

- Side yard gates are required on one side of the front yard and shall be constructed of wrought iron, wood, or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other materials of similar appearance, maintenance and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability. Applicants shall provide specifications which shall be approved by the Planning Department)
- All wall and fence plans and materials must conform to Riverside County guidelines. Written approval from each agency is required and must be submitted to the master developer prior to installation.

5.5 Front Yard Landscaping

Front yard landscaping is required for all homes and unless approved by the Planning Department, will be provided by the developer/home builder. Front yard landscaping provided by the developer/builder or their representative must be installed within one month of closing. The Planning Department may extend installation times for homeowner installed or custom landscaping improvements for individual lots. Front yard landscape packages offered by developers/builders shall be subject to the review and approval of the Planning Department and must meet the following requirements: a variety of standard and upgraded front yard landscape packages with automatic irrigation systems shall be provided; front yard landscaping designs with berming, river run features, courtyards, lighting, or other creative features shall be offered for standard landscape designs.

5.6 Private Open Space

Private Open Space is land within each residential lot that is available for private use. This private open space is typically considered yard area that is available for private recreation. Each residence must have adequate private outdoor open space that can be an effective extension of the indoor living space and be used for passive outdoor activities such as gardening, reading, eating and barbequing. (Refer to Exhibit J – Typical Private Open Space Area)

EXHIBITS

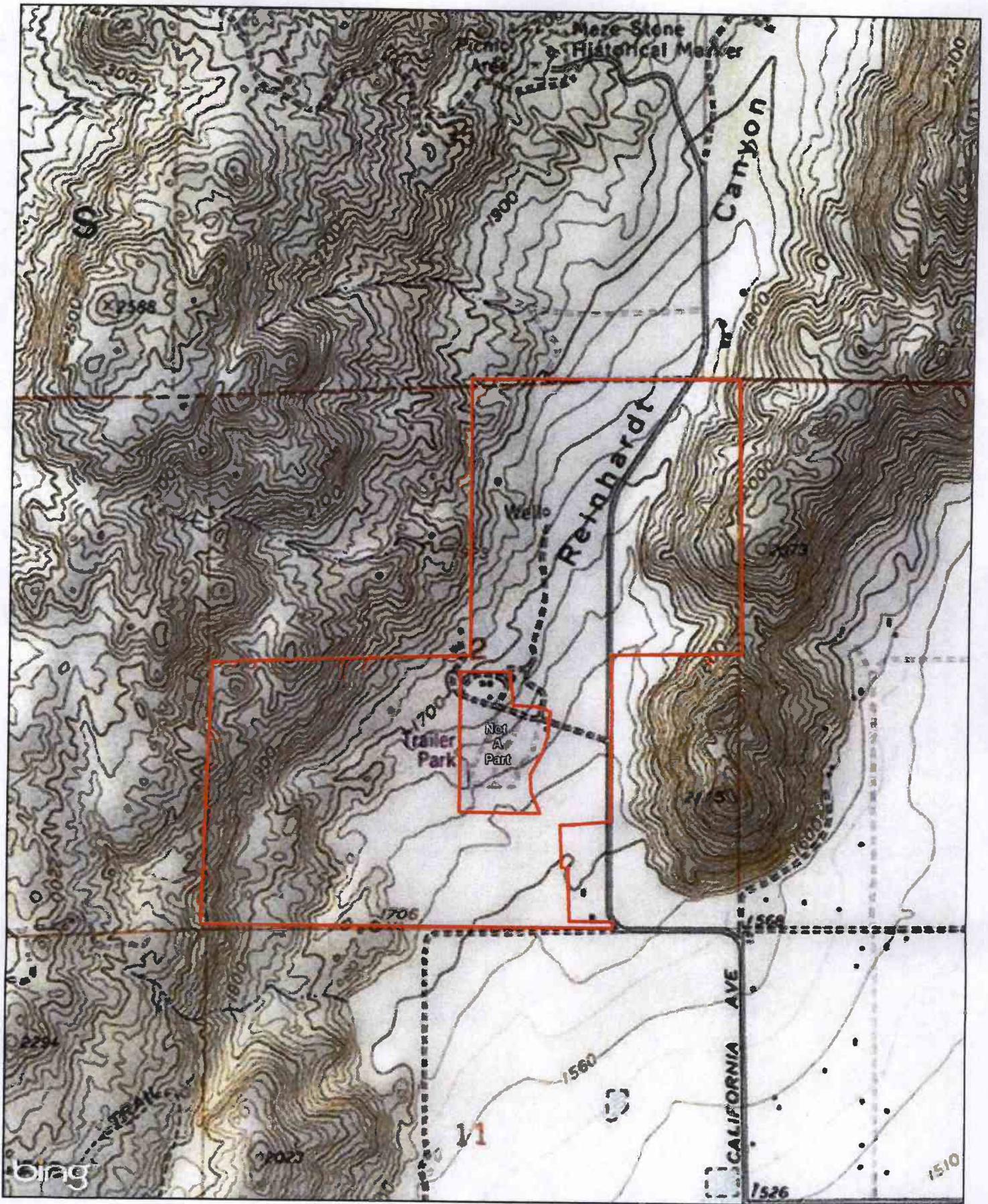


Meadowview

Riverside County, California



Exhibit A - Vicinity Map



Meadowview

Riverside County, California



Exhibit B - USGS Map

MAP SCALE 1" = 1000'

0 1000 2000 FEET

0 1000 2000 METERS

PANEL 14706

FIRM

FLOOD INSURANCE RATE MAP

RIVERSIDE COUNTY,
CALIFORNIA
AND INCORPORATED AREAS

PANEL 1470 OF 305
(SEE MAP INDEX FOR PANEL LAYOUT)

COUNTY	DATE	SCALE
RIVERSIDE COUNTY	08/26/2006	1" = 1000'

MAP NUMBER
06085C14706

EFFECTIVE DATE
AUGUST 26, 2006

Federal Emergency Management Agency

This is an official copy of the Flood Insurance Rate Map (FIRM) for Riverside County, California, and incorporated areas. It is a product of the National Flood Insurance Program (NFIP) and is subject to the terms and conditions of the NFIP. The map is based on the best available data and is not a guarantee of accuracy. The map is for informational purposes only and should not be used for any other purpose. For more information, please contact the Federal Emergency Management Agency (FEMA) at 400 7th Street, Washington, DC 20548.

