposed project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will

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

minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

9. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"; City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

a) Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur. The Geological report indicated that the project site's potential for liquefaction considered as "low to very low." Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

10. Ground-shaking Zone

Be subject to strong seismic ground shaking?

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); Riverside County TLMA GIS. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Some CBC requirements include specific guidelines for foundation construction, fire protection and earthquake protection systems, and so forth. As CBC requirements are applicable to all development, they are not

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

considered mitigation for CEQA implementation purposes. Impacts from seismic ground shaking will be less than significant and no mitigation measures are necessary.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

11. Landslide Risk

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

Source: Riverside County TLMA GIS. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

a) The project site is relatively flat and is generally surrounded by flat topographical land. There are no steep slopes in the nearby vicinity. The Geological report indicates that land sliding due to seismic shaking is nil. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

12. Ground Subsidence

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

Source: Riverside County TLMA GIS. City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

a) The project is located in an area of susceptibility for subsidence, but not located near any documented areas of subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

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
--	--------------------------------	--	------------------------------	-----------

13. Other Geologic Hazards

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Source: Riverside County General Plan, Figure 12 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones"

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Slopes

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

Grading Review, GEO No. 2414

Findings of Fact:

a) The project is topographically flat and development of the site will involve mass and fine grading which will not significantly change the existing topography on the subject site. The land is flat with minimal topographical change and a slight downward slope from west to east. Elevation ranges from 1512 feet to 1516 feet above mean sea level. The project is not anticipated to create any steep slopes during future construction activities. Therefore, impacts are considered less than significant.

b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. Therefore, impacts are considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) through preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs as administered in the SWPPP by a qualified SWPP Designer (QSD) are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The project Geological Report indicates soils tested on site were determined to have mostly low to very low expansive soil index. Compliance with the CBC requirements pertaining to residential development will mitigate any potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

c) The project is not proposing the use of septic systems. Full sewer service will be provided through Eastern Municipal Water District. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Erosion

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

Source: City and County Soil Engineering and Testing Corp. *Geological and Geotechnical Report*, dated March 28, 2013.

Findings of Fact:

a) Implementation of the proposed project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) and the Construction General permit will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition and

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

turbidic discharge within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Therefore, impacts will be less than significant.

b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs such as the use of gravel bags and sediment filters, fiber rolls and silt fencing during construction activity will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Wind Erosion and Blowsand from project either on or off site.	<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"

Findings of Fact:

a) The site is located in an area of Moderate rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on- or off-site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

18. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RK Engineering Group, Inc. *Marriott Hotel Development Air Quality and GHG Impact Study*. Updated December 18, 2014.

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

Findings of Fact:

a) The County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 metric tons of carbon dioxide equivalents (MTCO_{2e}) per year for any project. If the project exceeds the screening threshold, additional modeling needs to be conducted to determine consistency with the CAP. As shown in Table 2 below, the Greenhouse Gas Analysis lists the total GHG emissions associated with construction, construction GHG emissions conservatively amortized over 30 years, annual GHG emissions associated with operation, and significance determination. The findings from Table 2 show that GHG emissions would mostly be influenced by emissions from operational activities and that construction activities would contribute little to overall GHG emissions. Table 2 further shows that indirect GHG emissions associated with the use of electricity and mobile source emissions, specifically vehicles, would contribute the most to operational emissions and that operational GHG emissions would make up approximately 98 percent of the total GHG emissions associated with the proposed project. Because the project will not exceed the County's GHG emissions threshold of 3,000 MTCO_{2e} per year, impacts will be less than significant.

**Table 2
Construction and Operational GHG Emissions and Impacts**

	CO _{2e}
Construction (amortized)	
Site Preparation	9.82
Grading	12.01
Building Construction	464.57
Paving	20.53
Architectural Coating	3.82
Total Construction	510.75
<i>Amortized Construction (MTCO_{2e})</i>	<i>17.02</i>
Operation (MTCO_{2e})	
Area Source	0.01
Energy Source	1,393.66
Mobile Source	944.30
Waste	25.65
Water	13.94
<i>Annual Operation (MTCO_{2e})</i>	<i>2,377.56</i>
Construction and Operation GHG Emissions (MTCO_{2e})	2,394.58
GHG Significance Threshold (MTCO _{2e})	3,000
Significant?	No
<i>Source: RK Engineering Group, Inc. Marriott Hotel Development Air Quality and GHG Impact Study. Updated December 18, 2014.</i>	

b) Because the project will not exceed the County's GHG emissions threshold of 3,000 MTCO_{2e} per year, the project will not contribute considerably to the County's cumulative GHG emissions and thus will be consistent with state and regional plans in reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Associated Consulting Civil & Environmental Services, Inc. *Phase I Environmental Site Assessment*, December 23, 2014. Environmental Health Services Department review.

