

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Garfield Avenue at Center Street; thus, Project impacts at this intersection would be less than significant. Implementation of Mitigation Measure M-TR-1, which requires participation in the County TUMF and DIF program, and Mitigation Measure M-TR-4, which requires a fair-share payment for the Project's contribution to the need for non-TUMF funded improvements, would fully mitigate the Project's cumulatively considerable impacts to Iowa Avenue at Center Street. Implementation of Mitigation Measure M-TR-2, requiring the Project Applicant to pay fees in accordance with the City of Riverside Traffic Signal and Railroad Mitigation Fee program, would fully mitigate the Project's cumulatively considerable impacts to Iowa Avenue at Palmyrita Avenue, respectively. (Urban Crossroads, 2014d, Table 7-3)

For EAPC traffic conditions, there are no additional intersections anticipated to warrant a traffic signal beyond the recommended signalization of Highgrove Place at Center Street as identified above for Existing, E+P, and EAP traffic conditions. No additional mitigation is required under EAPC traffic conditions. (Urban Crossroads, 2014d, p. 73)

Table EA-30, *Basic Freeway Segment Analysis for EAPC (2018) Conditions*, provides the EAPC mainline directional volumes for the AM and PM peak hours for the I-215 Freeway at Center Street interchange. As shown on Table EA-30, the I-215 Freeway segments are anticipated to operate at an acceptable LOS (i.e., LOS "D" or better) during the peak hours for EAPC traffic conditions. EAPC basic freeway segment analysis worksheets are provided in TIA Appendix "7.3" (IS/MND Appendix L). Thus, the Project would result in less-than-significant freeway mainline impacts under EAPC (2018) conditions. (Urban Crossroads, 2014d, p. 77)

Table EA-30 Basic Freeway Segment Analysis for EAPC (2018) Conditions

Scenario	Direction	Mainline Segment	Volume		Lanes ¹	Density ²		LOS	
			AM	PM		AM	PM	AM	PM
EAPC (2018)	I-215 SB	South of Center Street	3,533	3,570	3	19.1	19.3	C	C
	I-215 NB	South of Center Street	5,170	5,194	3	30.7	30.9	D	D

1. Number of lanes is in the specified direction and is based on existing conditions.
 2. Density is measured by passenger cars per mile per lane (pc/mi/ln).
- (Urban Crossroads, 2014d, Table 7-2)

Horizon Year (2035) Traffic Conditions

LOS calculations were conducted for the study intersections to evaluate their operations under Horizon Year Without and With Project conditions with roadway and intersection geometrics consistent with existing conditions plus the addition of Project access driveways. As shown in Table EA-31, *Intersection Operations Summary for Horizon Year (2035) Conditions*, all study area intersections, with the exception of the Project driveways and intersections with Citrus Street, are anticipated to operate at an unacceptable LOS during either AM or PM peak hour for Horizon Year Without and With Project traffic conditions. However, the Project is anticipated to contribute less than 50 peak hour trips to the intersections of Garfield Avenue at Center Street and Garfield Avenue at Spring Street. Accordingly, Project impacts to all intersections except for Project driveways, Garfield Avenue at Center Street, Garfield Avenue at Spring Street, and the intersections of Iowa Avenue at Citrus Street, would be considered cumulatively significant impacts for which mitigation would be

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required. Implementation of Mitigation Measure M-TR-1, which requires participation in the County TUMF and DIF program, and Mitigation Measure M-TR-2, requiring the Project Applicant to pay fees in accordance with the City of Riverside Traffic Signal and Railroad Mitigation Fee, would fully mitigate the Project's cumulatively considerable impacts to impacted intersections under Horizon Year (2035) conditions. (Urban Crossroads, 2014d, p. 81)

Table EA-31 Intersection Operations Summary for Horizon Year (2035) Conditions

#	Intersection	Traffic Control ³	Intersection Approach Lanes ¹								without Project				with Project				Acceptable LOS				
			NB		SB		EB		WB		Delay ² (Secs)		Level of Service		Delay ² (Secs)		Level of Service						
			L	T	R	L	T	R	L	T	R	L	T	R	AM	PM	AM	PM		AM	PM		
1	Stephens Av. / Center St.	TS	0	1	0	0	1	0	0	1	1	0	1	d	87.3	195.4	F	F	97.7	>200.0	F	F	C
2	Highgrove Pl. / Center St.	CSS	0	1	1	0	1	0	0	1	1	0	1	0	>100.0	>100.0	F	F	>100.0	>100.0	F	F	C
3	Iowa Av. / Center St.	TS	1	2	0	1	2	0	1	1	1	1	1	1	64.9	>200.0	E	F	72.9	>200.0	E	F	D
4	Iowa Av. / Citrus St. West	TS	1	2	1	1	2	0	0	1	0	0	1	1	24.8	31.9	C	C	24.9	34.5	C	C	C
5	Iowa Av. / Citrus St. East	TS	0	2	0	1	2	0	0	0	0	1	0	1	23.5	30.8	C	C	23.7	32.5	C	C	C
6	Iowa Av. / Palmyrita Av.	TS	1	2	0	1	2	1	1	1	0	1	1	1	101.7	124.6	F	F	105.6	135.8	F	F	D
7	Iowa Av. / Columbia Av.	TS	2	2	1	2	2	1	2	2	1	2	2	1	>200.0	>200.0	F	F	>200.0	>200.0	F	F	D
8	Iowa Av. / Marlborough Av.	TS	1	2	0	1	2	1	1	1	0	1	1	1	161.9	156.1	F	F	170.6	165.8	F	F	D
9	Iowa Av. / Spruce St.	TS	1	2	0	1	2	1	1	2	0	1	2	0	108.9	>200.0	F	F	115.4	>200.0	F	F	D
10	Driveway 1 / Center St.	CSS	0	1	0	0	0	0	0	2	0	0	2	0	--	--	--	--	23.0	22.6	C	C	C
11	Driveway 2 / Spring St.	CSS	0	1	0	0	1	0	0	1	0	0	1	0	--	--	--	--	13.7	12.6	B	B	C
12	Garfield Av. / Center St.	AWS	0	1	0	0	0	0	0	2	d	0	2	0	57.7	13.5	F	B	63.4	13.8	F	B	C
13	Garfield Av. / Spring St.	CSS	0	0	0	0	1	0	0	1	0	0	1	0	25.6	11.2	D	B	29.4	11.7	D	B	C

Bold = Does not meet jurisdictional standards (unacceptable LOS)

- When a right turn is designated, the lane can either be striped or unstriped. To function as a right turn lane there must be sufficient width for right turning vehicles to travel outside the through lanes.
L = Left; T = Through; R = Right; d= Defacto Right Turn Lane; 1 = Improvement
- Per the 2010 Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with a traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service for the worst individual movement (or movements sharing a single lane) are shown.
- AWS = All-Way Stop; CSS = Cross-street Stop; TS = Traffic Signal
(Urban Crossroads, 2014d, Table 8-1)

For Horizon Year conditions, there are no additional intersections anticipated to meet the CalTrans planning level (ADT volume based) or peak hour volume based traffic signal warrants beyond those previously identified for Existing, E+P, EAP, and EAPC traffic conditions. No additional mitigation would be required. (Urban Crossroads, 2014d, p. 81)

Table EA-32, *Basic Freeway Segment Analysis for Horizon Year (2035) Conditions*, provides the Horizon Year (2035) mainline directional volumes for the AM and PM peak hours for the I-215 Freeway at Center Street interchange. As shown on Table EA-32, the I-215 Freeway Northbound and Southbound segments analyzed are anticipated to operate at an unacceptable LOS during both AM and PM peak hours for Horizon Year Without and With Project traffic conditions. Horizon Year Without and With Project basic freeway segment analysis worksheets are provided in TIA Appendices "8.5" and "8.6", respectively (IS/MND Appendix L). (Urban Crossroads, 2014d, p. 87) However, it should be noted that the Project would contribute fewer than 100 two-way peak hour trips to the I-215

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segments. According to CalTrans Guidelines, Projects with fewer than 100 two-way peak hour trips would not have the potential to significantly impact freeway mainline facilities (Caltrans, 2002, p. 2). Accordingly, Project impacts to freeway mainlines would be less than significant and no mitigation would be required.

Table EA-32 Basic Freeway Segment Analysis for Horizon Year (2035) Conditions

Scenario	Direction	Mainline Segment	Volume		Lanes ¹	Density ²		LOS	
			AM	PM		AM	PM	AM	PM
2035 Without Project	I-215 SB	South of Center Street	7,134	7,772	3	57.2	76.4	F	F
	I-215 NB	South of Center Street	6,308	8,720	3	44.5	154.5	E	F
2035 With Project	I-215 SB	South of Center Street	7,165	7,792	3	58.0	77.3	F	F
	I-215 NB	South of Center Street	6,336	8,755	3	45.0	159.8	E	F

Bold = Does not meet jurisdictional standards (unacceptable LOS)

1. Number of lanes is in the specified direction and is based on existing conditions.
2. Density is measured by passenger cars per mile per lane (pc/mi/ln).
(Urban Crossroads, 2014d, Table 8-2)

Summary of Project Impacts

Based on the analysis presented above, the proposed Project would result in the following impacts during each study area scenario. The impacts listed below would be considered significant impacts for which mitigation would be required.

- Existing Plus Project Conditions:
 - *Cumulatively Significant Impacts*
 - Stephens Avenue / Center Street
 - Highgrove Place / Center Street
 - Iowa Avenue / Columbia Avenue
 - Iowa Avenue / Marlborough Avenue
 - *Cumulative Traffic Signal Impacts*
 - Highgrove Place / Center Street
- Existing Plus Ambient Plus Project (2018) Conditions:
 - *Significant Direct Impacts*
 - Iowa Avenue / Spruce Street
 - *Cumulatively Significant Impacts*
 - Stephens Avenue / Center Street
 - Highgrove Place / Center Street

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- Iowa Avenue / Columbia Avenue
 - Iowa Avenue / Marlborough Avenue
- *Cumulative Traffic Signal Impacts*
 - Highgrove Place / Center Street
- Existing Plus Ambient Plus Project Plus Cumulative (2018) Conditions:
 - *Cumulatively Significant Impacts*
 - Stephens Avenue / Center Street
 - Highgrove Place / Center Street
 - Iowa Avenue / Center Street
 - Iowa Avenue / Palmyrita Avenue
 - Iowa Avenue / Columbia Avenue
 - Iowa Avenue / Marlborough Avenue
 - Iowa Avenue / Spruce Street
 - *Cumulative Traffic Signal Impacts*
 - Highgrove Place / Center Street
- Horizon Year (2035) Traffic Conditions:
 - *Cumulatively Significant Impacts*
 - Stephens Avenue / Center Street
 - Highgrove Place / Center Street
 - Iowa Avenue / Center Street
 - Iowa Avenue / Palmyrita Avenue
 - Iowa Avenue / Columbia Avenue
 - Iowa Avenue / Marlborough Avenue
 - Iowa Avenue / Spruce Street
 - *Cumulative Traffic Signal Impacts*
 - Highgrove Place / Center Street

b) The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. Within the study area identified by the Project's TIA, the only facility that is identified as a CMP facility is I-215 (RCTC, 2011, Exhibit 2-1). Although nearby segments of I-215 are projected to exhibit a deficient LOS under Horizon Year (2035) Conditions (as shown in Table EA-32), the Project would contribute fewer than 100 two-way peak hour trips to the I-215. According to CalTrans Guidelines, Projects with fewer than 100 two-way peak hour trips would not have the potential to significantly impact freeway mainline facilities (Caltrans, 2002, p. 2). The Project has no other potential to conflict with the CMP. Accordingly, Project impacts due to a conflict with the 2011 RCTC CMP would be less than significant, and no mitigation would be required.

c & d) The nearest airport to the Project site is the Flabob Airport, which is located approximately 6.8 miles southwest of the Project site. Flabob airport is a small public use airport and the Project site not located in an airport land use plan covering the Flabob airport (ALUC, 2004), and has no potential to impact its air traffic patterns. The Project site also is located approximately 15.2 miles northwest of the March Air Reserve Base. According to County of Riverside General Plan HAP Figure 4 and County of Riverside HAP Figure 5, the Project site was not located within the March Air Reserve Base Airport Influence Policy Area or within any airport safety zone areas at the time the County's General Plan was adopted. (Riverside County, 2003b). However, based on the more recently updated 2014

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March Air Reserve Base/Inland Port (MARB/IP) Airport Land Use Compatibility Plan, the southern portion of the Project site, south of Spring Street, is located in the MARB/IP Airport Compatibility Zone E. The Land Use Compatibility Plan does not limit residential density in Compatibility Zone E. The area of the Project site north of Spring Street falls outside of the MARB/IP Airport Influence Area. The County of Riverside Airport Land Use Commission (ALUC) conducted a hearing on the Project on July 9, 2015, and determined that the Project is consistent with the 2014 MARB/IP Land Use Compatibility Plan. The elevation of MARB/IP Runway 14-32 at its northerly terminus is approximately 1,535 feet above mean sea level and the Project site is approximately 20,000 feet from the runway at an elevation that is more than 500 feet lower than the runway elevation (ALUC, 2015). Accordingly, the Project has no potential to result in impacts due to changes in air traffic patterns, nor would the Project alter any airborne traffic. Accordingly, no impact would occur.

Although the Project site is located adjacent to the Springbrook Wash, the Project has been designed to avoid this drainage area. Additionally, this wash does not support waterborne traffic. Accordingly, no impact to waterborne traffic would occur with implementation of the Project.