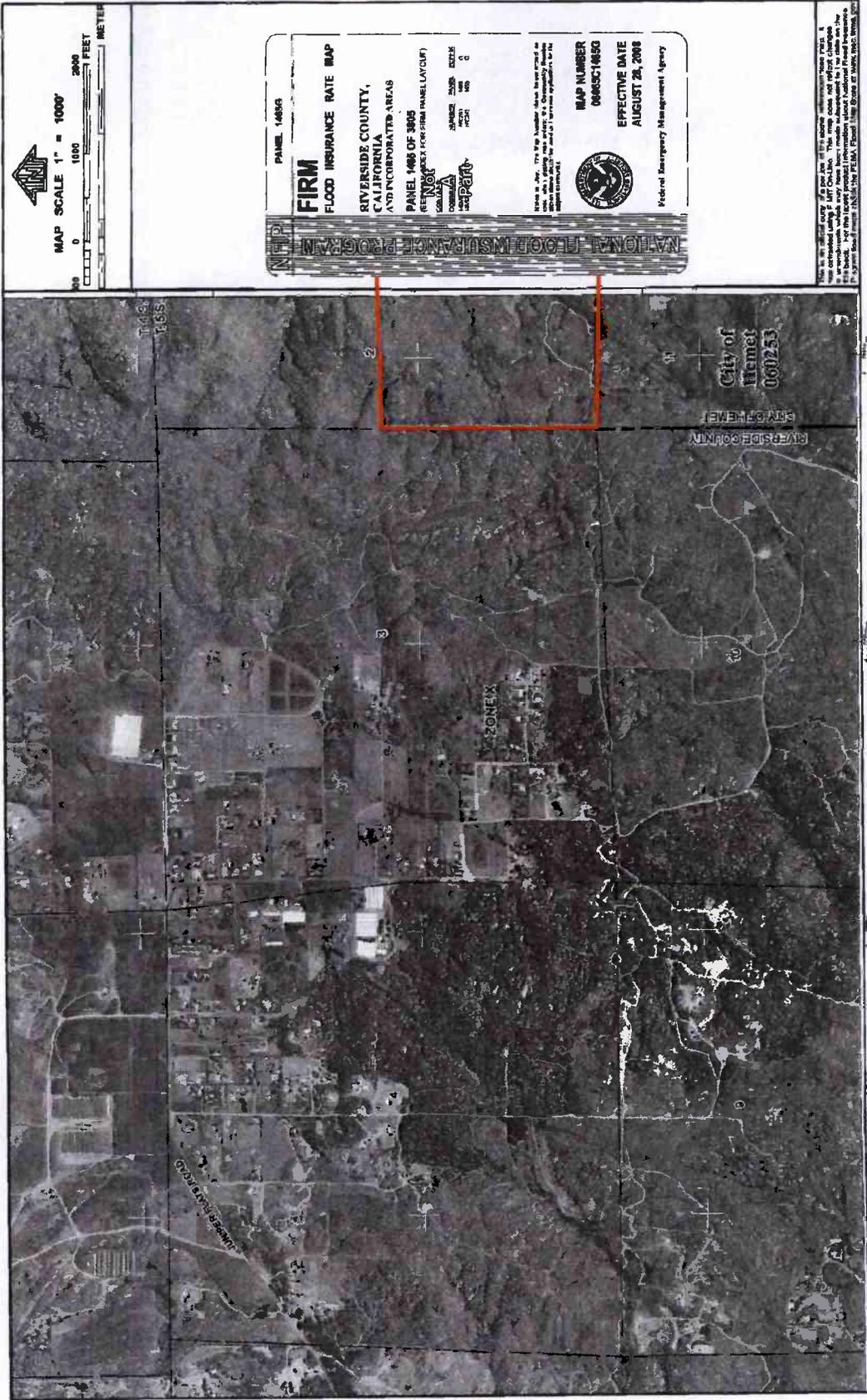


Meadowview

Riverside County, California



Exhibit C.1 - FEMA Map



Meadowview

Riverside County, California



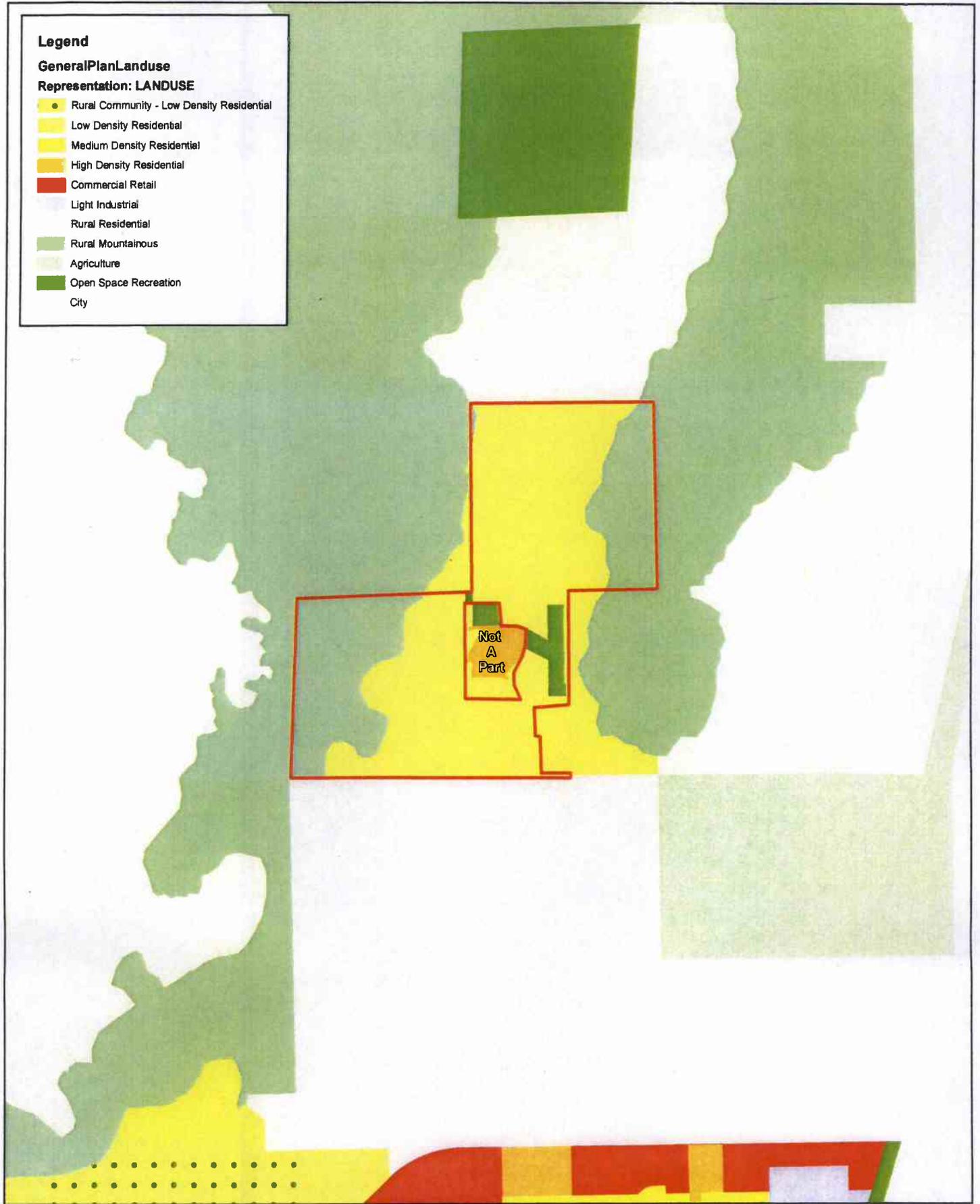
Exhibit C.2 - FEMA Map

Legend

General Plan Land Use

Representation: LANDUSE

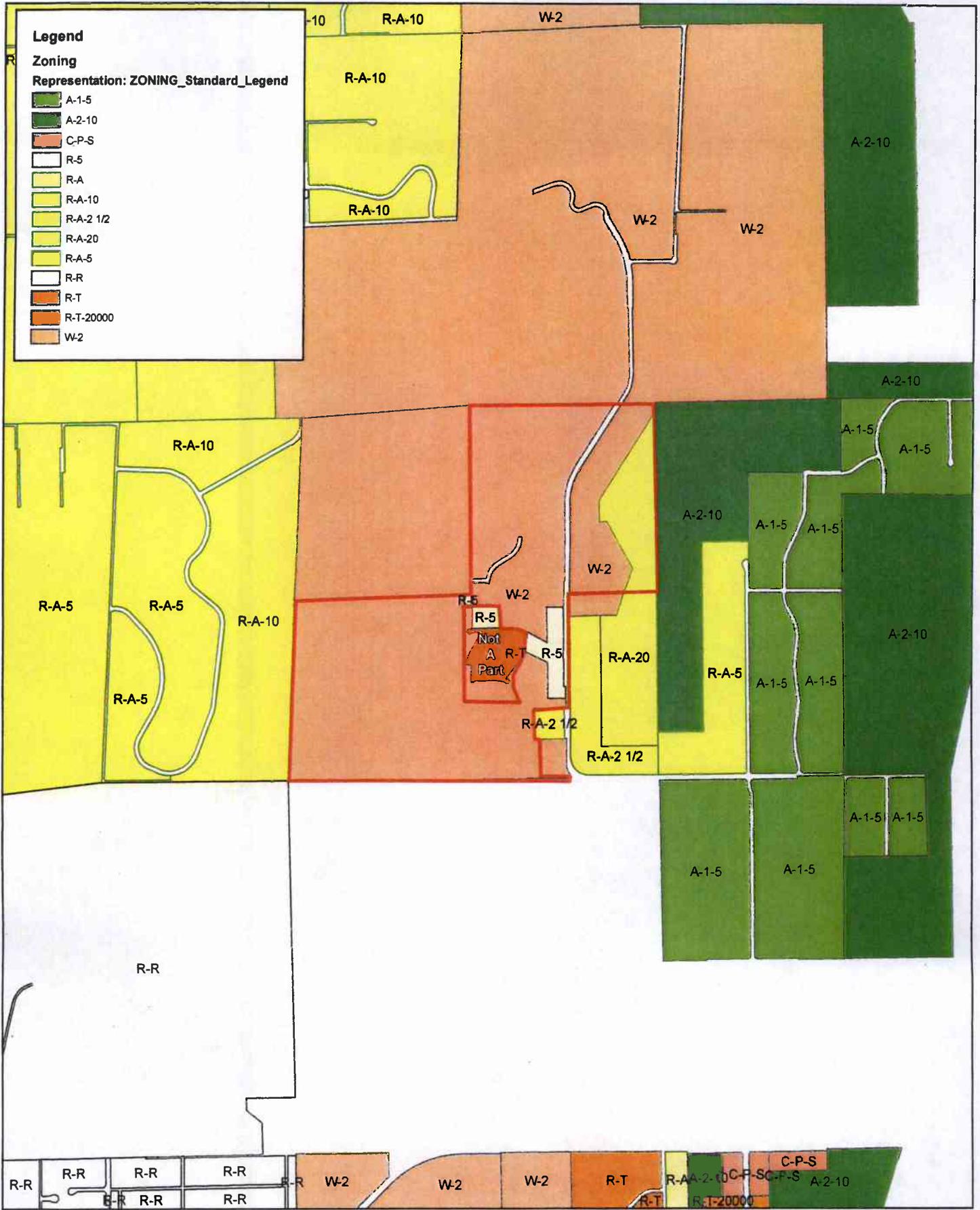
-  Rural Community - Low Density Residential
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial Retail
-  Light Industrial
-  Rural Residential
-  Rural Mountainous
-  Agriculture
-  Open Space Recreation
-  City