Findings of Fact:

a) Development of the proposed project will incrementally increase the use and disposal of substances such as cleaning products, fertilizers, pesticides, and standard office supplies etc. The proposed project is consistent with the proposed Commercial Office zone. This zone permits for certain land uses which might use hazardous materials like hotels. The management of such hazardous materials is subject to the Department of Environmental Health policies. The project has been conditioned for the requirement of a HAZMAT business plan in the event the project exceed 55 gallons, 200 cubic feet or 500 pounds of storage of hazardous materials or any acutely hazardous materials or extremely hazardous substances (COA 90.E HEALTH.1). The project will not involve the transport, use or disposal of hazardous materials as it consists of a Rite Aid pharmacy along with two other commercial shell buildings. Therefore, impacts are considered less than significant.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because hotel uses do not engage in activities with risk of upset. If any accidents occur during construction activity that will create a significant hazard to the public or the environment like oil spills, all standard hazardous remediation and removal procedures shall be implemented.

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

A Phase I Environmental Site Assessment (ESA) was conducted on December 23, 2014 and the report determined that there was no evidence of a recognized environmental condition (REC) in the form of oils, grease, etc. used to operate and maintain equipment on the project site. Furthermore, no structures were identified on the site with the potential to contain polychlorinated biphenyl (PCBs). The report indicates that there is a small potential for Asbestos Containing Materials to be present in the scattered trash located on site. A completion of asbestos survey is recommended if construction materials and trash are encountered during excavation prior to any development. Therefore impacts are considered less than significant.

c) The project will have driveway access on Dree Circle and Harvill Avenue, which will provide adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. In addition, construction impacts are not anticipated to cause significant impacts to emergency access or routes of travel during construction or operations of the proposed project. Therefore, impacts are considered less than significant.

d) The proposed project is located within one quarter mile of an existing school. The nearest school to the project site is Val Verde High School which is located on the opposite side of the 15 freeway in the City of Perris, approximately 0.22 miles (as the crow flies). The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Diesel particulate matter will be emitted during construction temporarily but based on distance from any sensitive receptors; no significant impacts will be anticipated. Therefore, impacts are considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
20. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

a-d) The project site is located within the March Air Reserve Base Airport Influence Area, and is approximately 1.6 miles away from the airport. The project has been reviewed by the Airport Land Use Commission (ALUC) and was determined to be consistent (subject to conditions which are included as part of this project as 10.PLANNING.40) with the 1984 Riverside County Airport Land Use Plan as applied to the March Air Reserve Base Airport Influence Area. Based on the review and approval by ALUC (and their associated conditions), the project is not a safety hazard for people residing or working in the project area. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

21. 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 13 "Wildfire Susceptibility"; GIS database

Findings of Fact:

a) According to the General Plan's Safety Element, the proposed project site is located in an area designated as low for wildfire susceptibility. The project is also not located within a High Fire Area or Fire Responsibility Area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

22. 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

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

Source: Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas

Findings of Fact:

a) The project site is generally flat and post-development of the project will result in pre-development runoff rates as required by the NPDES program through implementation of Low Impact Development (LID) standards. LID standards include requiring stormwater runoff to be infiltrated, captured and reused, and/or treated onsite through stormwater BMPs. Therefore, the project shall not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. The impact is considered less than significant.

b) The construction of the project will implement BMP measures to reduce off-site water quality issues by including non-structural, structural, and treatment BMPs to minimize the potential for contaminated stormwater discharges and for potential downstream pollutant loading. The project includes an on-site stormwater drainage system involving conveying and treating flows utilizing water quality/infiltration basins design in accordance with NPDES programs and will not violate water quality standards. Therefore, impacts are considered less than significant.

c) The project site is not located within a groundwater recharge area where groundwater levels are currently rising. The Project does not propose to use groundwater wells for landscape irrigation or as a potable water source. The project will receive potable water service and sanitary sewer service from Eastern Municipal Water District. Therefore, impacts are considered less than significant.

d) The project has been designed to include a comprehensive drainage system that collects storm flows, retains/infiltrates the increase in post-development flow, and discharges the surface water at pre-development levels. The project will not create or contribute runoff water that will exceed the