The nearest active railroad tracks are located approximately 867 feet from the western boundary of the Project site and run north and south parallel to Transit Avenue. Although the Project would contribute trips to the segment of Center Street that traverses this rail line, this rail line already is improved with an at-grade crossing with crossing arms to prevent collisions between rail and automobile traffic. There are no components of the Project that would result in increased safety hazards or that could affect rail traffic. Accordingly, impacts would be less than significant.

e) All roadway improvements planned as part of the Project would be in conformance with applicable Riverside County standards, and would not result in any hazards due to a design feature. Additionally, the Project area is currently characterized with urban density residential units and light industrial uses. As such, the Project's proposed residential land uses has no potential to result in uses that are incompatible within the surrounding area and that could result in significant impacts to circulation and traffic. Accordingly, impacts would be less than significant.

f) Implementation of the proposed Project would result in improvements to several existing roadways and the establishment of new roadways on-site that would require maintenance. Maintenance of the major roadways planned for improvement by the Project would not result in any significant impacts to the environment. Impacts associated with the physical construction of these roadways already are evaluated in appropriate sections of this IS/MND, and any identified significant impacts have been mitigated to the maximum feasible extent. Maintenance of these major roadway facilities would be funded through the Project developer's payment of Development Impact Fees (DIF) and future Project residents' payment of property taxes. Therefore, the maintenance of roadways proposed by the Project would not result in any new impacts to the environment beyond that which is already disclosed and mitigated by this IS/MND, and impacts would therefore be less than significant.

g) With exception of planned improvements to Spring Street and half-width improvements to Garfield Avenue, all roadway improvements planned as part of the Project would be limited to improvements within the existing parkways. Thus, with exception of Spring Street and Garfield Avenue, the Project has no potential to affect any existing roadways during Project construction. Under existing conditions, Garfield Avenue only serves an existing employee parking lot at the Highgrove Elementary School. During improvements to Garfield Avenue, the Project applicant would be required to maintain adequate access for users of this parking lot. Although Spring Street would need to be closed down during construction of the segment between California Avenue and Garfield

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Avenue, the general grid pattern in the surrounding area provides numerous alternative routes. Furthermore, and as shown on Exhibit 3-10 of the Project's TIA (IS/MND Appendix L), the segment of Spring Street that traverses the site has a PM peak hour ADT of 42 vehicles, the diversion of which has no potential to result in any significant traffic impacts to study area intersections (Urban Crossroads, 2014d). Accordingly, impacts during construction would be less than significant.

h) The Project site is not identified as an emergency access route under any local or regional plans. As indicated under the discussion and analysis of Threshold 43.g), Project effects to the surrounding circulation system would be minimal during construction, and alternative access routes are available to ensure the adequate provision of emergency services to the area during Project construction. Thus, during construction of the proposed Project, impacts due to inadequate emergency access or access to nearby uses would be less than significant.

i) According to the HAP Figure 7, *Highgrove Area Plan Trails and Bikeway System*, a Regional Trail is planned to traverse through the Project site. As shown on Figure 3-3, and discussed in Section 3.0, *Project Description*, a regional trail would be accommodated along the southern alignment of Spring Street from the site's eastern boundary to Street G, and south within Street G to the proposed on-site park, where off-site trail connections would be provided by others in the future. The Riverside County General Plan does not identify the Project site for any other transit facilities, bikeways, or pedestrian facilities. Accordingly, the Project would not conflict with any adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, nor would the Project otherwise substantially decrease the performance or safety of such facilities. Accordingly, impacts would be less than significant.

Mitigation: The proposed Project would result in a single direct impact to the intersection of Iowa Avenue at Spruce Street under EAP (2018) conditions, and also would result in a number of cumulative impacts to a number of study area intersections under EAP (2018), EAPC (2018), and Horizon Year (2035) conditions. Accordingly, the following mitigation measures have been identified to reduce the Project's direct and cumulative impacts to below a level of significance.

M-TR-1 (Condition of Approval 90.Trans.001) Prior to the issuance of any building permits, the Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the County of Riverside Development Impact Fee (DIF), to reduce to a level below significance the Project's impacts to the following intersections within unincorporated Riverside County:

- Stephens Avenue / Center Street
- Highgrove Place / Center Street
- Iowa Avenue / Spruce Street

M-TR-2 (Condition of Approval 50.Trans.040) Prior to map redecoration, to fully satisfy the Project Applicant's obligations for cumulative improvement needs at the study area intersections located wholly or partially within the City of Riverside, the Project Applicant shall enter into an agreement with the City of Riverside to pay traffic impact fees in accordance with City of Riverside Municipal Code Chapter 16.64, *Traffic Signal and Railroad Signal Mitigation Fees and Transportation Impact Fees*, to reduce to a level below significance the Project's impacts to the following intersections within the City limits:

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- Iowa Avenue / Palmyrita Avenue;
- Iowa Avenue / Columbia Avenue;
- Iowa Avenue / Marlborough Avenue; and
- Iowa Avenue / Spruce Street.

M-TR-3 (Condition of Approval 50.Trans.039) Prior to the first building permit final inspection, the Project Applicant shall work with the City of Riverside Public Works Department to modify the traffic signal timing at the intersection of Iowa Avenue at Spruce Street to accommodate a 120 second cycle length, or other such adjustments or improvements, as determined necessary by the Public Works Department, to address projected near-term level of service deficiencies at this intersection.

M-TR-4 (Condition of Approval 90.Trans.013) Prior to the first building permit final inspection, the Project applicant shall pay a fair-share amount equal to 9.7% of the total cost of improving the intersection of Iowa Avenue at Center Street to provide the non-TUMF funded improvements listed in Table 1-5 of the Bixby-Highgrove Residential (TTM No. 36668) Traffic Impact Analysis prepared by Urban Crossroads, dated July 2, 2014, (IS/MND Appendix L). The fair share amount is based on the Project's share of traffic over the total growth of traffic at these intersections. The fair share contribution shall be used to fund future improvements or a combination of improvements of these intersections or as approved by the Director of Transportation.

Monitoring:

M-TR-1 Prior to issuance of any building permits, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) and the County of Riverside Development Impact Fee (DIF) programs.

M-TR-2 Prior to issuance of any building permits, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with the City of Riverside Municipal Code Chapter 16.64, *Traffic Signal and Railroad Signal Mitigation Fees and Transportation Impact Fees*.

M-TR-3 Prior to the issuance of first building permit final inspection, the Project Applicant shall provide evidence that the signal timing has been modified as required by this measure.

M-TR-4 Prior to the issuance of the first building permit final inspection, the Project Proponent shall provide evidence to the Riverside County Building and Safety Department that appropriate fees have been paid.

44. Bike Trails

Source: HAP Figure 7, *Trails and Bikeway System*.

Findings of Fact: According to HAP Figure 7, there are no bike trails or facilities planned within the Project vicinity, with exception of the proposed regional trail (which is addressed separately under

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Threshold 43.i)). However, the Highgrove Community Policy Area Policy HAP 4.4 encourages the development of additional bike lanes along roadways within the Project's vicinity. As indicated in the discussion and analysis of Policy HAP 4.4 in Table EA-11 (previously presented), the Project would be consistent with all of the bike trail designations specified for the Project area. Impacts associated with the construction of trails has been evaluated throughout this IS/MND, and where necessary, mitigation measures have been imposed to reduce impacts to below a level of significance. Accordingly, impacts associated with the construction of bike trails would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: *TTM 36668 Can Serve Letter*, Riverside Highland Water Company, July 10, 2014 (Appendix M); *Greenhouse Gas Analysis*, October 2, 2014, Urban Crossroads.

Findings of Fact:

a) The Project would be required to construct a ten-inch water line within the existing improved alignment in Center Street from the intersection of proposed Street "A" approximately 1,900 feet to the east to the existing intersection of Center Street at Michigan Avenue. This proposed ten-inch water line would connect to a proposed eight-inch water line within Street A. In addition, the Project would be required to construct an eight-inch water line within the existing Spring Street from the intersection with proposed Street "G" approximately 720 feet to the east. This proposed eight-inch water line would connect off-site to the water line proposed within Center Street via Garfield Avenue to provide a looped water system. Figure 3-6, *Proposed Off-site Infrastructure*, depicts the off-site improvements planned as part of the proposed Project.

The installation of water lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this IS/MND accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this IS/MND to reduce impacts to less-than-significant levels. The construction of water lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this IS/MND. Accordingly, additional mitigation measures beyond those identified throughout this IS/MND would not be required.

b) According to the CalEEMod default parameters used by Urban Crossroads used to estimate water usage, the proposed Project is estimated to use 14.2687 million gallons (Mgal) a year for indoor

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use and 8.9955 Mgal a year for outdoor use (Urban Crossroads, 2014b, Appendix 3.1). Riverside Highland Water Company can and will serve potable water to the Project site in ample quantity for domestic use. (RHWC, 2014a). Accordingly, the proposed Project would have sufficient water supplies available to serve the Project from existing entitlements and resources. Impacts are less than significant and no mitigation is required.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: City of Riverside Public Works Department, 2014

Findings of Fact:

a) The City of Riverside is the current provider of sewer services to the Project site. On-site wastewater would be conveyed via a series of eight-inch sanitary sewer lines to be constructed within the on-site streets (i.e. Streets A through O). These flows would then be conveyed via an existing eight-inch sewer main located in Center Street.

The installation of sewer lines as proposed by the Project would result in physical impacts to the surface and subsurface of infrastructure alignments. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this IS/MND accordingly. In instances where significant impacts have been identified for the Project's construction phase, mitigation measures are recommended in each applicable subsection of this IS/MND to reduce impacts to less-than-significant levels. The construction of sewer lines as necessary to serve the proposed Project would not result in any significant physical effects on the environment that are not already identified and disclosed as part of this IS/MND. Accordingly, additional mitigation measures beyond those identified throughout this IS/MND would not be required.

b) All sanitary sewer flows from the Project site would be conveyed to the Riverside Water Quality Control Plant (RWQCP) for treatment. The RWQCP is located approximately 10.3 miles southwest of the Project site at 5950 Acorn Street Riverside CA. The RWQCP provides primary, secondary, and tertiary treatment for a rated capacity of 40 million gallons per day (mgd) and is currently undergoing an expansion that would increase the capacity of the RWQCP from 40 mgd to 46 mgd. (Riverside, 2014B) With completion of the expansion of the existing facility, there would be more than adequate capacity to treat wastewater flows generated by the Project. Accordingly, implementation of the proposed Project would not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the

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construction of which would cause significant environmental effects. Impacts are less than significant and no mitigation is required.

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: Project Application Materials; Greenhouse Gas Analysis, October 2, 2014, Urban Crossroads; Waste Management Department, April 1, 2014; *Countywide Disposal Tonnage Tracking System Disposal Reports – 1st Quarter 2014*, Riverside County Waste Management Department, July 9, 2014.

Findings of Fact:

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Departments operates six (6) landfills that serve Riverside County residents. During the first quarter of 2014 (January 1 through March 31), which is the most recent time period for which reporting data is available, waste collected from unincorporated portions of western Riverside County were disposed of at one of four facilities: Badlands Landfill, Blyth Landfill, El Sobrante Landfill, and Lamb Canyon Landfill (RCWMD, 2014b). It is anticipated that solid waste generated during construction and long-term operation of the Project would be disposed of at one of these landfills. Table EA-33, *Permitted and Remaining Capacity of Project-Related Landfills*, summarizes the maximum daily capacity, permitted capacity, and remaining capacity of each of these landfills, based on reporting provided by CalRecycle (CalRecycle, 2014).

Table EA-33 Permitted and Remaining Capacity of Project-Related Landfills

Landfill	Maximum Daily Capacity (Tons/Day)	Permitted Capacity (Cubic Yards)	Remaining Capacity (Cubic Yards)
Badlands	4,000	33,560,993	14,730,025
Blyth	400	6,034,148	4,159,388
El Sobrante	16,054	184,930,000	145,530,000
Lamb Canyon	3,000	34,292,000	18,955,000
Total:	23,454	258,817,141	183,374,413

Note: Data taken from is taken from the CalRecycle Solid Waste Information System (CalRecycle, 2014).

Solid Waste Generation – Construction Activities

Table EA-34, *Estimated Construction Solid Waste Generation*, provides an estimate of the amount of solid waste that can conservatively be estimated to occur on a daily basis during construction of the

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proposed Project. As indicated, construction waste generated by the Project would amount to approximately 6,478 pounds per day, or 3.2 tons per day. Total waste generated by construction activities over the roughly 600 working days of building construction would amount to approximately 3,886,800 pounds, or 1,943.4 tons. Using a conversion factor of 200 pounds of uncompacted solid waste per cubic yard, the 1,943.4 tons of solid waste generated during the building construction phase of the Project is equal to approximately 19,434 cubic yards (US EPA, 1994, Appendix C).

Due to the Project's location, it can reasonably be anticipated that solid waste generated by the Project would most likely be disposed of at the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day, and the Project's daily demand for construction waste disposal at buildout amounts to between 0.11% and 0.02% of the available daily disposal capacity at these landfills. Total solid waste generated during the Project's building construction phase would represent approximately 0.10% to 0.01% of the total remaining capacity at these landfills.

Table EA-34 Estimated Construction Solid Waste Generation

Land Use	Construction Rate ¹	Estimated Dwelling Unit Size	Solid Waste Generation Rate	Total	
				LBS/Day	Tons/Day
201 Dwelling Units	0.34 dwelling units/day	4,340 s.f. ²	4.39 lb/s.f. ³	6,478	3.2

1. Based on information presented in IS/MND Section 3.2.3.B, which indicates that building construction would occur over approximately 600 working days. Thus, the Project would be anticipated to construct an average of approximately 0.34 dwelling units per day (201 dwelling units ÷ 600 days = 0.34 dwelling units/day).
2. Estimated average dwelling unit size is based on the minimum lot size specified on TTM 36437 (72' x 100') and application of the required setbacks specified by the R-1 zone (i.e., 20-foot minimum front yard, 5-foot minimum side yards, and 10-foot minimum backyard). Application of these factors would result in a maximum single-story building measuring 70' x 62', or 4,340 s.f.
3. Source: U.S. Environmental Protection Agency. *Estimating 2003 Building-Related Construction and Demolition Materials Amounts*. Available on-line at: <http://www.epa.gov/osw/conserves/imr/cdm/pubs/cd-meas.pdf> Accessed September 16, 2014.

Solid Waste Generation – Long-Term Operation

According to the CalEEMod default parameters used by Urban Crossroads used to estimate solid waste. The proposed Project is projected to generate 256.66 tons of waste per year (Urban Crossroads, 2014b, Appendix 3.1). Using a conversion factor of 200 pounds of uncompacted solid waste per cubic yard, the 256.66 tons of solid waste generated by the Project is equal to approximately 2,566.6 cubic yards of solid waste per year (US EPA, 1994, Appendix C).

Due to the Project's location, it can reasonably be anticipated that solid waste generated by the Project would most likely be disposed of at the El Sobrante Landfill, Lamb Canyon Landfill, and/or Badlands Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day, and the Project's daily demand for solid waste (i.e., 0.70 tons per day) represents only 0.02% to 0.004% of the permitted daily disposal capacity of these landfills. On an annual basis, the Project's anticipated generation of 2,566.6 cubic yards of solid waste per year would represent between 0.017% and 0.0018% of the total disposal capacity of these landfills.

Conclusion

Based on the analysis presented above, the proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation. Although the Project would likely contribute to the ultimate need for landfill expansion as needed to accommodate future growth within Riverside County, such potential landfill

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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expansions would not be the direct result of the proposed Project. Furthermore, any environmental impacts that could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion efforts. Accordingly, environmental impacts that may result from future landfill expansions are herein evaluated as speculative in nature (CEQA Guidelines § 15145).

b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP) (adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with the California Solid Waste Reuse and Recycling Act of 1991 (Cal Pub Res. Code § 42911), the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before building permit final inspection. The implementation of these requirements and the mitigation measures below provided by Riverside County Waste Management Department (RCWMD, 2014a) would reduce the amount of solid waste generated by the Project, which in turn would aid in the extension of the life of affected disposal sites. As such, the Project would comply with the mandates of applicable solid waste statutes and regulations and impacts would be less than significant with mitigation incorporated.