Meadowview

Riverside County, California





Meadowview

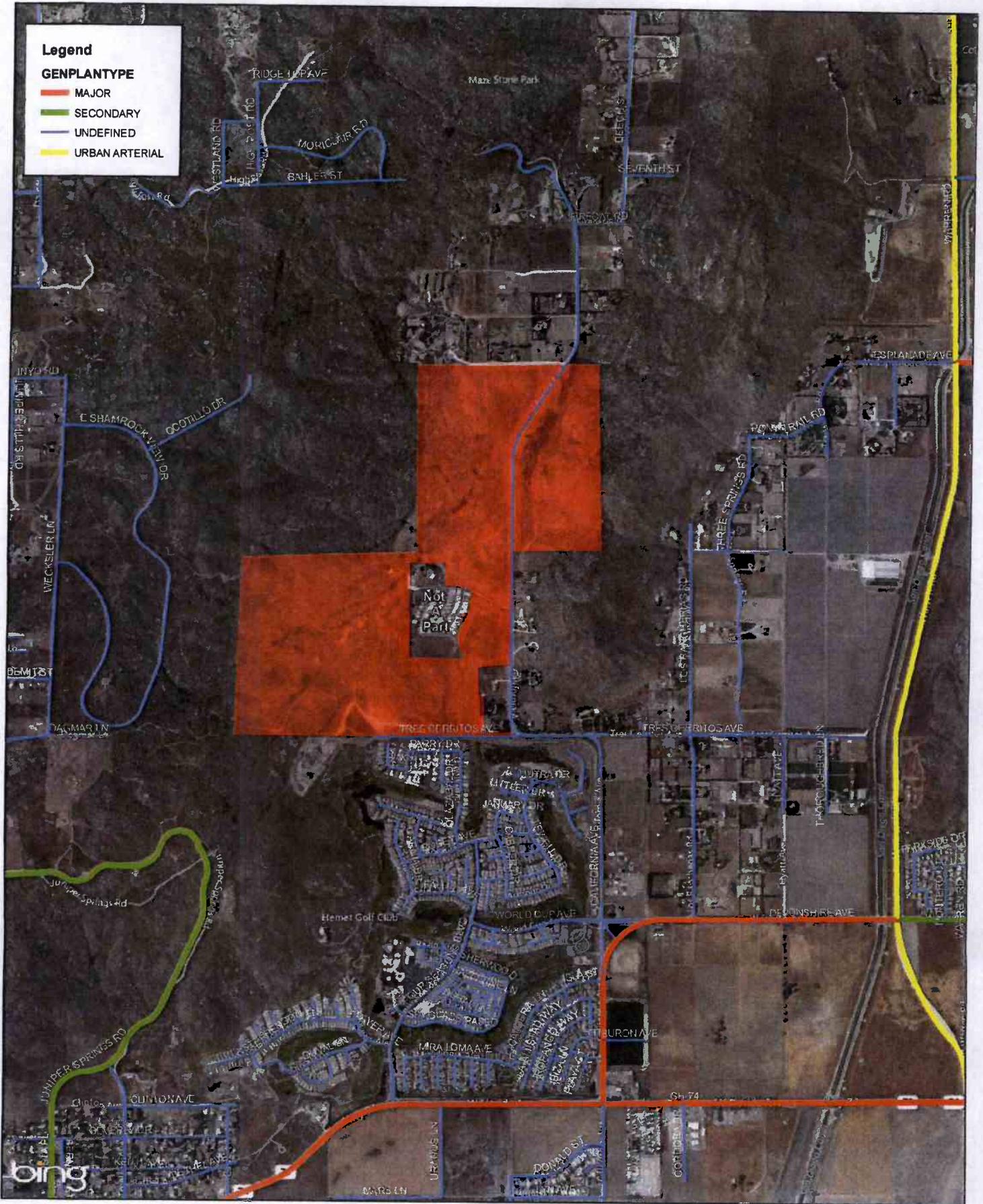
Riverside County, California



Legend

GENPLANTYPE

- MAJOR
- SECONDARY
- UNDEFINED
- URBAN ARTERIAL

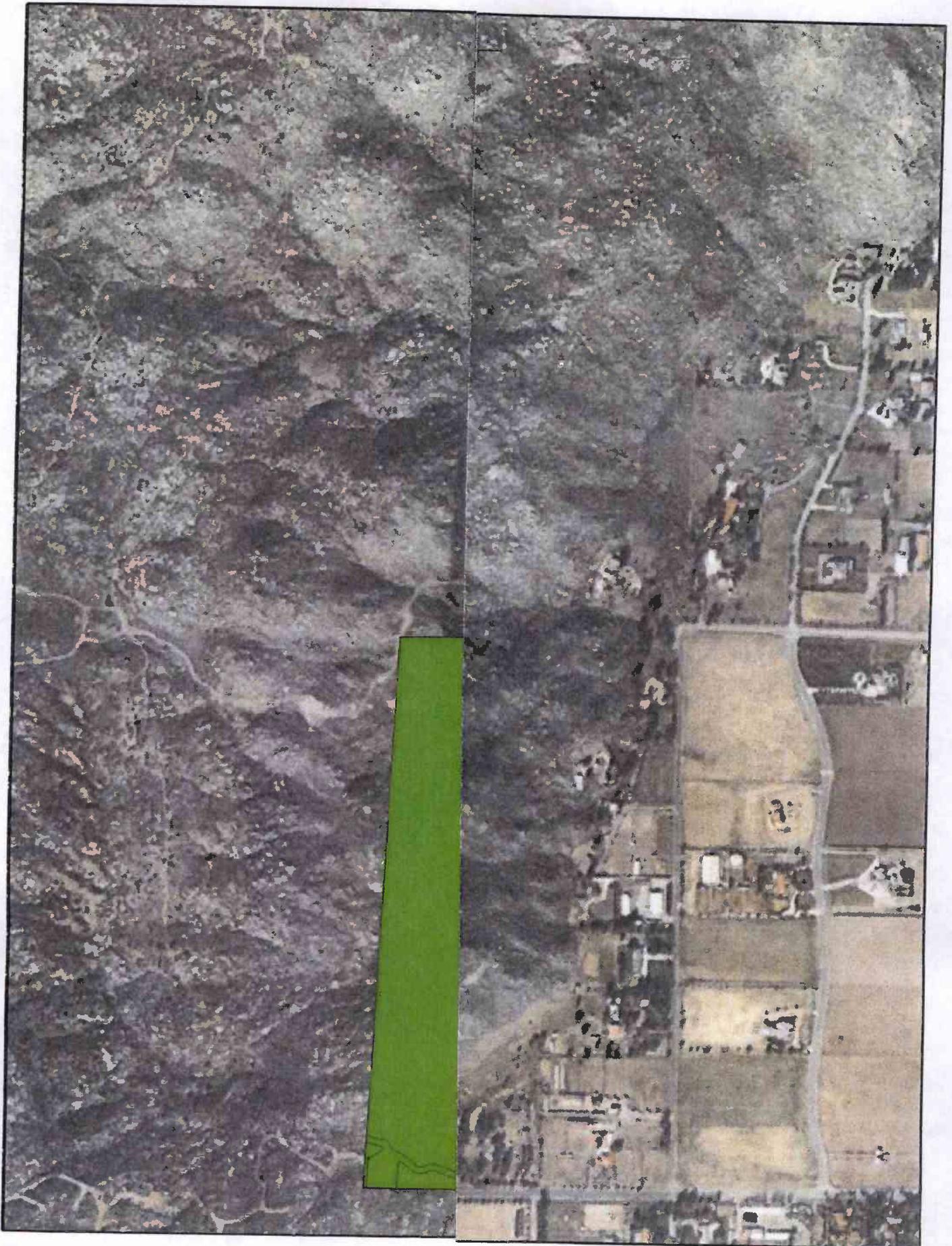


Meadowview

Riverside County, California



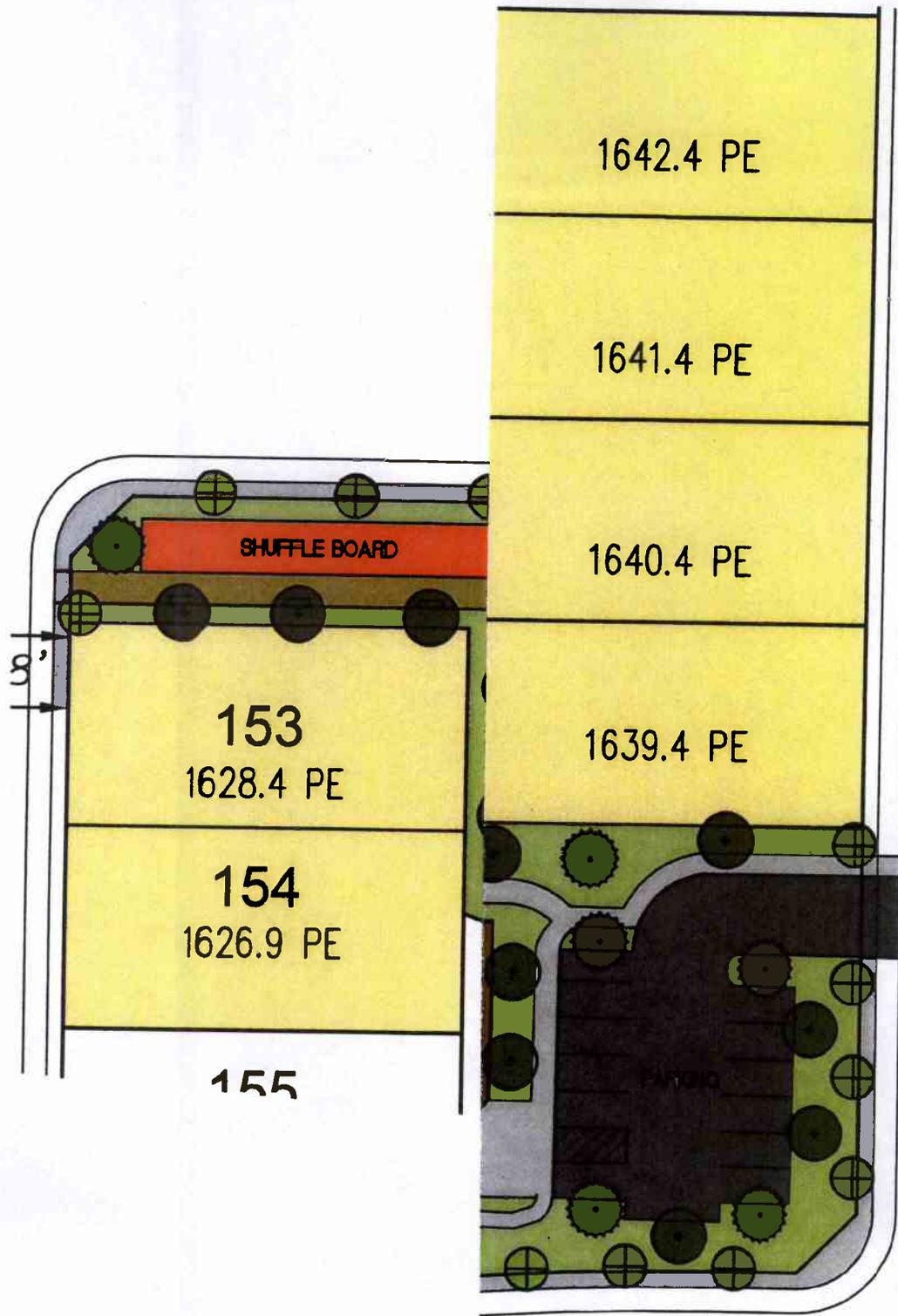
Exhibit F - Area Circulation Map



Meadowview



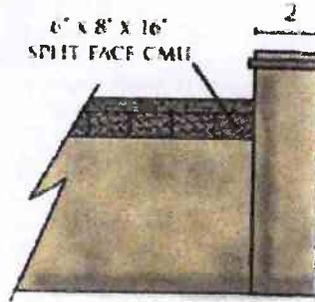
Exhibit G - Project Open Space



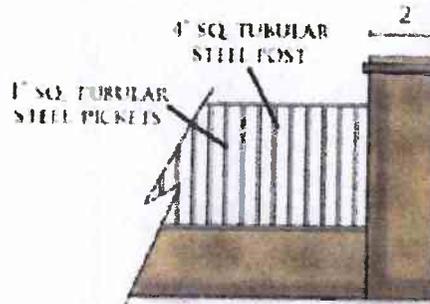
RECREATION AREA

N.T.S.