Mitigation:

M-SW-1 (Condition of Approval 60.Planning.025) Prior to the issuance of building permits for each phase, a Waste Recycling Plan (WRP) shall be submitted to Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e. concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During construction, the Project shall have, at minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D materials. Additional bins are encouraged to be used for further separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D materials and solid waste disposal must be kept. Arrangements can be made with the franchise hauler.

M-SW-2 (Condition of Approval 60.Planning.025) Prior to building permit final inspection for each phase, evidence (i.e. receipts or other type of verification) to demonstrate Project compliance with the approved WRP shall be presented by the Project Proponent to the Planning Division of the Riverside County Waste Management Department in order to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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clear the Project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

Monitoring:

M-SW-1 Prior to the issuance of building permits for each phase, the County shall verify that the required WRP has been approved by the Riverside County Waste Management Department.

M-SW-2 Prior to building permit final inspection for each phase, the County shall verify that all applicable requirements of the required WRP have been met to the satisfaction of the Riverside County Waste Management Department.

48. Utilities

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

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

Source: General Plan; Project Application Materials; Greenhouse Gas Analysis, October 2, 2014, Urban Crossroads.

Findings of Fact:

a through g) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. In addition, the Project would introduce new public roads on-site that would require maintenance by Riverside County. Impacts associated with the provision of utility service to the site are discussed below for each type of utility.

Electricity, Natural Gas, and Communications Systems

Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company (SCGC), and communication systems would be provided by AT&T (telephone) and Time Warner Telecom (cable service). Although TTM No. 36668 does not depict proposed electricity, natural gas, or communication systems facilities, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing single-family residential neighborhoods to the east and west of the site, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would occur either on-site, or within off-site improved rights-of-way. Physical impacts associated with the construction of such facilities are evaluated throughout this IS/MND. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

Storm Water Drainage

Section 3.1.3.C provides a detailed description of storm water drainage improvements proposed by the Project. As indicated therein, proposed improvements would occur entirely within the Project boundary or immediately adjacent to the Project boundary. Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been analyzed throughout this IS/MND (e.g., Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, etc.). Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

Street Lighting

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction throughout this IS/MND. Where necessary, mitigation measures have been identified to reduce identified impacts to a level below significance. Accordingly, impacts due to the construction of street lights are evaluated as less than significant.

Public Facilities Maintenance

Landscaping along Center Street, Spring Street, Street A, and Street G would be maintained by the County of Riverside Landscape Maintenance District. Landscaping maintenance of the three (3) water quality basins, the two (2) park sites, and the open space area located south of Park Lot P would be provided by the County of Riverside Park District. There would be no impacts to the environment resulting from routine maintenance of public roads, the three (3) water quality basins, the two (2) park sites, and the open space area located south of Park Lot P. Accordingly, no impact would occur and mitigation is not required.

Other Governmental Services

There are no other governmental services or utilities needed to serve the proposed Project beyond what is evaluated and disclosed above and throughout the remaining sections of this IS/MND. Accordingly, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Energy Conservation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials; Greenhouse Gas Analysis, October 2, 2014, Urban Crossroads.

Findings of Fact: Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to a residential community that would feature 200 single-family dwelling units, two park sites, three water quality basins, and open space. This land use transition

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

According to the CalEEMod default parameters used by Urban Crossroads used to estimate electricity and natural gas demand for the proposed Project, build-out of the Project is estimated to require approximately 1,603,640 kilowatt-hours of electricity per year (kWh/yr) and approximately 6,998,980 kilo-British thermal units per year (kBTU/yr) of natural gas (Urban Crossroads, 2014b, Appendix 3.1). Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Electricity and natural gas transmission and distribution lines are located in the Project site vicinity and all new service lines to the property and Project's structures would be installed as part of the Project's construction phase. Environmental impacts associated with construction of energy transmission and distribution infrastructure have been addressed throughout this IS/MND, and mitigation has been provided in each applicable section for all potential short-term impacts. Therefore, impacts due to the construction of energy transmission and distribution infrastructure as necessary to serve the proposed Project would not occur, or would be mitigated to below a level of significance with application of mitigation measures provided throughout this IS/MND.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE

<p>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?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As indicated in the discussion and analysis of Wildlife & Vegetation (IS/MND Section 7.), and assuming the implementation of Mitigation Measures M-BR-1 and M-BR-2, impacts to biological resources would be reduced to a level below significance. As indicated in the discussion of Historical and Archaeological Resources (IS/MND Sections 8. and 9.), and assuming implementation of Mitigation Measures M-CR-1 through M-CR-3, impacts to important examples of the major periods of California history or prehistory, including archaeological or historical resources, would be reduced to less-than-significant levels. Therefore, the proposed Project, with implementation of mitigation measures, would not 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. Impacts would be less than significant.

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed Project would result in potentially significant cumulative effects associated with biological resources, cultural resources, noise, and transportation and traffic. These potentially significant effects have been evaluated and disclosed in IS/MND Section 7 (Biological Resources), Sections 8 through 10 (Cultural Resources), Sections 30 through 34 (Noise), and Section 43 (Circulation). As indicated in these sections, although the Project has the potential to result in cumulatively considerable effects, mitigation measures have been imposed on the Project to reduce all direct and cumulative impacts to below a level of significance. There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this IS/MND

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

Source: Staff review; Project Application Materials

Findings of Fact: The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this IS/MND (e.g., Air Quality, Geology/Soils, Noise, etc.). Where potentially significant impacts are identified, mitigation measures have been imposed on the Project to reduce these adverse effects to a level below significance. There are no components of the proposed Project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this IS/MND. Accordingly, no additional impacts would occur.

VI. EARLIER ANALYSES

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: None

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

VII. 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.

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APPENDIX B:

MITIGATION, MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

MITIGATION MONITORING AND REPORTING PROGRAM

IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
<p>BIOLOGICAL RESOURCES</p> <p>7. WILDLIFE AND VEGETATION</p> <p>The proposed Project has the potential to result in conflicts with MSHCP policies relating to Criteria Area Species Survey Areas (CASSA) specified in MSHCP Section 6.3.2. Mitigation Measure M-BR-1 has been identified to reduce impacts to burrowing owls that may be present on the Project site.</p>	<p>Less than Significant</p>	<p>M-BR-1 (Condition of Approval 60.EPD.001) Within 30 days prior to initial grading or clearing activities, a qualified biologist shall conduct a survey of the Project site and make a determination regarding the presence or absence of the burrowing owl. The determination shall be documented in a report that shall be reviewed and approved by the County of Riverside prior to the issuance of a grading permit, subject to the following provisions:</p> <ol style="list-style-type: none"> In the event that the pre-construction survey identifies no burrowing owls on the property, a grading permit may be issued without restriction In the event that the pre-construction survey identifies the presence of at least one individual but less than three (3) mating pairs of burrowing owl, then prior to the issuance of a grading permit and prior to the commencement of ground-disturbing activities on the property, the qualified biologist shall passively or actively relocate any burrowing owls. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit. In the event that the pre-construction survey identifies the presence of three (3) or more mating pairs of burrowing owl, the requirements of MSCHP Species-Specific Conservation Objectives 5 for the burrowing owl shall be followed. Objective 5 states that if the site (including adjacent areas) supports three (3) or more pairs of burrowing owls and supports greater than 35 acres of suitable Habitat, at least 90 percent of the area with long-term conservation value and burrowing owl 	<p>Project Applicant/Riverside County Environmental Programs Department, Riverside County Planning Department</p>	<p>M-BR-1 Prior to commencement of grading activities, the County of Riverside shall review a report to be provided by the Project Applicant documenting the results of the pre-grading burrowing owl survey and shall verify compliance with the recommendations specified therein.</p>

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IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
<p>Implementation of the proposed Project has the potential to impact active bird nests if vegetation clearance were to occur during migratory bird nesting season. Mitigation Measure M-BR-2 has been identified to ensure that the Project would have less-than-significant impacts on nesting birds.</p>	<p>Less than Significant</p>	<p>pairs will be conserved onsite until it is demonstrated that Objectives 1-4 have been met. A grading permit shall only be issued, either:</p> <ul style="list-style-type: none"> • Upon approval and implementation of a property-specific Determination of Biologically Superior Preservation (DBESP) report for the burrowing owl by the CDFW; or • A determination by the biologist that the site is part of an area supporting less than 35 acres of suitable Habitat, and upon passive or active relocation of the species following CDFW protocols. Passive relocation, including the required use of one-way doors to exclude owls from the site and the collapsing of burrows, will occur if the biologist determines that the proximity and availability of alternate habitat is suitable for successful passive relocation. Passive relocation shall follow CDFW relocation protocol and shall only occur between September 15 and February 1. If proximate alternate habitat is not present as determined by the biologist, active relocation shall follow CDFW relocation protocol. The biologist shall confirm in writing that the species has fledged the site or been relocated prior to the issuance of a grading permit. 	<p>Project Applicant/ Riverside County Environmental Programs Department, Riverside County Planning Department</p>	<p>M-BR-2 If grading is proposed during the migratory bird nesting season (February 1 through September 15), prior to the issuance of grading permits, the County of Riverside shall review the results of the preconstruction nesting bird species survey report and shall verify that all measures specified therein to protect nesting migratory bird species are adhered to during grading activities. Alternatively, if no grading is anticipated during the migratory bird</p>
		<p>M-BR-2 (Condition of Approval 60 EPD.002) As a condition of grading permits, vegetation clearing and ground disturbance shall be prohibited during the migratory bird nesting season (February 1 through September 15), unless a migratory bird nesting survey is completed in accordance with the following requirements:</p> <ol style="list-style-type: none"> A migratory nesting bird survey of the Project's impact footprint, including suitable habitat within a 500-foot radius, shall be conducted by a qualified biologist within three (3) days prior to initiating vegetation clearing or ground disturbance. A copy of the migratory nesting bird survey results shall be provided to the County of Riverside. If the survey identifies the presence of active nests, then the qualified biologist shall provide the County of Riverside with a copy of maps showing the location of all nests and an appropriate buffer zone around each nest sufficient to 		

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IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
		<p>protect the nest from direct and indirect impact. The size and location of all buffer zones, if required, shall be subject to review and approval by the County of Riverside and shall be no less than a 300-foot radius around the nest for non-raptors and a 500-foot radius around the nest for raptors. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved buffer zone shall be marked in the field with construction fencing, within which no vegetation clearing or ground disturbance shall commence until the qualified biologist verifies that the nests are no longer occupied and the juvenile birds can survive independently from their nests.</p>		<p>nesting season, then the County of Riverside shall ensure that implementing grading permits are conditioned to prohibit grading activities during the nesting season (February 1 through September 15)</p>
CULTURAL RESOURCES				
<p>8. HISTORIC RESOURCES There is a potential that during grading of the property, unique historical resources or sites could be uncovered. The Project's potential to physically impact unique historical resources that could be buried beneath the surface represents a significant impact before mitigation.</p>	<p>Less than Significant</p>	<p>M-CR-1 (Condition of Approval 10 Planning 003) The developer/permit holder shall comply with the following for the life of this permit: If during ground disturbance activities, unanticipated cultural resources are discovered, the following procedures shall be followed (a cultural resource site is defined as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance): 1) All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. If not already employed by the Project developer, a County-approved archaeologist shall be employed by the Project developer to assess the value/importance of the cultural resource, attend the meeting described, and continue monitoring of all future site grading activities as necessary. 2) The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting. 3) At the meeting with the aforementioned parties, the</p>	<p>Project Applicant, Project Grading Contractor / Riverside County Planning Department, Riverside County Archaeologist</p>	<p>M-CR-1 No monitoring is required. However, if during ground disturbance activities, unanticipated cultural resources are discovered, compliance with Mitigation Measure M-CR-1 (Condition of Approval 10 Planning 3) is required.</p>

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IMPACTS	LEVEL OF SIGNIFICANCE AFTER MITIGATION	MITIGATION MEASURES	RESPONSIBLE PARTY/ MONITORING PARTY	IMPLEMENTATION STAGE
<p>9. ARCHAEOLOGICAL RESOURCES There is a potential that during grading of the property, human remains could be uncovered. The Project's potential to uncover human remains represents a significant impact before mitigation.</p>	<p>Less than Significant</p>	<p>significance of the discoveries shall be discussed and a decision is to be made with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resource.</p> <p>4) Further ground disturbance shall not resume within the area of discovery until a meeting has been convened with the aforementioned parties and a decision is made with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.</p>	<p>Project Grading Contractor, Project Applicant / Riverside County Planning Department, Riverside County Archaeologist</p>	<p>M-CR-2 No monitoring is required. However, if human remains are encountered during grading activities, compliance with Mitigation Measure M-CR-2 (Condition of Approval 10.Planning.2) is required.</p>
<p>10. PALEONTOLOGICAL RESOURCES There is a potential that during grading of the property, unique paleontological resources or sites could be uncovered. The Project's potential to physically impact unique paleontological resources that could be buried beneath the surface, however remote that possibility may be, represents a significant impact before mitigation.</p>	<p>Less than Significant</p>	<p>M-CR-2 (Condition of Approval 10.Planning.002 - If human remains found). Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (24 hours). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner and the County Archaeologist concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the Project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.</p>	<p>Project Applicant, Project Grading Contractor, Qualified Paleontologist / Riverside County Planning Department</p>	<p>M-CR-3 A final monitoring and mitigation report of findings and significance, including lists of all fossils recovered and necessary maps and graphics to accurately record their original location shall be prepared. A letter documenting receipt and acceptance of all</p>

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<p>GREENHOUSE GAS EMISSIONS</p> <p>21. GREENHOUSE GASES</p> <p>Implementation of the proposed Project has the potential to generate greenhouse gases that would impact the environment. Mitigation measure M-GG-1 has been identified to ensure that the Project would result in less-than-significant greenhouse gas impacts.</p>	<p>Less than Significant</p>	<p>sampling. All fossils shall be deposited at the Western Science Center Museum on Searl Parkway in Hemet, Riverside County, California. All costs of the paleontological monitoring and mitigation program, including any one-time charges by the receiving institution, are the responsibility of the developer.</p>		<p>fossil collections by the receiving institution must be included in the final report. The report, when submitted to (and accepted by) the appropriate lead agency, will signify satisfactory completion of the project program to mitigate impacts to any nonrenewable paleontological resources.</p>
<p>HAZARDS AND HAZARDOUS MATERIALS</p> <p>22. HAZARDS AND HAZARDOUS MATERIALS</p> <p>The Project site has the potential to be contaminated by pesticides, herbicides, and/or petroleum which may cause hazardous materials to be emitted within one quarter mile of an existing school during Project. Implementation of Mitigation Measures M-HM-1 and M-HM-2 would ensure that the site's existing</p>	<p>Less than Significant</p>	<p>M-GG-1 (Condition of Approval 80.Planning 024) To reduce water demands and associated energy use, subsequent development proposals within the Project site shall incorporate a Water Conservation Strategy and demonstrate a minimum 30% reduction in outdoor water usage when compared to baseline water demand (total expected water demand without implementation of the Water Conservation Strategy). Evidence of compliance with this requirement shall be documented in a technical study to be reviewed by the Riverside County Planning Department, and shall be approved prior to issuance of building permits. The technical report shall require implementation of the following measures to reduce the Project's water demands:</p> <ul style="list-style-type: none"> a) Landscaping palette emphasizing drought tolerant plants; b) Use of water-efficient irrigation techniques; c) U.S. Environmental Protection Agency (EPA) Certified WaterSense labeled or equivalent faucets, high-efficiency toilets (HETs), and water-conserving shower heads. 	<p>Project Applicant/ Riverside County Planning Department</p>	<p>M-GG-1 Prior to the issuance of building permits, the Project Applicant shall demonstrate that the target reduction in outdoor water demand has been accommodated by the Project's plans. The County shall also review final landscaping plans for compliance with this requirement, and to ensure the use of drought tolerant plants, water-efficient irrigation techniques, and the use of water saving faucets, toilets, and shower heads.</p>
		<p>M-HM-1 (Condition of Approval 60.E Health 001) The Riverside County Department of Environmental Health Environmental Cleanup Program (RCDEH-ECP) has reviewed the Phase I Environmental Site Assessment (ESA) prepared by PETRA Geotechnical, Inc. dated November 22, 2013. Based on the information provided in the report and historic agricultural activity associated with the property soil sampling and analysis is required to evaluate for the presence of pesticides. The soil sampling and analysis (i.e., Limited Phase</p>	<p>Project Applicant/ Riverside County Environmental Health Department</p>	<p>M-HM-1 Prior to issuance of a grading permit, the Project Applicant shall provide evidence to the Riverside County Department of Environmental Health documenting the results of the Phase II ESA and any</p>