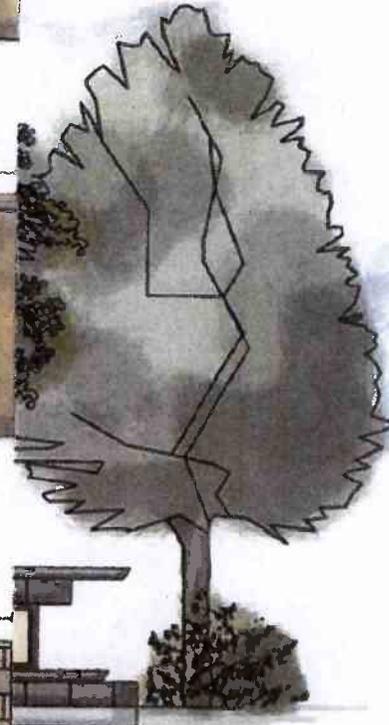
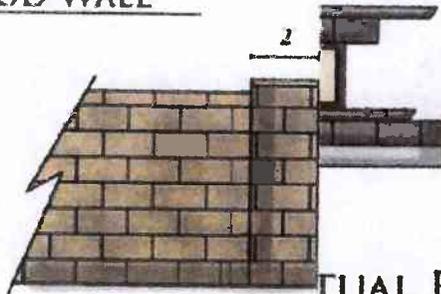
PERIMETER WALL



VIEW WALL



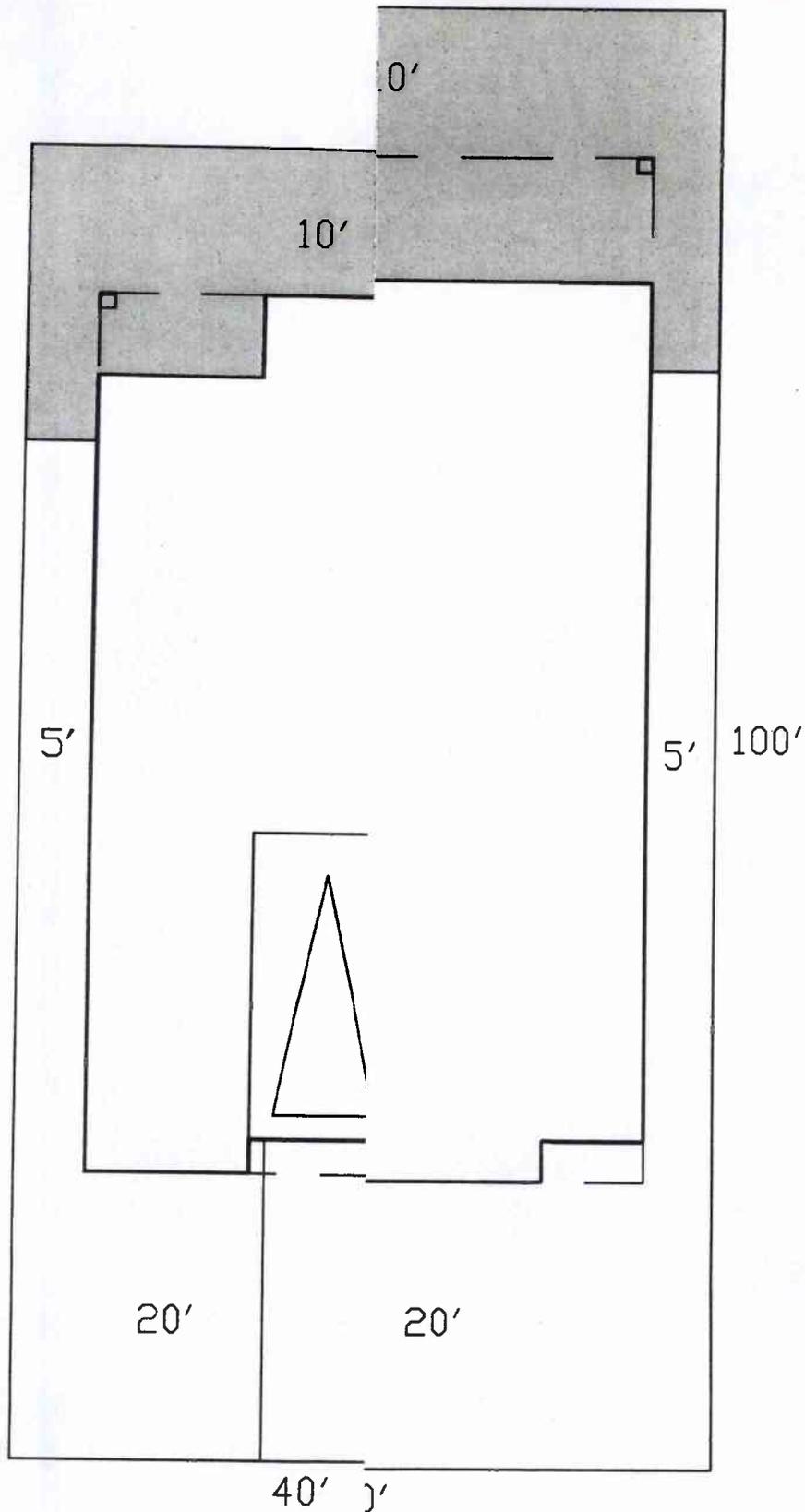
NEIGHBORHOOD WALL



TUATL ENTRY MONUMENT

CONCEPTUAL THEME W





400 SF MF Min.
500-600 SF Typ

6.0 ARCHITECTURE

The architectural guidelines in this manual have been developed to ensure architectural continuity and compatibility throughout the project; to promote a distinctive architectural theme; and to avoid a mundane repetition of too similar architectural design elements. These guidelines will provide a set of basic concepts for development but are not meant to limit future creativity in design.

These styles and concepts should be incorporated to provide a variety of quality housing types.

6.1 General Guidelines

The following general guidelines should be considered in the designing and layout of the project:

- A common set of design style and design elements should be included throughout the project.
- Long unarticulated building facades should be avoided
- Natural building materials should be varied throughout the project, avoiding long stretches of similar street scene
- Offset roof planes, columns, vertical and horizontal articulation or other projecting architectural features shall occur on those facades of the residence that are visible from the street or open space
- The visual impact of garages shall be reduced to the maximum extent practicable

6.2 Architectural styles

Three architectural styles have been set forth in this design manual for the project so as to begin to identify and illustrate the intent and objective of these design guidelines in terms of architectural style and variety. California Ranch, Craftsman, and Mediterranean architectural styles are discussed in the following pages and depicted in **Figures 1-3** so as to establish the types and level of architectural detail which will assist in achieving the project design objectives. It should be noted that the ultimate builder will be required to come back before the Planning Commission with a detailed Design Manual that will identify the specific design features that will be incorporated into the implementation process. Discussions of each of these styles as well as illustrations of typical elevations and features are located on the following pages.

It should also be noted that these design guidelines can be modified during the formal minor permit review process initiated by the builder, at the discretion of the Planning Department.

6.2.1 California Ranch

The general of California Ranch style is derived from the Mediterranean, Bungalow, and 1940's Ranch styles. It consists of one and two story volumes with hip and gable roofs. Roof pitches vary from 4:12 to 5:12 with moderate to broad roof overhangs or eaves. Typical exterior wall cladding includes clapboard (horizontal boards), board and batten (vertical boards), shingles and stucco. Indoor-outdoor relationships are accentuated by such elements as: large areas of glass, sheltered porches, greenhouse rooms and corner windows. Exposed beam ends and deep fascias are used with columns and piers to create strong shadow patterns. Private gardens, patios and pot shelves are typical.

Figure 1 - California Ranch



Features typical of the California Ranch style include:

- Louvered shutters at windows
- Arched patios
- Low pitched roof line
- Often contains a variation of materials on façade (wood siding, brick or stone)

6.2.2 Craftsman

The Craftsman style of the early twentieth century residential architecture was very popular. This popularity can be attributed to the Craftsman design on the harmony of indoor and outdoor life. Influenced by the earlier Mission aesthetic, the Arts & Crafts architects designed homes which were well-crafted and used materials left as close as possible to their natural state such as cobblestones and rough hewn beams. Wherever possible, aesthetic and functional interiors are integrated in simple living spaces. These asymmetrical, gabled and stuccoed works of art are a large part of Southern California's architectural heritage.

The primary wall form relies on a simple "box" orientation adorned with detailing such as wall articulation, unique window locations, large eave overhangs and porches. Typical building materials include wood, stone and stucco. The limitless combinations of these elements can enhance the street scene and create a unique residential identity. Creative use of these design features will promote a varied yet unified architectural "feel" to the neighborhood while avoiding the "cookie-cutter" approach where virtually all residences appear the same without any individual identity.

The Craftsman idea is broad enough to include all types and uses of buildings. However the Craftsman bungalow style of dwelling has received more attention than any other. Southern California is ideally suited for the bungalow. The mild climate permits a thorough integration of a house with its immediate surroundings. For example, living space may open onto a screened or open air porch, which may adjoin a blooming garden.

Figure 2 - Craftsman



Features typical of the Craftsman style include:

- Thick tapered porch posts
- Exposed roof rafters
- Recessed porches
- Natural materials such as stone and wood
- Varied textures
- Exterior use of stone or stone veneer

6.2.3 Mediterranean

The Mediterranean architectural style is typically characterized by the use of stuccoed walls, heavy arches, deep-set windows and S-tile roof materials. This style is generally characterized by two story homes, occasionally including a courtyard, with low pitched roofs. Long narrow porches and balconies and stuccoed chimney tops are common accents. Exposed beams, balconies with wrought iron railing are also an important design component of the Mediterranean theme.

Figure 3 - Mediterranean



Features typical of the Mediterranean style include:

- Typically light body color with dark or contrasting trim
- Arched windows and entries
- Wrought iron accents
- Heavy wood doors
- Stucco siding

7.0 UTILITIES

Currently, the site is undeveloped. However, the site does contain some existing perimeter overhead electrical lines and a water line located in California Ave. A proposed EMWD offsite sewer line will connect to the existing line at the intersection of World Cup Way and California Ave. An EMWD water tank may be located at a high point in the southwest corner of the site. All existing and new onsite utilities that will serve the subject site will be placed underground except as approved by Public Works. Operation and maintenance of all utilities and facilities will be managed by the appropriate operating entity upon approval and completion of construction. Sewer facilities, water facilities, street lights, and fire hydrants will be provided according to the appropriate agency's guidelines, per the recommendations of Public Works and Riverside County Fire Departments and other governmental regulations applicable to the construction of various facilities.

Utility Providers

Services	Provider	Location
Electrical	Southern California Edison	At site
Telephone	Verizon	TBD
Cable	Time Warner Cable	TBD
Natural Gas	Southern California Gas Company	TBD
Water	Eastern Municipal Water District	At site
Sanitary Sewer	Eastern Municipal Water District	At World Cup and California
Fire & Emergency	County of Riverside Fire District	TBD

8.0 COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S)

Common areas and landscaping within Meadowview will be maintenance by a Homeowners Association. CC&R's for Meadowview that include language for the establishment of a HOA and provision for creation of liens in conjunction with the HOA for maintenance funding will be provided prior to recordation of the final map.

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA42410

Project Case Type (s) and Number(s): Change of Zone No. 7839, and Tentative Tract Map No. 36337

Lead Agency Name: County of Riverside Planning Department

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

Contact Person: Matt Straite, Project Planner

Telephone Number & E-mail Address: 951.955.8631 or mstraite@rctlma.org

Applicant's Name: Reinhart Canyon Association, LLC

Applicant's Address: 8800 North Gainey Center, Suite 255, Scottsdale, AZ 85258

I. PROJECT INFORMATION

A. Project Description:

The Project proponent, Reinhardt Canyon Association, LLC is proposing an age-restricted residential development "Project." All Project components are located in the Unincorporated Portion of Riverside County, adjacent to the City of Hemet and the City of San Jacinto. Reference Figure 1, *Vicinity Map*. The Project proponent has filed two (2) applications with the County of Riverside, a Change of Zone and a Schedule "A" Tract Map. Both on- and off-site drainage facilities are proposed.

Secondary access is required for the Project. Two (2) potential secondary access points have been identified that may serve the Project. Only one will eventually be needed, not both. Both access points would be gated and will only be utilized for emergency ingress and egress. The first is the extension of Beech Street. A second possible secondary access is located at the southerly extension of Street "G" transitioning to Singh Court through the Four Seasons development to the south of the Project. Identification of these two (2) potential secondary roadways does not preclude other options for providing secondary access for the Project. Should any other option(s), other than the two scenarios studied in this Environmental Assessment (EA) be deemed as a feasible option(s), then it/they would require their own CEQA analysis, separate from the analysis contained in this EA.

Both on- and off-site sewer facilities are proposed. A backbone sewer line will be installed in Street "A," with all other sewer facilities will be located within the subdivision. An off-site sewer line will be installed in California Avenue, starting at the Project access Street "A," extending southerly until it meets up with the existing facilities located in World Cup Way. The sewer line will be sized to allow connection of the Maze Stone Village trailer park located to the north east of the proposed project.

Water is available in California Avenue. In order to assure that there is adequate water storage to accommodate the Project for potable water supply and fire suppression needs, a reservoir will be constructed in the southwestern portion of the Project site.

All of these Project components are described in greater detail below.

Change of Zone No. 7839 (CZ 7839)

Change of Zone No. 7839 (CZ7839) is proposing to change the zoning on 176.6 acres from Controlled Development Areas (W-2) zoning to Planned Residential (R-4) zoning. Reference Figure 2, *Change of Zone 7839*.

Tentative Tract Map No. 36337 (TR 36337)

Tentative Tract Map No. 36337 (TR 36337) is a Schedule A subdivision of 176.62 acres into 332 residential lots with a minimum lot size of 3,500 sq. ft. Lots 1 through 332 would occupy 33.42 acres. The lettered lots (which are generally associated with open space uses and/or water quality basins) occupy approximately 126.12 acres of the site. Lot U is approximately 105 acres of open space and will be left relatively undisturbed. Lot "E," "H," and "M" will be open space paseos. Lot "N" will be a Rec Center and Lot "V" will be for a Clubhouse. These Lots are 1.84 acres. Reference Figure 3, *TR 36337*.