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<p>conditions are attenuated so as not to pose a risk to students at the Highgrove Elementary School.</p>		<p>II ESA) shall be conducted prior to the issuance of grading permits, and shall be conducted in accordance to the Interim Guidance for Sampling Agricultural Properties (DTSC, 2008). In the event that the Phase II ESA identifies the presence of contaminants at levels that exceed applicable federal, state, or local regulations, then prior to commencement of grading activities, the Project Applicant shall implement the recommendations of the Phase II ESA. Grading activities at the site may not commence until completion of any required remediation efforts to the satisfaction of the Riverside County Department of Environmental Health.</p>		<p>remediation activities that were required pursuant to the Phase II ESA. A grading permit may be issued once Riverside County Department of Environmental Health verifies that the existing site conditions have been appropriately remediated.</p>
<p>A 6-inch petroleum pipeline owned by Kinder Morgan occurs within the existing alignment of California Street. Although impacts to this existing pipeline are not anticipated by the Project, Mitigation Measure M-HM-3 has been identified to ensure that appropriate coordination efforts are conducted with Kinder Morgan prior to the issuance of grading permits, and to ensure that grading plan designs fully avoid any impacts to this facility.</p>	<p>Less than Significant</p>	<p>M-HM-2 (Condition of Approval 60.Planning.024) Prior to issuance of grading permits, the County shall ensure that the following note is included on the grading plans: "In the event that septic tanks or leach fields are encountered during site development, the septic tanks and/or leach fields shall be removed in accordance with current federal, state, and/or County regulations."</p> <p>M-HM-3 (Condition of Approval 60.Planning.025) Prior to issuance of a grading permit, the Project Applicant or their representative shall contact Kinder Morgan and work under their supervision and in accordance with their survey protocols to identify and flag the precise alignment of the existing 6-inch petroleum pipeline located within the existing alignment of California Street. The grading plan associated with the grading permit shall indicate the precise alignment of the Kinder Morgan pipeline, and be designed to avoid disturbance to the facility. The grading plan shall depict the Kinder Morgan pipeline in plan and profile (based on the survey data). No grading permit shall be issued until a letter of verification is received from Kinder Morgan that concurs with the measures that have been incorporated into the grading plan to ensure pipeline protection when working near this facility.</p>	<p>Project Applicant / Riverside County Building and Safety Department</p>	<p>M-HM-2 The County shall ensure that the required note is included on Project grading plans prior to issuance of grading permits.</p> <p>M-HM-3 Prior to the issuance of grading permits, the County Building and Safety Department shall ensure that appropriate measures have been undertaken to ensure pipeline protection during Project construction activities, including the required coordination and verification efforts with Kinder Morgan.</p>
<p>NOISE</p>				
<p>34. NOISE EFFECTS ON OR BY THE PROJECT</p> <p>Temporary construction-related noise impacts associated with the Project are expected to create intermittent high-level noise at receivers surrounding the Project site. Although not required because construction-related</p>	<p>Less than Significant</p>	<p>Mitigation for Construction Noise Impacts:</p> <p>M-N-1: (Condition of Approval 60.Planning.026) Prior to issuance of grading or building permits, the County shall ensure that the grading or building plans include a note requiring compliance with the timing restrictions specified by</p>	<p>Project Applicant/ Riverside County Planning Department</p>	<p>M-N-1: The County shall review future grading and building plans prior to the issuance of permits for compliance with this measure.</p>

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<p>impacts would be less than significant assuming compliance with Section 9.52.020 of the County's Noise Regulation ordinance. Mitigation Measures M-N-1 through M-N-4 have nonetheless been imposed on the Project to reduce to the maximum feasible extent Project-related construction noise levels affecting nearby sensitive receptors.</p>		<p>Section 9.52.020 of the County's Noise Regulation ordinance (Riverside County Ordinance No. 847).</p> <p>M-N-2: (Condition of Approval 60 Planning.027) Prior to issuance of grading or building permits, the County shall ensure that grading and/or building plans include a note requiring the construction contractor to equip all construction equipment, fixed or mobile with properly operating and maintained mufflers, consistent with manufacturer's standards. This note also shall be specified in bid documents issued to prospective construction contractors.</p> <p>M-N-3: (Condition of Approval 60 Planning.028) Prior to issuance of grading or building permits, the County shall ensure that grading and/or building plans include a note requiring the construction contractor to locate equipment staging in areas that would create the greatest distance between the construction-related noise sources and noise sensitive receptors nearest the Project site during all phases of construction. The note also shall require construction contractor(s) to place all stationary equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site. This note also shall be specified in bid documents issued to prospective construction contractors.</p> <p>M-N-4: (Condition of Approval 60 Planning.029) Prior to issuance of grading or building permits, the County shall ensure that grading and/or building plans include a note requiring the construction contractor to limit haul truck deliveries to the same hours specified for construction equipment (between the hours of 6:00 AM and 6:00 PM during the months of June through September and 7:00 AM and 6:00 PM during the months of October through May. This note also shall be specified in bid documents issued to prospective construction contractors.</p> <p>M-N-5: (Condition of Approval 80 Planning.029) Prior to building permit final inspection for Lots facing Center Street and Spring Street (Lot Nos. 1 through 8; 22 through 29; 30 through 36; 48 through 52, 132 through 138; and 151 through 156), the Riverside Building and Safety Department shall ensure that the affected lots have been provided with a "windows closed" condition requiring a means of mechanical ventilation (e.g. air conditioning). In order to meet the County of Riverside 45 dBA CNEL interior noise standard, the proposed Project shall provide the affected lots with the following or equivalent noise mitigation measures:</p>	<p>M-N-2: The County shall review future grading and building plans prior to the issuance of permits for compliance with this measure</p> <p>M-N-3: The County shall review future grading and building plans prior to the issuance of permits for compliance with this measure.</p> <p>M-N-4: Prior to the issuance of building permits, the County shall review proposed building plans for compliance with the identified requirements.</p> <p>M-N-5: Prior to the issuance of building permits, the County shall review proposed building plans for compliance with the identified requirements</p>	<p>Project Applicant/ Riverside County Planning Department</p>
<p>The future first and second floor interior noise levels at the façade are estimated to range from 58.7 dBA CNEL to 68.3 dBA CNEL for homes adjacent to Center Street and Spring Street. In order to meet the County of Riverside 45 dBA CNEL interior noise level standard, mitigation measure M-N-5 has been identified.</p>	<p>Less than Significant</p>			

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<p>PUBLIC SERVICES</p> <p>36. FIRE SERVICES</p> <p>Although Project-related impacts associated with the provision of new or physically altered fire protection facilities would be less than significant, Mitigation Measure M-PS-1 is recommended to ensure compliance with the provisions of the County's DIF Ordinance (Ordinance 659).</p>	<p>Less than Significant</p>	<p>a) All windows and sliding glass doors shall be well fitted, well weather-stripped assemblies and shall have a minimum sound transmission class (STC) rating of 27. Air gaps and rattling shall not be permitted.</p> <p>b) All exterior doors shall be well weather-stripped solid core assemblies at least 1.75-inches thick.</p> <p>c) Roof sheathing of wood construction shall be well fitted or caulked plywood of at least 0.50-inch thick. Ceilings shall be well fitted, well-sealed gypsum board of at least 0.50-inch thick. Insulation with at least a rating of R-19 shall be used in the attic space.</p> <p>d) Arrangements for any habitable room shall be such that any exterior door or window can be kept closed when the room is in use. A forced air circulation system (e.g. air conditioning) which satisfy the requirements of the Uniform Mechanical Code shall be provided.</p>	<p>Project Applicant / Riverside County Building and Safety Department</p>	<p>M-PS-1 The Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with County Ordinance No. 659 prior to building permit final inspection for each residential dwelling unit within Tentative Tract Map No. 36668.</p>
<p>37. SHERIFF SERVICES</p> <p>Although Project-related impacts associated with of new or physically altered sheriff protection facilities would be less than significant, the Project applicant shall pay DIF fees as required by Mitigation Measure M-PS-1.</p>	<p>Less than Significant</p>	<p>M-PS-1 (Condition of Approval 10 Planning 012) The Project shall comply with County's Development Impact Fee (DIF) Ordinance, which requires payment of a development mitigation fee to assist in providing revenue that the County can use to improve public facilities and/or equipment, to offset the incremental increase in the demand for public services that would be created by the Project. Prior to building permit final inspection, the Project Applicant shall pay fees in accordance with the County's Ordinance 659.</p>	<p>Project Applicant / Riverside County Building and Safety Department</p>	<p>Monitoring shall occur as specified above for Mitigation Measure M-PS-1.</p>
<p>38. SCHOOLS</p> <p>Although Project-related impacts associated with of new or physically altered schools would be less than significant, Mitigation Measure M-PS-2 is recommended to ensure compliance with the Leroy F. Greene School Facilities Act of 1998 (Senate</p>	<p>Less than Significant</p>	<p>M-PS-2: (Condition of Approval 80 Planning 011) The Project shall comply with the Leroy F. Greene School Facilities Act of 1998 (Senate Bill 50), which requires payment of a school impact fee on a per dwelling unit basis to assist in providing revenue that school districts (including RUSD) can use to ensure the adequate provision of public education facilities and services to service new development. Prior to the</p>	<p>Project Applicant / Riverside County Building and Safety Department</p>	<p>M-PS-2 The Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with Senate Bill 50 prior to building permit final</p>

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Bill 50).		issuance of building permits, the Project Applicant shall pay required impact fees to the RUSD following RUSD protocol for impact fee collection.		inspection for each residential dwelling unit within Tentative Tract Map No. 36668.
39. Libraries	Less than Significant	Mitigation Measure M-PS-1 shall apply.	Project Applicant / Riverside County Building and Safety Department	Monitoring shall occur as specified above for Mitigation Measure M-PS-1.
40. HEALTH SERVICES	Less than Significant	Mitigation Measure M-PS-1 shall apply.	Project Applicant / Riverside County Building and Safety Department	Monitoring shall occur as specified above for Mitigation Measure M-PS-1.
43. CIRCULATION	Less than Significant	Mitigation Measure M-PS-1 shall apply.	Project Applicant / Riverside County Building and Safety Department	Monitoring shall occur as specified above for Mitigation Measure M-PS-1.
The proposed Project would result in the following impacts to study area intersections.	Less than Significant	<p>M-TR-1 (Condition of Approval 90 Trans.001) Prior to the issuance of any building permits, the Project Proponent shall make required per-unit fee payments associated with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF), and the County of Riverside Development Impact Fee (DIF), to reduce to a level below significance the Project's impacts to the following intersections within unincorporated Riverside County:</p> <ul style="list-style-type: none"> • Stephens Avenue / Center Street • Highgrove Place / Center Street • Iowa Avenue / Spruce Street <p>M-TR-2 (Condition of Approval 50 Trans.040) To fully satisfy the Project Applicant's obligations for cumulative improvement needs at the study area intersections located wholly or partially within the City of Riverside, the Project Applicant shall enter into an agreement with the City of Riverside to pay traffic impact fees in accordance with City of Riverside Municipal Code Chapter 16.64, Traffic Signal and Railroad Signal Mitigation Fees and Transportation Impact Fees, to reduce to a level below significance the Project's impacts to the following intersections within the City limits:</p>	Project Applicant / Riverside County Building and Safety Department	<p>M-TR-1 Prior to issuance of any building permits, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with the Western Riverside County Transportation Uniform Mitigation Fees (TUMF) and the County of Riverside Development Impact Fee (DIF) programs.</p> <p>M-TR-2 Prior to issuance of any building permits, the Riverside County Building and Safety Department shall ensure that appropriate fees have been paid in accordance with the City of Riverside Municipal Code Chapter 16.64, Traffic</p>
Existing Plus Project Conditions Cumulatively Significant Impacts				
Significant Direct Impacts				

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<p><i>Cumulatively Significant Impacts</i></p> <ul style="list-style-type: none"> ▪ Stephens Avenue / Center Street ▪ Highgrove Place / Center Street ▪ Iowa Avenue / Columbia Avenue ▪ Iowa Avenue / Marlborough Avenue 	<p><i>Cumulatively Significant Impacts</i></p> <ul style="list-style-type: none"> ▪ Highgrove Place / Center Street 	<ul style="list-style-type: none"> • Iowa Avenue / Palmyria Avenue; • Iowa Avenue / Columbia Avenue; • Iowa Avenue / Marlborough Avenue; and • Iowa Avenue / Spruce Street. <p>M-TR-3 (Condition of Approval 50.Trans.039) Prior to the first building permit final inspection, the Project Applicant shall work with the City of Riverside Public Works Department to modify the traffic signal timing at the intersection of Iowa Avenue at Spruce Street to accommodate a 120 second cycle length, or other such adjustments or improvements, as determined necessary by the Public Works Department, to address projected near-term level of service deficiencies at this intersection</p>		<p>Signal and Railroad Signal Mitigation Fees and Transportation Impact Fees.</p> <p>M-TR-3 Prior to the issuance of first building permit final inspection, the Project Applicant shall provide evidence that the signal timing has been modified as required by this measure.</p>
<p>Existing Plus Ambient Plus Project Plus Cumulative (2018) Conditions:</p> <p><i>Cumulatively Significant Impacts</i></p> <ul style="list-style-type: none"> ▪ Stephens Avenue / Center Street ▪ Highgrove Place / Center Street ▪ Iowa Avenue / Center Street ▪ Iowa Avenue / Palmyria Avenue ▪ Iowa Avenue / Columbia Avenue ▪ Iowa Avenue / Marlborough Avenue ▪ Iowa Avenue / Spruce Street 		<p>M-TR-4 (Condition of Approval 90.Trans.013) Prior to the first building permit final inspection, the Project applicant shall pay a fair-share amount equal to 9.7% of the total cost of improving the intersection of Iowa Avenue at Center Street to provide the non-TUMF funded improvements listed in Table 1-5 of the Bixby-Highgrove Residential (TTM No. 366668) Traffic Impact Analysis prepared by Urban Crossroads, dated July 2, 2014, (IS/MND Appendix L). The fair share amount is based on the Project's share of traffic over the total growth of traffic at these intersections. The fair share contribution shall be used to fund future improvements or a combination of improvements of these intersections or as approved by the Director of Transportation.</p>		<p>M-TR-4 Prior to the issuance of the first building permit final inspection, the Project Proponent shall provide evidence to the Riverside County Building and Safety Department that appropriate fees have been paid.</p>
<p><i>Cumulatively Traffic Signal Impacts</i></p> <ul style="list-style-type: none"> ▪ Highgrove Place / Center Street 				
<p>Horizon Year (2035) Traffic Conditions:</p> <p><i>Cumulatively Significant Impacts</i></p> <ul style="list-style-type: none"> ▪ Stephens Avenue / Center Street ▪ Highgrove Place / Center Street ▪ Iowa Avenue / Center Street ▪ Iowa Avenue / Palmyria Avenue ▪ Iowa Avenue / Columbia Avenue 				