Figure 1, Vicinity Map

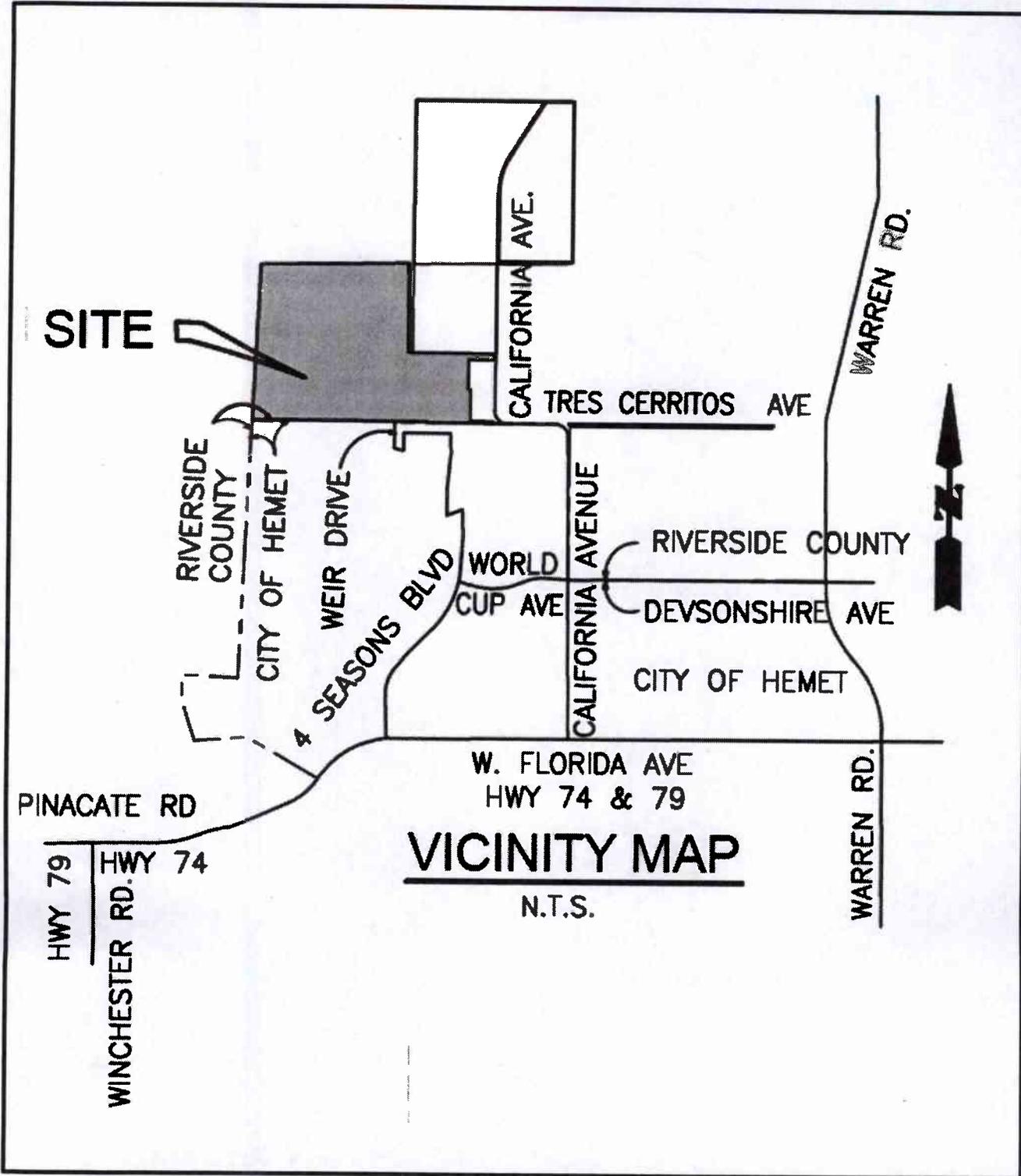


Figure 2, CZ 7839

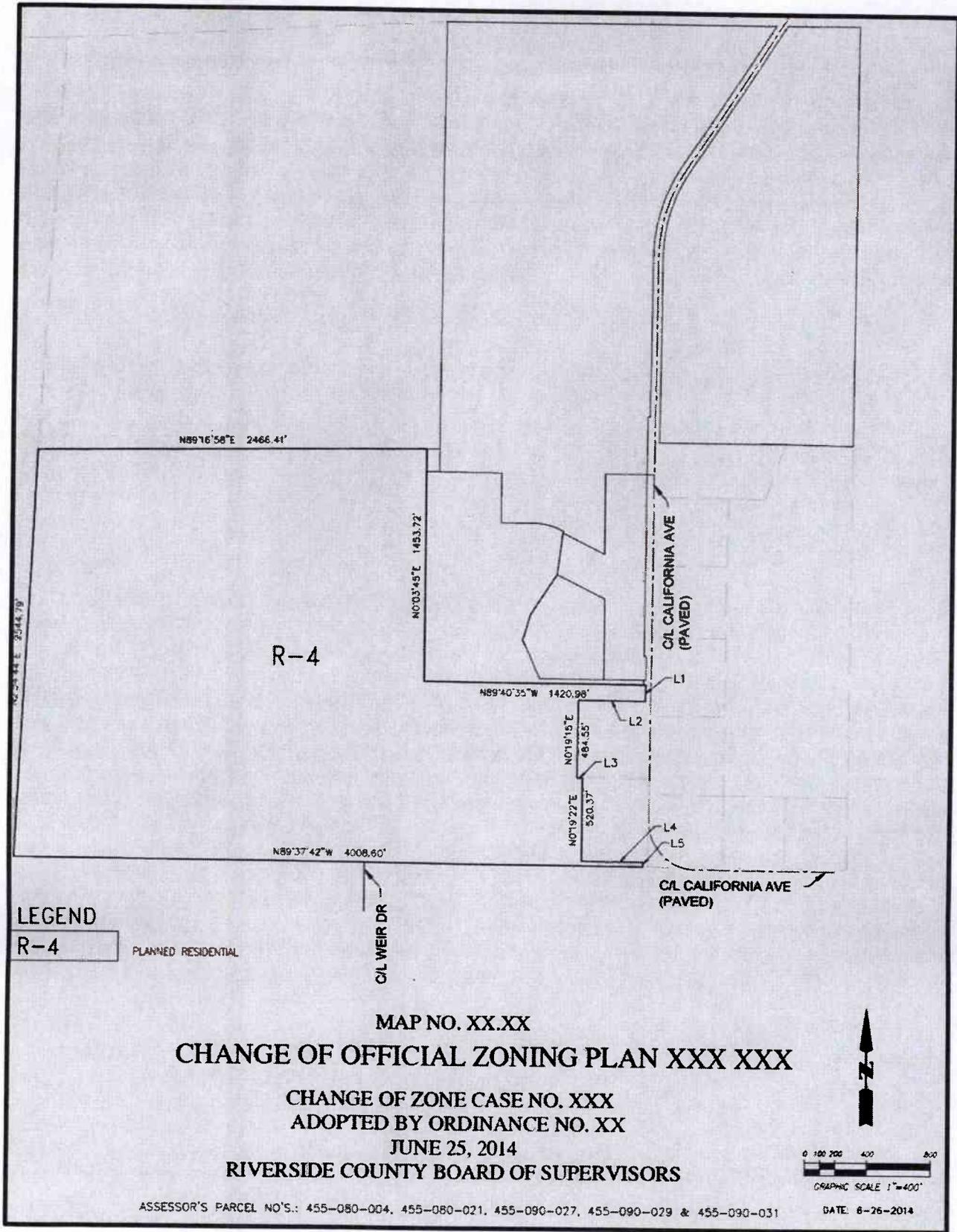
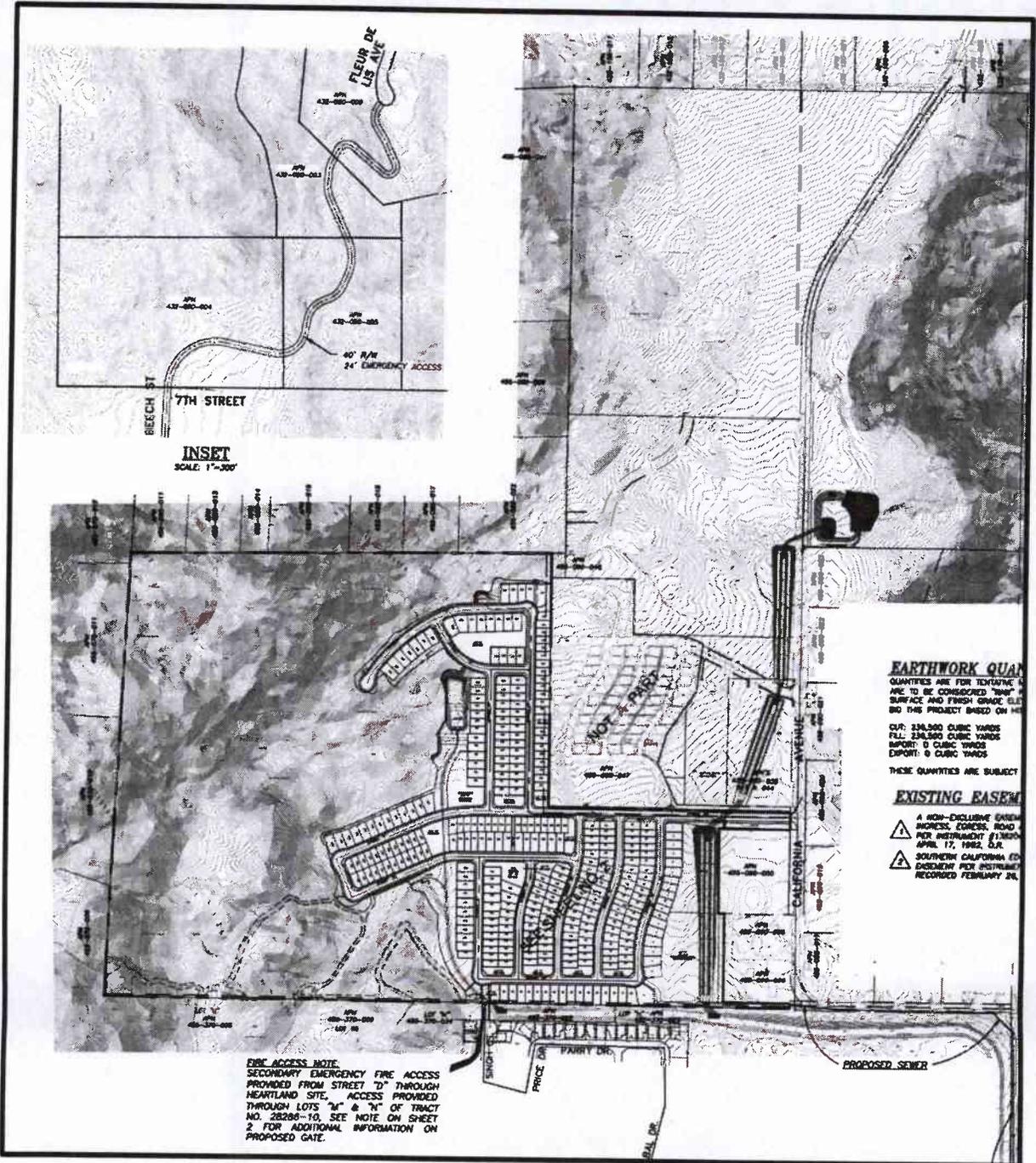