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<ul style="list-style-type: none"> ▪ Iowa Avenue / Marlborough Avenue ▪ Iowa Avenue / Spruce Street <p><i>Cumulative Traffic Signal Impacts</i></p> <ul style="list-style-type: none"> ▪ Highgrove Place / Center Street 	<p>Mitigation Measures M-TR-1 through M-TR-8 have been identified to ensure that the Project would not conflict with any applicable plans, ordinances or policies establishing a measure of effectiveness for the performance.</p>			
<p>UTILITY AND SERVICE SYSTEMS</p>				
<p>47. SOLID WASTE</p>				
<p>The proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation. Although impacts solid waste would be less than significant, mitigation measures provided by Riverside County Waste Management Department (RCWMD, 2014) are provided to reduce the amount of solid waste generated by the Project, which in turn would aid in the extension of the life of affected disposal sites.</p>	<p>Less than Significant</p>	<p>M-SW-1 (Condition of Approval 60 Planning 025) Prior to the issuance of building permits for each phase, a Waste Recycling Plan (WRP) shall be submitted to Riverside County Waste Management Department for approval. At a minimum, the WRP must identify the materials (i.e. concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During construction, the Project shall have, at minimum, two (2) bins one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D materials. Additional bins are encouraged to be used for further separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D materials and solid waste disposal must be kept. Arrangements can be made with the franchise hauler.</p> <p>M-SW-2 (Condition of Approval 60 Planning 025) Prior to building permit final inspection for each phase, evidence (i.e. receipts or other type of verification) to demonstrate Project compliance with the approved WRP shall be presented by the Project Proponent to the Planning Division of the Riverside County Waste Management Department in order to clear the Project for occupancy permits. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.</p>	<p>Project Applicant/ Riverside County Planning Department/ Riverside County Waste Management Department</p>	<p>M-SW-1 Prior to the issuance of building permits for each phase, the County shall verify that the required WRP has been approved by the Riverside County Waste Management Department.</p> <p>M-SW-2 Prior to building permit final inspection for each phase, the County shall verify that all applicable requirements of the required WRP have been met to the satisfaction of the Riverside County Waste Management Department.</p>

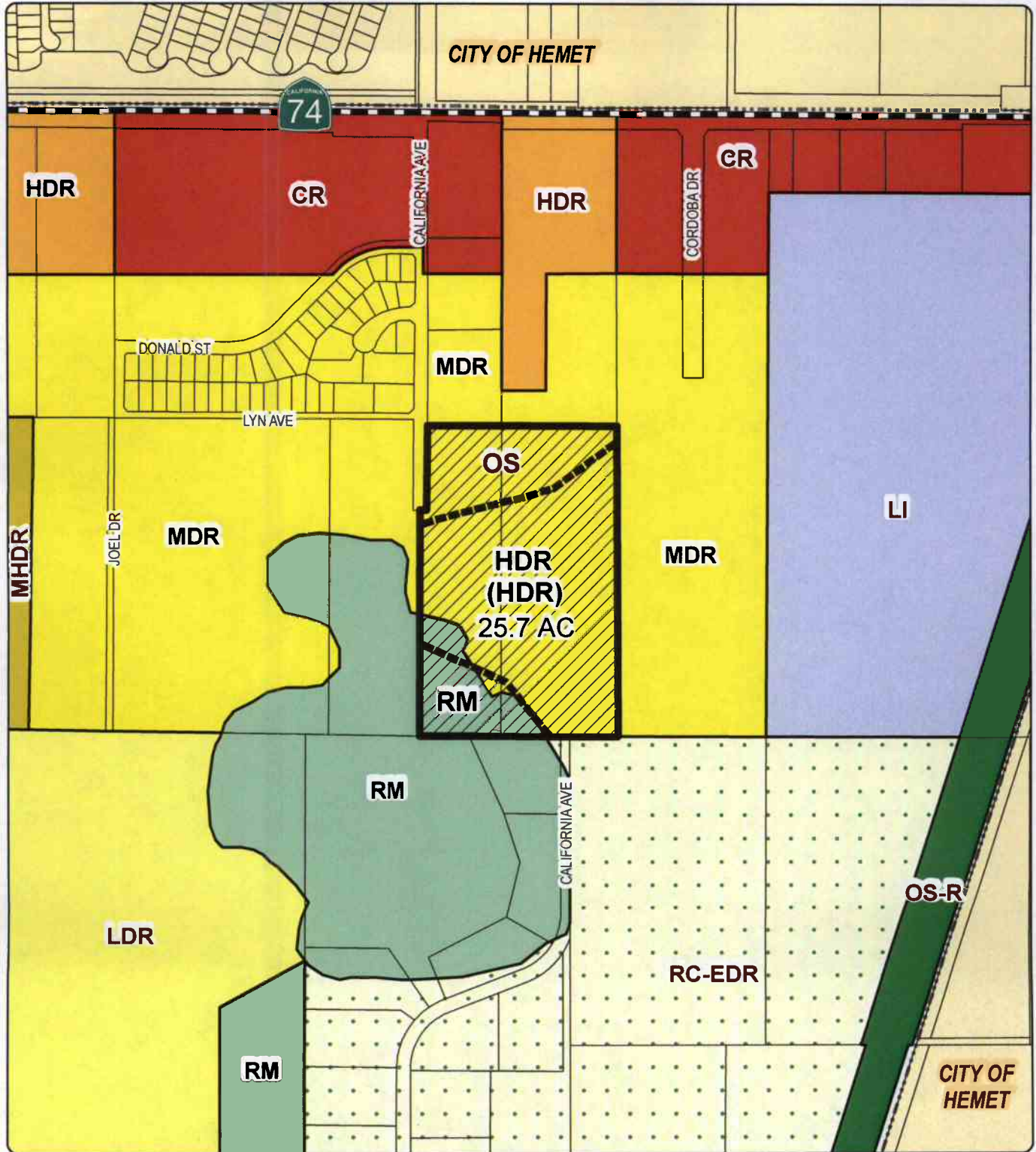
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07847 GPA01128

PROPOSED GENERAL PLAN

Supervisor Washington
District: 3

Date Drawn: 05/28/2015
Exhibit 6



Zoning District: Hemet-San Jacinto

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.rcclma.org>

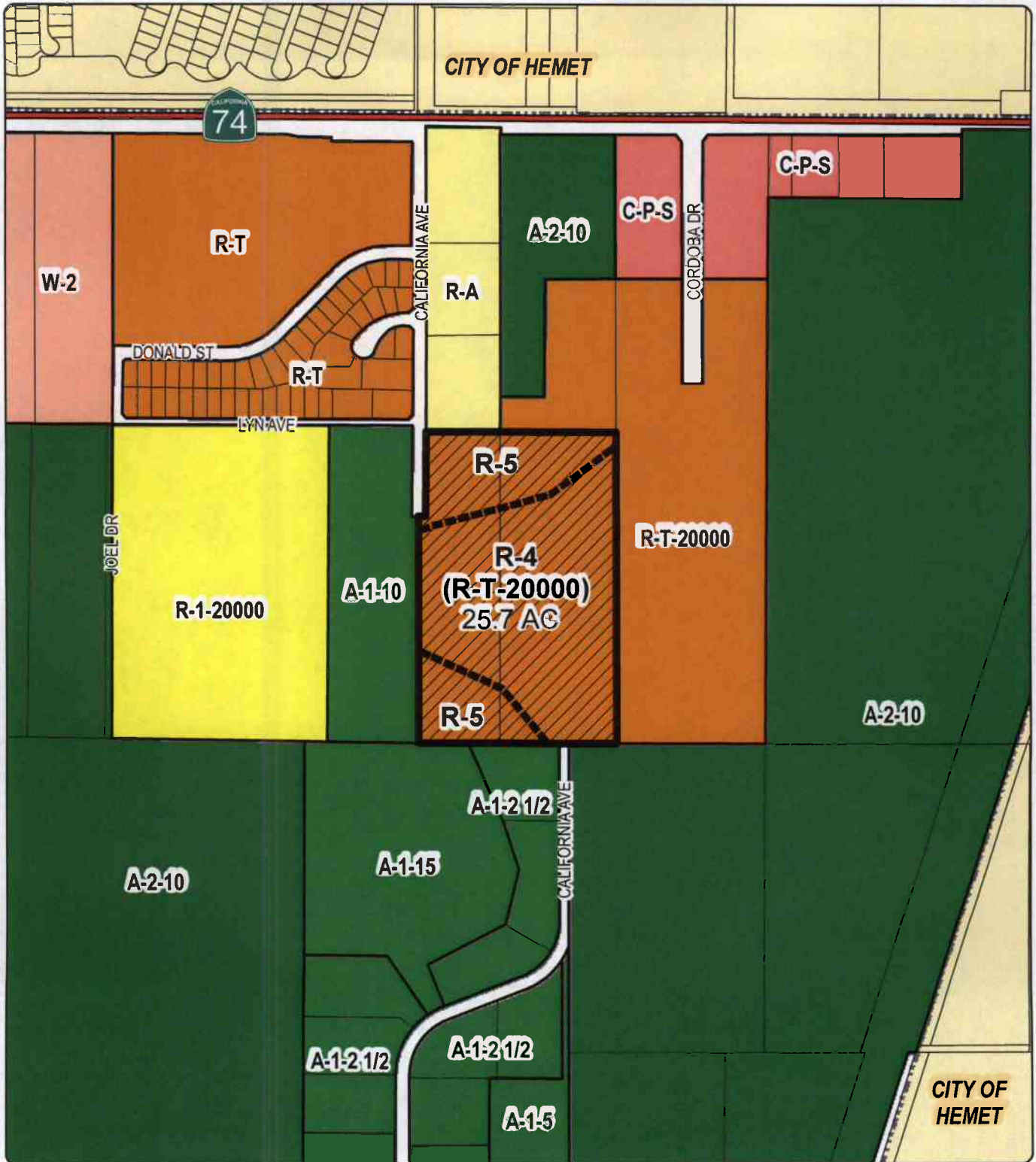
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07847 GPA01128

Supervisor Washington
District: 3

Date Drawn: 05/28/2015
Exhibit 3

PROPOSED ZONING



Zoning District: Hemet-San Jacinto

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.rctdms.org>

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42642

Project Case Type (s) and Number(s): General Plan Amendment No. 1128 and Change of Zone No. 7847

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Damaris Abraham

Telephone Number: (951) 955-5719

Applicant's Name: Massoud Tajik

Applicant's Address: 26541 Palisades Drive, Dana Point, CA 92624

Engineer's Name: Farah Khorashadi

Engineer's Address: 280 Caldecott Lane, #109, Oakland, CA 94618

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 1128 (GPA 1128) proposes to amend the General Plan Land Use Element from Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) to Community Development: High Density Residential (CD:HDR) (8-14 D.U./Ac.), Open Space: Conservation (OS:C), and Rural: Rural Mountainous (R:RM).

Change of Zone No. 7847 (CZ 7847) proposes to change the zoning of the subject site from Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to Planned Residential (R-4) and (R-5)

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 1128 and CZ 7847. In all of the issue areas that will be analyzed in this EA, no physical changes would occur from GPA 1128 and CZ 7847. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property associated with GPA 1128 and CZ 7847 is submitted, it is anticipated that a subsequent review, beyond this EA, shall be required to assess additional potential site specific impacts.

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

C. Total Project Area: 25.7 acres

Residential Acres: 25.7

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): 465-020-004 and 465-020-005

E. Street References: Northerly of Stetson Avenue, southerly of Lyn Avenue, easterly of California Avenue, and westerly of Cordoba Drive.

F. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 2 West, Sections 13 and 14

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant and is surrounded by vacant land and motorhomes to the north, vacant and single family residences to the south and west, and vacant land to the east.

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, 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): Harvest Valley/Winchester

C. Foundation Component(s): Community Development and Rural

D. Land Use Designation(s): Community Development: Medium Density Residential (CD:MDR) (2-5 D.U./Ac.) and Rural: Rural Mountainous (R:RM) (10 Acre Minimum)

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

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: The project site is surrounded by properties which are designated Community Development: Medium Density Residential (CD:MDR) and Community Development: High Density Residential (CD:HDR) to the north, Rural: Rural Mountainous (R:RM) and Rural Community: Estate Density Residential (RC:EDR) to the south, Community Development: Medium Density Residential (CD:MDR) to the east, and Community Development: Medium Density Residential (CD:MDR) and Rural: Rural Mountainous (R:RM) to the west.

H. Adopted Specific Plan Information

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

I. **Existing Zoning:** Mobile Home Subdivision & Mobile Home Parks (R-T-20000)

J. **Proposed Zoning, if any:** Planned Residential (R-4) and Open Area Combining Zone-Residential Developments (R-5)

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Mobile Home Subdivision & Mobile Home Parks (R-T-20000) and Residential Agricultural (R-A) to the north, Light Agriculture – 15 Acre Minimum (A-1-15), Light Agriculture – 2 and ½ Acre Minimum (A-1- 2½), and Heavy Agriculture – 10 Acre Minimum (A-2-10) to the south, Mobile Home Subdivision & Mobile Home Parks (R-T-20000) to the east, and Light Agriculture – 10 Acre Minimum (A-1-10) to the west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input 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

February 10, 2015

Date

Damaris Abraham

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

Findings of Fact:

a-b) The project site is located approximately 1,200 feet from State Route 74 at its closest point, which is a State Eligible Scenic Highway. 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 GPA 1128 and CZ 7847 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 General Plan. 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: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The project site is located 28.28 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. 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 1128 and CZ 7847 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 1128 and CZ 7847, 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?

b) Expose residential property to unacceptable light levels?

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 1128 and CZ 7847 is submitted, it is anticipated that a

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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subsequent review, beyond this EA, shall be required to assess additional potential site and/or project specific impacts.

As stated above, any future development, consistent with GPA 1128 and CZ 7847, 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", GIS database, and Project Application Materials

Findings of Fact:

a) The project is located on land designated as "Local Importance" under the Farmlands layer of the County GIS database. Farmland of Local Importance is either currently producing, or has the capability of 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 1128 and CZ 7847, nor any subsequent development on the site, consistent with GPA 1128 and/or CZ 7847, 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 1128 and CZ 7847, nor any subsequent development on the site, consistent with GPA 1128 and CZ 7847, 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c-d) Properties to the south and east are zoned Light Agriculture (A-1). The proposed Project does not provide the opportunity for physical disturbance of the property; therefore, there is no potential for the proposed Project to cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). 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 1128 and CZ 7847 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 properties to the south and east are zoned Light Agriculture (A-1), all future development, consistent with GPA 1128 and CZ 7847, must comply with the mandatory requirements of Riverside County Ordinance No. 625 "Right-to-Farm". The provisions of Ordinance No. 625 include, but not limited to: notifying all future occupants that such property resides within the 300-foot boundary of an agriculture zone. 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.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

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?

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

Findings of Fact:

a-c) The County has no forest land zoning, nor is the property forested. GPA 1128 and CZ 7847, nor any subsequent development on the site, consistent with GPA 1128 and CZ 7847, 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 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 1128 and CZ 7847 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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implemented, 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).

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.

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 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.

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

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

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

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

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

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

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

Source: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review, Habitat Acquisition and Negotiation Strategy No. 1012 (HANS 1012)

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 1012 was completed on APNs 465-020-004 and 465-020-005 in 2005. 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 1128 and CZ 7847 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.

CULTURAL RESOURCES Would the project

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

Sources: Project Application Materials, County Archaeologist Review

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 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.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 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
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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, County Archaeologist Review

Findings of Fact:

a-d) 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 1128 and CZ 7847 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 requested to participate in all future CEQA analysis.

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the General Plan the Project is in an area with High Paleontological Sensitivity (High B). The category High B indicates that fossils are likely to be encountered at or below four feet of depth and may be impacted during excavation by construction activities. 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 1128 and CZ 7847 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

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 GIS database, the proposed Project site is not located within an Alquist-Priolo Fault Zone, or a County Fault Hazard Zone.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 is submitted, it is anticipated that a

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

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, the project site is mapped as having moderate to high liquefaction potential. A project-specific geotechnical report, which addresses liquefaction potential with a project specific design recommendations will be required to be submitted to the County for review and approval.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 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?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk)

Findings of Fact:

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.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

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

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.

According to Figure S-5, the Project site is generally flat except for the southwesterly corner of the project where a hill is located. A project-specific geotechnical report, which addresses landslide potential with a project specific design recommendations will be required to be submitted to the County for review and approval. This is a standard condition of approval 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 1128 and CZ 7847 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?

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

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

The project site is located in an area susceptible to 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.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 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,

Findings of Fact:

The Project does not present any other geological hazards or risks. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 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?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 of approval 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 1128 and CZ 7847 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 substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 of approval and is not considered unique mitigation under CEQA.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 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, 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 1128 and CZ 7847 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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. 1128 is submitted, a subsequent review and EA shall be prepared assessing potential impacts.

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 1128 and CZ 7847.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 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.

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

Source: Project Application Materials

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 1128 and CZ 7847, 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 of approval 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 1128 and CZ 7847 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 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 1128 and CZ 7847, 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 1128 and CZ 7847 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 1128 and CZ 7847, 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.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 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 project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?

b) Require review by the Airport Land Use Commission?

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?

Sources: Riverside County General Plan Figure S-19 "Airport Locations", GIS database, and Table 4 ("Land Use Compatibility Guidelines for Airport Safety Zones for Hemet Ryan Airport"), Airport Land Use Commission Review

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

a-b) The project site is located in Area III of the Hemet-Ryan Airport Comprehensive Airport Land Use Compatibility Plan (HRACALUP). According to Table 4, there is no maximum population density requirement for Area III and a wide range of uses are permitted. Therefore, the project will not result in an inconsistency with an Airport Master Plan. The project was reviewed by the Riverside County Airport Land Use Commission (ALUC) and was found to be consistent with the HRACALUP. The impacts are considered less than significant. No mitigation is required.

c-d) Implementation of the proposed Project, and any subsequent development consistent with GPA 1128 and CZ 7847, shall comply with the Airport Land Use Compatibility Plan for Hemet Ryan Airport as fully set forth in Appendix L and as summarized in Table 4, as well as any applicable policies related to airports in the Land Use, Circulation, Safety and Noise Elements of the Riverside County General Plan in order for the Project not to result in a safety hazard for people residing or working in the proposed Project area. The impacts are considered less than significant. 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," GIS database

Findings of Fact:

a) According to General Plan Figure S-11, "Wildfire Susceptibility," and GIS database, the Project site is not located within a Wildfire Susceptibility Area. Therefore, implementation of the proposed Project, and any subsequent development consistent with GPA 1128 and CZ 7847, 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Riverside County Flood Control District Review, GIS database

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 1128 and CZ 7847, 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

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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 1128 and CZ 7847, will be reviewed and conditioned by the Riverside County Flood Control District, County Building Department, and County Transportation 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 1128 and CZ 7847 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 1128 and CZ 7847, 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 1128 and CZ 7847 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 Figure S-9, 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 1128 and CZ 7847 is submitted, it is anticipated that a

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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.

26. Floodplains

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

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

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

Findings of Fact:

a-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 1128 and CZ 7847, 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.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 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.

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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 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 Figure S-10, the proposed Project site is not located in a dam inundation area. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 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 1128 and CZ 7847, 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 1128 and CZ 7847 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

27. Land Use

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

Sources: Riverside County General Plan, GIS database, City of Hemet General Plan Land Use Plan (Figure 2.1), 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.

b) The proposed Project site is located within the City of Hemet Sphere of Influence. The Hemet General Plan Land Use Policy Map (Figure 2.1) identifies the site as Mixed Use (MU). This designation includes the commercial and HDR designated properties along Highway 74 where it will

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be crossed by the future realignment of Highway 79. For these reasons, the impacts are considered less than significant. The proposed Project site is not within proximity to any other County boundary. 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, GIS database

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.

Based on all of this information, the proposed Project will not disrupt or divide the physical arrangement of an established community. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<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 project site is within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined. Since the Project site has not been used for mining, the Project, and any subsequent development consistent with GPA 1128 and CZ 7847, 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 1128 and CZ 7847, will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. No 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 1128 and CZ 7847, 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 1128 and CZ 7847, 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

NA A B C D

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

Findings of Fact:

a-b) The project site is located in Area III of the Hemet-Ryan Airport Comprehensive Airport Land Use Compatibility Plan. Implementation of the proposed Project, and any subsequent development consistent with GPA 1128 and CZ 7847, shall comply with the Airport Land Use Compatibility Plan for Hemet Ryan Airport as fully set forth in Appendix L and as summarized in Table 4, as well as any applicable policies related to airports Safety and Noise Elements of the Riverside County General Plan in order for the Project not to result in a safety hazard for people residing or working in the proposed Project area. The impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

There are no railroad lines in proximity to the Project. No impacts are anticipated to the Project, or any subsequent development consistent with GPA 1128 and CZ 7847. 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

Findings of Fact:

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

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 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 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. 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?

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

c. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

a-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

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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.

Implementation of any subsequent development, consistent with GPA 1128 and CZ 7847, 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 1128 and CZ 7847, the increase in roadway noise due to increased vehicle trips is considered incremental.

It is not anticipated that any subsequent development, consistent with GPA 1128 and CZ 7847, 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.

It is also not anticipated that any subsequent development, consistent with GPA 1128 and CZ 7847, 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 1128 and CZ 7847 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"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-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.

The Project site is currently vacant. 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, 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.

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:

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36. Fire Services

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 1128 and CZ 7847, 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, 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 1128 and CZ 7847 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

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

Implementation of subsequent projects, consistent with GPA 1128 and CZ 7847 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, which requires payment of the appropriate fees set forth on the Ordinance. Ordinance No. 659 sets forth

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 1128 and CZ 7847 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: Hemet Unified School District correspondence, GIS database

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 Hemet Unified School District. Impacts to Hemet Unified School District facilities, from future development, consistent with GPA 1128 and CZ 7847, will be offset through the payment of mitigation fees to the Hemet Unified School District, 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 1128 and CZ 7847 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.

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

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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 1128 and CZ 7847, 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 1128 and CZ 7847 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 governmental 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 1128 and CZ 7847, 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 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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facility would occur or be accelerated?

c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 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.

42. Recreational Trails

Source: Harvest Valley/Winchester Area Plan, Figure 9, "Trail and Bikeway System"

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 9, "Trail and Bikeway System" of the Harvest Valley/Winchester Area Plan, the project is not adjacent to any trail system. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 within the Highway 79 Policy Area of the Harvest Valley/Winchester Area Plan (HVWAP). The following objectives have been established in the SWAP for the Highway 79 Policy Area:

- HVWAP 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. 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.
- HVWAP 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.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 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 & RM]. 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 1128 and CZ 7847, 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. 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 1128 and CZ 7847 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 1128 and CZ 7847 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: 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
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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 [MDR & RM]. 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: Harvest Valley/Winchester Area Plan, Figure 9, "Trail and Bikeway System"

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 9, "Trail and Bikeway System" of the Harvest Valley/Winchester Area Plan, the project is not adjacent to any trail system. Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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"/>
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Sources: Department of Environmental Health Review

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.

Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 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"/>
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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"/>
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Source: Department of Environmental Health Review

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Once a development proposal or land use application to subsequently subdivide, grade, or build on the property, consistent with General Plan GPA 1128 and CZ 7847 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

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 statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan). 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 1128 and CZ 7847 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.

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

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.

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.

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.

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 1128 and CZ 7847. No impacts are anticipated. No mitigation is required.

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.

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.

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 1128 and CZ 7847 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.

49. Energy Conservation

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

Source: Title 24 Energy Conservation Requirements.

Findings of Fact:

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 1128 and CZ 7847 is implemented.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials.

Findings of Fact: As discussed in 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.

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

Source: Staff review, Project Application Materials

Findings of Fact: 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.

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

Source: Staff review, project application

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.

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: Not Applicable

Location Where Earlier Analyses, if used, are available for review: Not Applicable

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.

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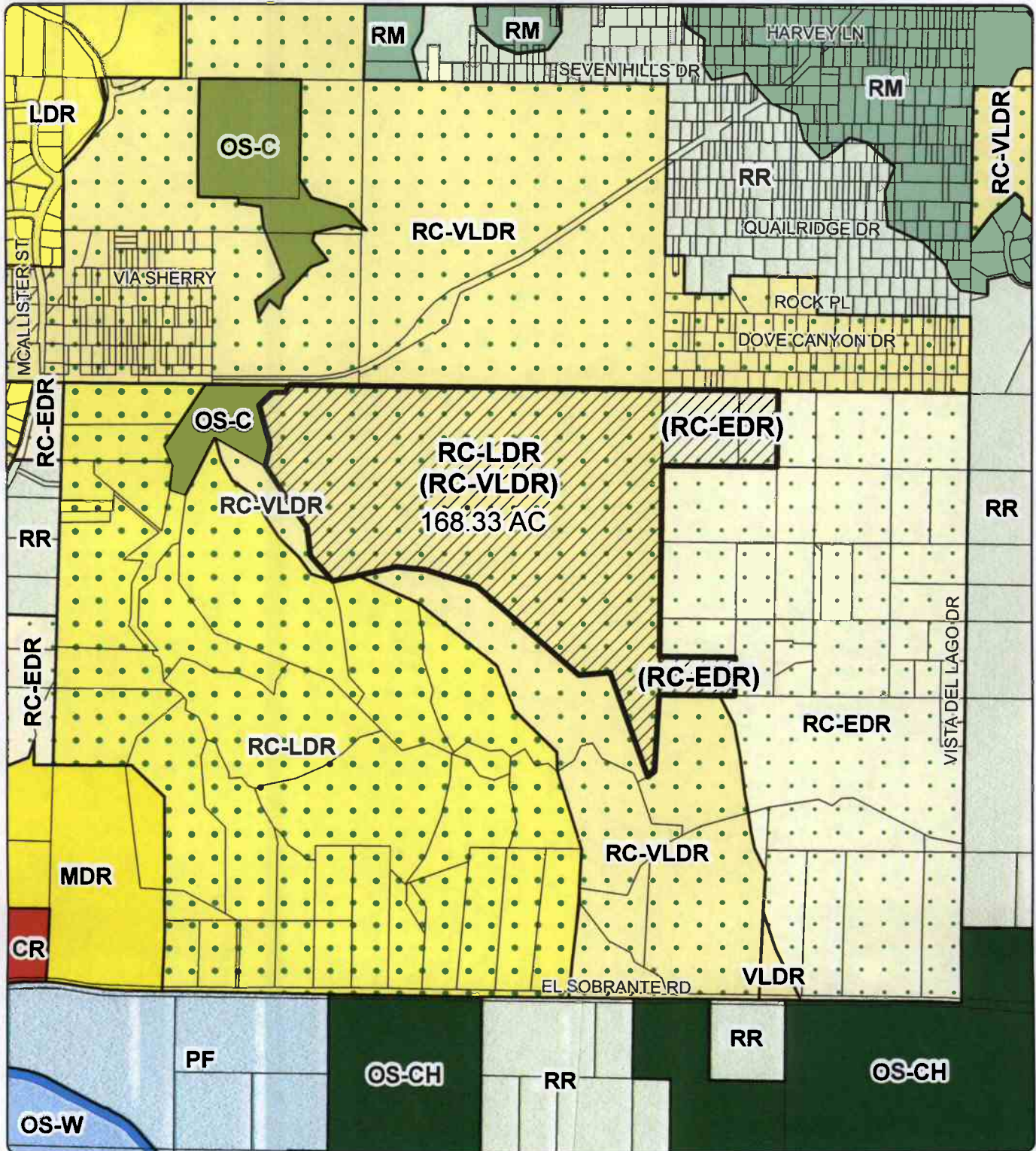
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07816 GPA01132 TR36475

PROPOSED GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 09/18/2014
Exhibit 6



Zoning District: Lake Mathews

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.rcrtime.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

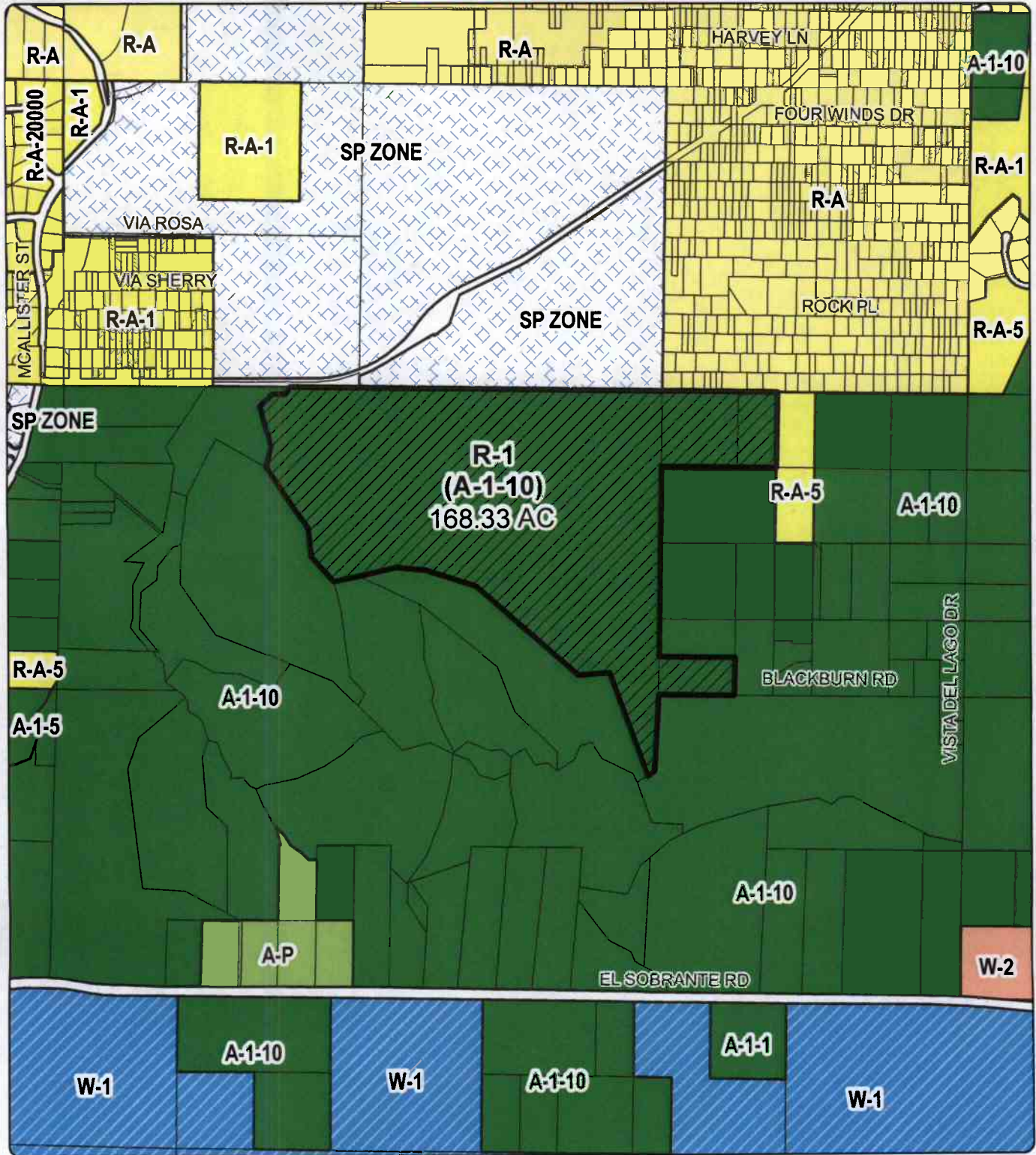
CZ07816 GPA01132 TR36475

Date Drawn: 09/18/2014

Supervisor Jeffries
District 1

PROPOSED ZONING

Exhibit 3



Zoning District: Lake Mathews

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.rctdms.org>

MITIGATED NEGATIVE DECLARATION

GENERAL PLAN AMENDMENT 1132, CHANGE OF ZONE 7816, TRACT MAP 36475, AND
AGRICULTURAL PRESERVE DIMINISHMENT 1044

ENVIRONMENTAL ASSESSMENT No. 42652

LEAD AGENCY:

County of Riverside
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92501

PROJECT APPLICANT:

CV Communities, LLC
1900 Quail Street
Newport Beach, CA 92660

CEQA CONSULTANT:



T&B Planning, Inc.
17542 East 17th Street, Suite 100
Tustin, CA 92780

April 29, 2015
Public Review Draft

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LIST OF TECHNICAL APPENDICES

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B	Biological Technical Report
C	Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis
D	Phase I and Phase II Cultural Resource Assessment
E	Preliminary Geotechnical Investigation
F	Hydrology Report
G	Water Quality Management Plan
H	Greenhouse Gas Emissions Analysis
I	Phase I Environmental Site Assessment
J	Soil Pesticide and Herbicide Screen
K	Traffic Study
L	Fire Behavior Report

ACRONYMS AND ABBREVIATIONS

AB	Assembly Bill
ACM	asbestos containing materials
AMSL	above mean sea level
AQMP	Air Quality Management Plan
ASTs	above-ground storage tanks
ASTM	American Society for Testing and Materials
BMPs	Best Management Practices
CAAQS	California Ambient Air Quality Standards
CalTrans	California Department of Transportation
CAPSSA	Criteria Area Plant Species Survey Areas
CARB	California Air Resources Board
CBC	California Building Code
CBSC	California Building Standards Code
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFP	California Fully Protected
CFR	Code of Federal Regulations
CIWMP	Countywide Integrated Waste Management Plan
CMP	Congestion Management Plan
CNEL	community noise equivalent level
CNPS	California Native Plant Society
CO	Carbon Monoxide
CSA	County Service Area
CWA	Clean Water Act
c.y.	cubic yards
CZ	Change of Zone
DBESP	Determination of Biologically Equivalent or Environmentally Superior Preservation
DIF	Development Impact Fee
DTSC	Department of Toxic Substances Control
du/ac	dwelling units per acre
E.A.	Environmental Assessment
E+A+P	Existing plus Ambient Growth plus Project Conditions
E+A+P+C	Existing plus Ambient Growth plus Project Conditions plus Cumulative Conditions
E+P	Existing plus Project Conditions
EIR	Environmental Impact Report
EDR	Estate Density Residential

EPA	Environmental Protection Agency
ESA	Endangered Species Act
FEMA	Federal Emergency Management Agency
FMMP	Farmland Mapping and Monitoring Program
GHG	greenhouse gas
GPA	General Plan Amendment
HANS	Habitat Evaluation and Acquisition Negotiation Strategy
HCP	habitat conservation plan
IA	Implementing Agreement
IRWMP	Integrated Regional Water Management Plan
JPR	Joint Project Review
LMWAP	Lake Mathews/Woodcrest Area Plan
LOS	level of service
mgd	million gallons per day
MND	Mitigated Negative Declaration
MRZ	Mineral Resource Zone
MSHCP	Western Riverside County Multiple Species Conservation Plan
MTCO _{2e}	metric tons of carbon dioxide equivalent
NAAQS	National Ambient Air Quality Standards
NAHC	California Native American Heritage Commission
NEPSSA	Narrow Endemic Plant Species Survey Areas
NESHAP	National Emission Standards for Hazardous Air Pollutants
NOD	Notice of Determination
NOI	Notice of Intent
NOP	Notice of Preparation
NOX	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
PM _{2.5}	Fine Particulate Matter (2.5 microns or smaller)
PM ₁₀	Fine Particulate Matter (10 microns or smaller)
ppm	parts per million
PRGs	Preliminary Remedial Goals
RC	Rural Community
RC-EDR	Rural Community Estate Density Residential
RC-VLDR	Rural Community Very Low Density Residential

RC-LDR	Rural Community Low Density Residential
RCLIS	Riverside County Land Information System
RCTC	Riverside County Transportation Commission
RCWMD	Riverside County Waste Management Department
RUSD	Riverside Unified School District
RWQCB	Regional Water Quality Control Board
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCE	Southern California Edison
SCGC	Southern California Gas Company
SKR	Stephens' kangaroo rat
SOX	Sulfur Oxides
SP	Specific Plan
SR-91	State Route 91
SSC	Species of Special Concern
SWPPP	Storm Water Pollution Prevention Plan
s.f.	square foot
TIA	Traffic Impact Analysis
TUMF	Transportation Uniform Mitigation Fees
UBC	Uniform Building Code
UWMP	Urban Water Management Plan
VLDR	Very Low Density Residential
VOCs	Volatile Organic Compounds
WMWD	Western Municipal Water District
WQMP	Water Quality Management Plan
WRCRWA	Western Riverside County Regional Wastewater Authority
WTP	Wastewater Treatment Plant

1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE

This document is a Mitigated Negative Declaration (MND) prepared in accordance with the California Environmental Quality Act (CEQA), including all criteria, standards, and procedures of CEQA (California Public Resource Code §21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, Division 6, Chapter 3, §15000 et seq.). This MND is an informational document intended for use by the County of Riverside, Trustee and Responsible agencies, and members of the general public in evaluating the physical environmental effects of the proposed Kraemer Ranch Project (hereafter “the Project” and as further described in Section 3.0).

This MND was compiled by the County of Riverside Planning Department, serving as the Lead Agency for the proposed Project pursuant to CEQA §21067 and CEQA Guidelines Article 4 and §15367. “Lead Agency” refers to the public agency that has the principal responsibility for carrying out or approving a project.

This *Introduction* provides general information regarding: 1) a summary of the location and history of the Project site; 2) a summary of Initial Study findings supporting the County of Riverside’s decision to prepare a MND for the proposed Project; 3) standards of adequacy for a MND under CEQA; 4) a description of the format and content of this MND; and 5) the governmental processing requirements to consider the proposed Project for approval.

1.2 HISTORY OF THE PROJECT SITE

The Project site consists of 168.3 acres of disturbed, undeveloped land in the El Sobrante area of unincorporated Riverside County. The Project site is located north of El Sobrante Road, south of Dove Canyon Road, east of McAllister Street, and west of Vista del Lago Drive. The Project site was vacant until approximately 1967, when it was utilized for agricultural production (orange groves at first, then followed by dry-land cultivation). Agricultural activities continued on the property until 2005, when the crops were removed. The Project site has remained generally vacant to present. An abandoned barn structure associated with the site’s previous agricultural uses is located along the site’s eastern boundary. (GeoKinetics, 2013, pp. 3-5)

1.3 PROJECT SUMMARY

The proposed Project consists of applications for a General Plan Amendment (GPA 1132), Change of Zone (CZ 7816), Tract Map (TR 36475), and Agricultural Preserve Diminishment (AG 1044). GPA 1132 proposes to amend the Riverside County General Plan Land Use Element and the Lake Mathews/Woodcrest Area Plan (LMWAP) Land Use Plan land use designations as they pertain to the site from “Rural Community: Estate Density Residential (RC-EDR)” and “Rural Community: Very Low Density Residential (RC-VLDR)” to “Rural Community: Low Density Residential (RC-LDR),” which would allow for development of the site with single-family residences at densities up to 2.0 dwelling units per acre (du/ac). CZ 7816 proposes to change the zoning designation for the 168.3-acre site from “Light Agriculture, 10-acre minimum lot size (A-1-10)” to “One Family Dwellings (R-1),”

which would allow for development of the site with single-family residential uses on minimum 7,200 square foot (s.f.) lot sizes. TR 36475 proposes to subdivide the 168.3-acre site to provide for 171 single-family residential lots on approximately 79.6 acres (minimum 13,946 square foot lots); four (4) park sites on approximately 3.8 acres; two (2) water quality/detention basins on approximately 5.3 acres; and 21 open space lots on approximately 50.6 acres. TR 36475 also would provide approximately 29.2 acres of public streets and allow for 1.5 acres of off-site grading. AG 1044 would remove the Project site from the El Sobrante No. 1 Agricultural Preserve. Please refer to Section 3.0, *Project Description*, for a comprehensive description of the proposed Project.

1.4 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

1.4.1 CEQA Objectives

CEQA (Public Resources Code §21000, et seq.) requires that before a public agency makes a decision to approve a project that could have one or more adverse effects on the physical environment, the agency must inform itself about the project's potential environmental impacts, give the public an opportunity to comment on the environmental issues, and take feasible measures to avoid or reduce potential harm to the physical environment. The principal objectives of CEQA are to: 1) inform governmental decision makers and the public about the potential, significant environmental effects of proposed activities; 2) identify the ways that environmental damage can be avoided or significantly reduced; 3) prevent significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and 4) disclose to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved.

1.4.2 CEQA Requirements for Environmental Setting and Baseline Conditions

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "...the physical environmental conditions in the vicinity of the project, as they exist at the time the notice of preparation is published, or if no notice of preparation is published, at the time the environmental analysis is commenced..." (CEQA Guidelines §15125[a]). In the case of the proposed Project, the Initial Study determined that a MND is the appropriate form of CEQA compliance document (refer to 1.4.4, *Initial Study Findings*, below), which does not require a Notice of Preparation (NOP). Thus, the environmental setting for the proposed Project is the approximate date that the Project's environmental analysis commenced.

The Project Applicant submitted applications for the proposed Project to the County of Riverside in November 2013 and the environmental analysis for the Project was initiated in December 2013. Accordingly, the environmental setting for the proposed Project is defined as the physical environmental conditions on the Project site and in the vicinity of the Project site as they existed in December 2013.

1.4.3 CEQA Requirements for Mitigated Negative Declarations (MNDs)

A MND is a written statement by the Lead Agency briefly describing the reasons why a proposed project, which is not exempt from the requirements of CEQA, will not have a significant effect on the

environment and therefore does not require preparation of an Environmental Impact Report (EIR) (CEQA Guidelines §15371). The CEQA Guidelines require the preparation of a MND if the Initial Study prepared for a project identifies potentially significant effects, but: 1) revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed MND and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur; and 2) there is no substantial evidence, in light of the whole record before the Lead Agency, that the project as revised may have a significant effect on the environment. If the potentially significant effects associated with a project cannot be mitigated to a level below significance, then an EIR must be prepared. (CEQA Guidelines §15070[b])

1.4.4 Initial Study Findings

Section 4.0 of this document contains the Initial Study that was prepared for the proposed Project pursuant to CEQA and County of Riverside requirements (Riverside County Environmental Assessment/Initial Study 42652). The Initial Study determined that implementation of the proposed Project would not result in any significant environmental effects under the impact areas of aesthetics, agriculture/forest resources, air quality, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, population/housing, public services, recreation, or utilities/service systems. The Initial Study determined that the proposed Project would result in potentially significant effects to the following issue areas, but the applicant has agreed to incorporate mitigation measures that would avoid or mitigate the effects to a point where clearly no significant effects would occur: biological resources, cultural resources, and transportation/traffic. The Initial Study determined that, with the incorporation of mitigation measures, there is no substantial evidence, in light of the whole record before the Lead Agency (County of Riverside), that the Project as revised may have a significant effect on the environment. Therefore, and based on the findings of the Initial Study, the County of Riverside determined that a MND shall be prepared for the proposed Project pursuant to CEQA Guidelines §15070(b).

1.4.5 Format and Content of Mitigated Negative Declaration

The following components comprise the MND in its entirety:

- 1) This document, including all sections. Section 4.0 comprises the completed Environmental Assessment/Initial Study Checklist (“Initial Study”) and its associated analyses which document the reasons to support the findings and conclusions of the Initial Study. Section 5.0 comprises the Mitigation Monitoring and Reporting Program (MMRP), which includes all mitigation measures imposed on the proposed Project to ensure that effects to the environment are reduced to less-than-significant levels. The MMRP also indicates the required timing for the implementation of each mitigation measure and identifies the parties responsible for implementing and monitoring each mitigation measure.
- 2) Twelve (12) technical reports that evaluate the effects of the proposed Project, which are attached as Technical Appendices A-L. Each of the appendices listed below are available for review at the County of Riverside Planning Department, located at 4080 Lemon Street, 12th Floor, Riverside, California, and are hereby incorporated by reference pursuant to CEQA Guidelines §15150.

- Appendix A Air Quality Impact Analysis prepared by Urban Crossroads and dated September 20, 2014
- Appendix B Biological Technical Report, prepared by Glenn Lukos Associates Inc. and dated October 13, 2014
- Appendix C Determination of Biologically Equivalent or Superior Preservation (DBESP) Analysis prepared by Glenn Lukos Associates Inc. and dated February 26, 2015
- Appendix D Phase I and Phase II Cultural Resource Assessment prepared by Brian F. Smith Associates and dated October 23, 2014
- Appendix E Preliminary Geotechnical Investigation prepared by Alta California Geotechnical Inc. and dated June 28, 2013
- Appendix F Preliminary Hydrology Report prepared by MDS Consulting and dated October 16, 2014
- Appendix G Project Specific Water Quality Management Plan prepared by MDS Consulting and dated October 15, 2014
- Appendix H Greenhouse Gas Analysis prepared by Urban Crossroads and dated September 20, 2014
- Appendix I Phase I Environmental Site Assessment prepared by GeoKinetics and dated August 14, 2013
- Appendix J Results of Soil Pesticide and Herbicide Screening Survey prepared by GeoKinetics and dated July 26, 2013
- Appendix K Traffic Impact Analysis prepared by Urban Crossroads and dated December 2, 2014
- Appendix L Fire Behavior Report prepared by Firesafe Planning Solutions and dated July 16, 2014

- 3) All plans, policies, regulatory requirements, and other documentation that is incorporated by reference in this document pursuant to CEQA Guidelines §15150.

1.4.6 Mitigated Negative Declaration Processing

The Riverside County Planning Department supervised the preparation of this MND. Although prepared with the assistance of the consulting firm T&B Planning, Inc., the content contained within and the conclusions drawn by this MND reflect the sole independent judgment of Riverside County.

Following completion of this MND, a Notice of Intent (NOI) to adopt the MND will be distributed to the following entities for a 30-day public review period: 1) organizations and individuals who have previously requested such notice in writing to the County of Riverside; 2) owners of contiguous property shown on the latest equalized assessment roll; 3) responsible and trustee agencies (public agencies that have a level of discretionary approval over some component of the proposed Project); 4) the State Clearinghouse; and 5) the Riverside County Clerk. The NOI will identify the location(s) where the MND, Initial Study, MMRP, and associated technical reports are available for public review.

During the 30-day public review period, comments on the adequacy of the MND document may be submitted to the County of Riverside Planning Department.

Following the 30-day public review period, the County of Riverside will review any comment letters received and determine whether any substantive comments were provided that may warrant revisions to the MND document. If substantial revisions are not necessary (as defined by CEQA Guidelines §15073.5(b)), then the MND will be finalized and forwarded to the Riverside County Board of Supervisors for review as part of their deliberations concerning the proposed Project.

The Riverside County Board of Supervisors has approved a “Fast Track” authorization for the proposed Project. Under the provisions of the County of Riverside’s “Fast Track” procedures, Planning Commission review of a project is bypassed, and the Board of Supervisors has exclusive authority to hear, approve, conditionally approve, or disapprove a project. Accordingly, a public hearing will be held before the Board of Supervisors to consider the proposed Project and the adequacy of this MND. Public comments will be heard and considered at the hearing. At the conclusion of the public hearing process, the Board of Supervisors will take action to approve, conditionally approve, or deny the proposed Project. If approved, the Board of Supervisors will adopt findings relative to the Project’s environmental effects as disclosed in the MND and a Notice of Determination (NOD) will be filed with the Riverside County Clerk.

2.0 ENVIRONMENTAL SETTING

2.1 PROJECT SETTING

2.1.1 Project Location

Figure 2-1, *Regional Map*, and Figure 2-2, *Vicinity Map*, depict the location of the Project site. The Project site is located within the El Sobrante community within the LMWAP of unincorporated Riverside County. Specifically, the Project site is located approximately 0.5-mile north of El Sobrante Road, 0.4-mile east of McAllister Street, and approximately 0.5-mile west of Vista del Lago Drive. The Project site is located within the Sphere of Influence of the City of Riverside. The subject property encompasses Assessor's Parcel Numbers 270-070-004, 270-080-017, 270-090-001, 270-090-002, and is located within Sections 32 and 33, Township 3 South, Range 5 West, San Bernardino Baseline and Meridian.

2.1.2 Surrounding Land Uses and Development

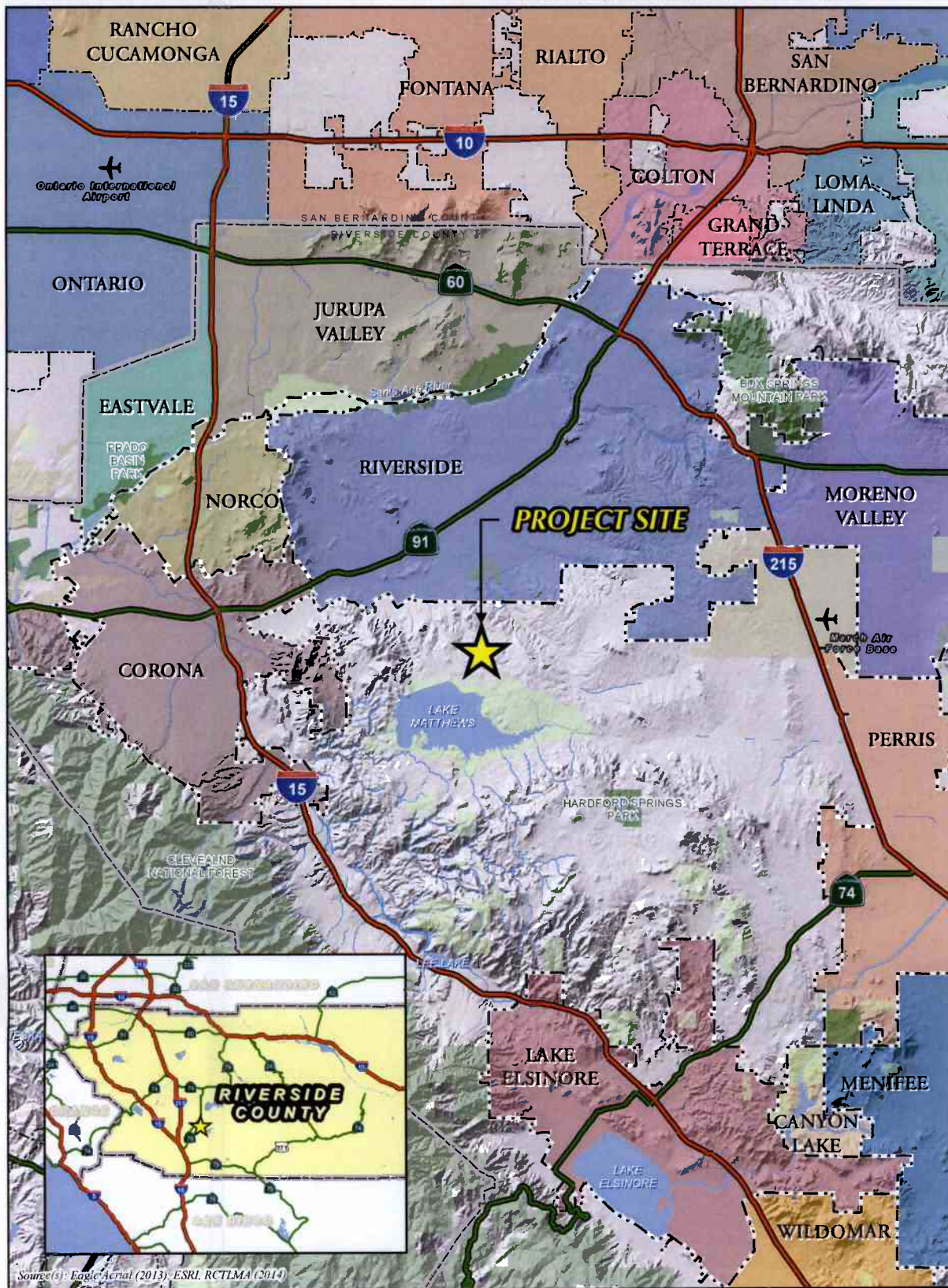
Figure 2-3, *Surrounding Land Uses and Development*, depicts the existing land uses immediately surrounding the Project site. As shown, existing surrounding land uses include undeveloped land to the north, west, and south (the property to the north is approved for development as a master-planned residential community with 343 homes, marketing name "Citrus Heights"). Further west (east of McAllister Street) and south (north of El Sobrante Road) are small-scale agricultural operations and nurseries. Low density residential land uses are located to the northeast of the Project site, and scattered rural residences are located east of the Project site. Lake Matthews is located approximately 1.25-mile south of the Project site.

2.2 EXISTING SITE AND AREA CHARACTERISTICS

Pursuant to CEQA Guidelines §15125, the physical environmental condition for purposes of establishing the setting of an MND is the environment as it existed at the time the Lead Agency commenced the environmental analysis for the project. The environmental analysis for the Project commenced in December 2013. As such, the environmental baseline for the Project is established as December 2013 and the following subsections provide a description of the Project site's physical environmental condition as of that approximate date. Topics are presented in no particular order of importance.

2.2.1 Land Use

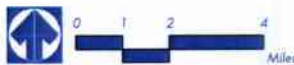
From approximately 1967 to 2003, the Project site was an active citrus orchard. In 2003, the site transitioned to dryland agricultural activities until 2005, when the agricultural activities on the subject property ceased. The Project site is located within the El Sobrante No. 1 Agricultural Preserve, but is not subject to an active Williamson Act Contract. Figure 2-4, *Aerial Photograph*, depicts the existing conditions of the Project site. As shown, the site is currently vacant and undeveloped. The entire property is subjected to frequent, unauthorized off-road vehicle use, which has formed dirt access roads, motorcycle and bicycle trails, and tire ruts across the entire site. The only structure on the Project site is an abandoned storage barn located near the site's eastern boundary.



Source(s): Eagle Aerial (2013), ESRI, RCTLMA (2014)

Figure 2-1

REGIONAL MAP



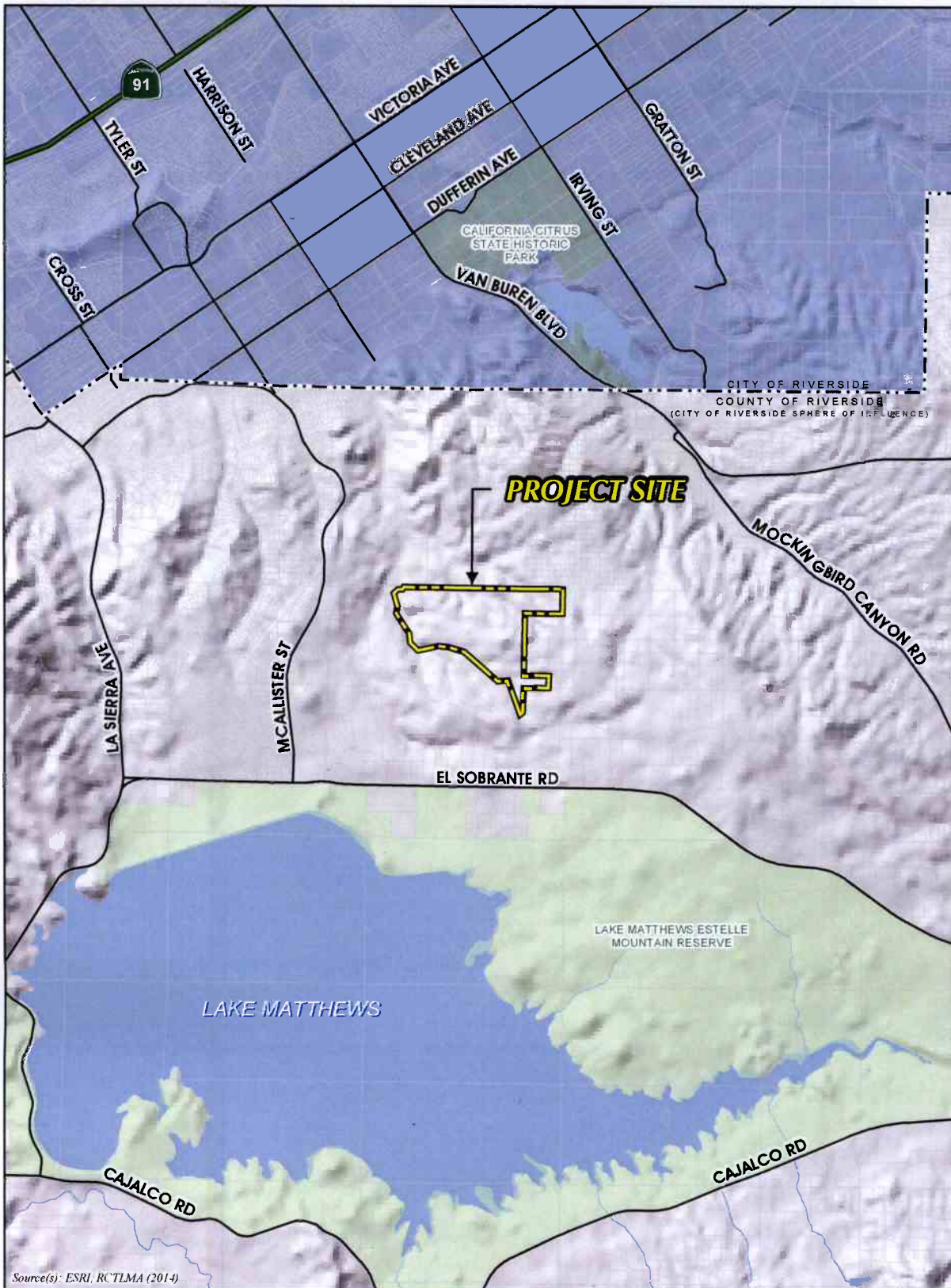


Figure 2-2

VICINITY MAP