Figure 3, TR 36337



Drainage / Hydrology / Water Quality

The Project will provide detention basins of sufficient size to detain the volume required to mitigate the post development volume to less than the existing during the 10-year, 24-hr event. The Project will also provide water quality basins for treatment of developed runoff. The volume of basins for runoff volume mitigation and for water quality is not shared. At any locations where the flow capacity of the streets is exceeded, or where intersections are intended to be kept dry, storm drain will route the flood water to the system of basins. The water quality basins will rely on bio-retention with emergency outfall through weir flow over the edges into the adjacent streets and eventually into the basin system in the southeast corner and then into the Four Seasons Channel. Reference Figure 4, *Drainage Facilities*.

The Project is impacted from offsite flow that originate north and west of the Project. There is a large flow that runs south out of the canyon and totals roughly 2,700 cfs. The Project is proposing to accept and control these flows via a bulking basin east of California Road, and north of the existing lots along the east side of the road, and a system of concrete lined channels running south for roughly 2,800 linear feet, before discharging into the existing Four Seasons channel. The channels are 7 feet deep, varying from 16-20 bottom widths and 2:1 side slopes, fully concrete lined for low maintenance and high reliability. The flows that come from the hills to the west will be handles in a similar fashion. The total of 790 cfs will be controlled with a bulking basin and a system of concrete lined channels and storm drain culverts that will drain into the Four Seasons channel as it currently does. Reference Figure 4, *Drainage Facilities*.

Sewer and Water Facilities

On-Site

On-site sewer facilities will be provided on site. A 10" backbone sewer line will be installed in Streets "D" and "G". All other sewer facilities will be located within the subdivision streets and will be 8" in size.

Off-Site

The on-site sewer facilities will need to tie into existing sewer facilities. In order to accommodate this, a 10" sewer line will need to be installed in California Avenue, starting at the Project's southeastern property limits, which is contiguous with the right of way of California Avenue at the curve. Approximately 3,900 linear feet of sewer line will be installed within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. Reference Figure 5, *Off-Site Sewer Facilities*.

Figure 4, Drainage Facilities

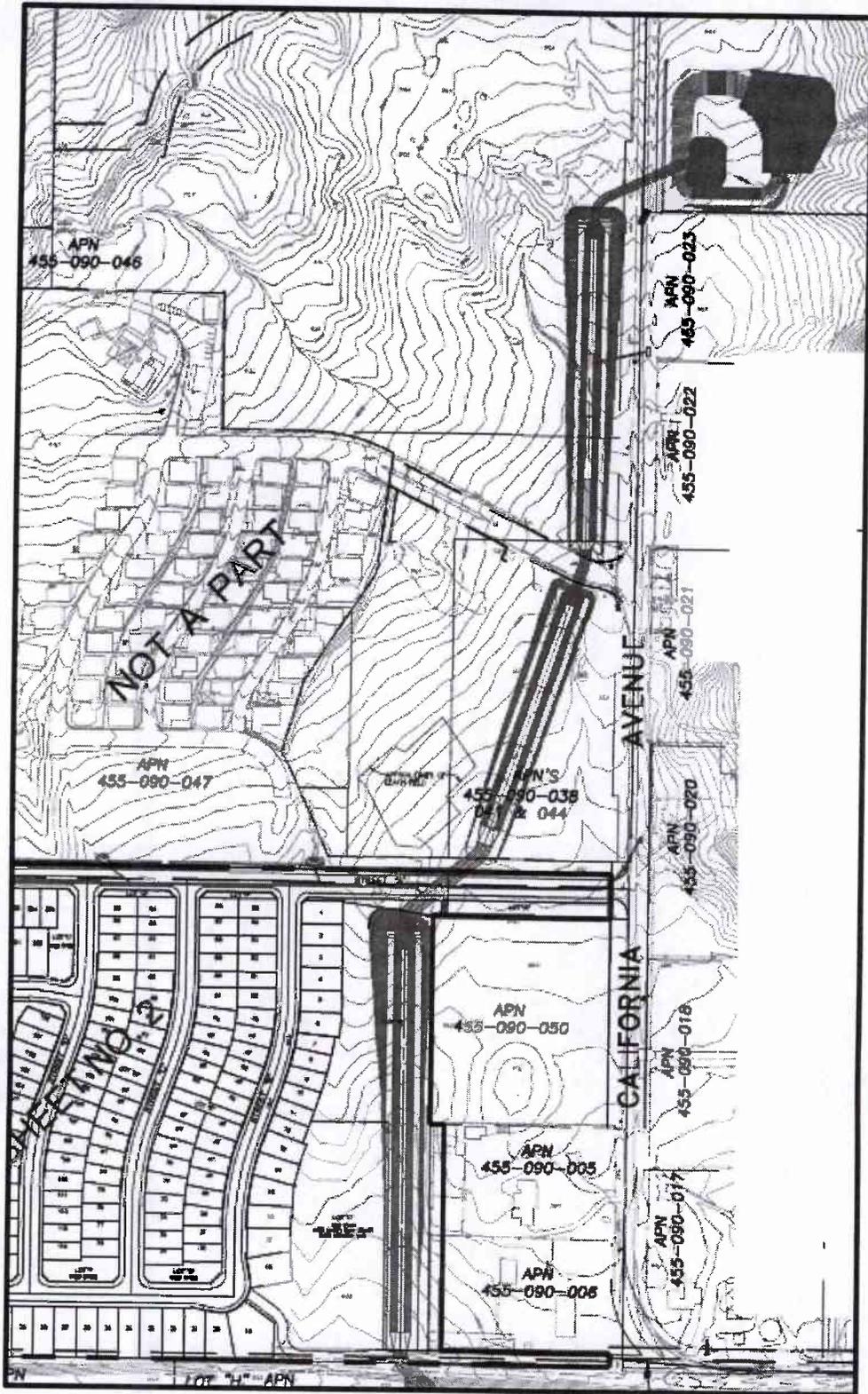
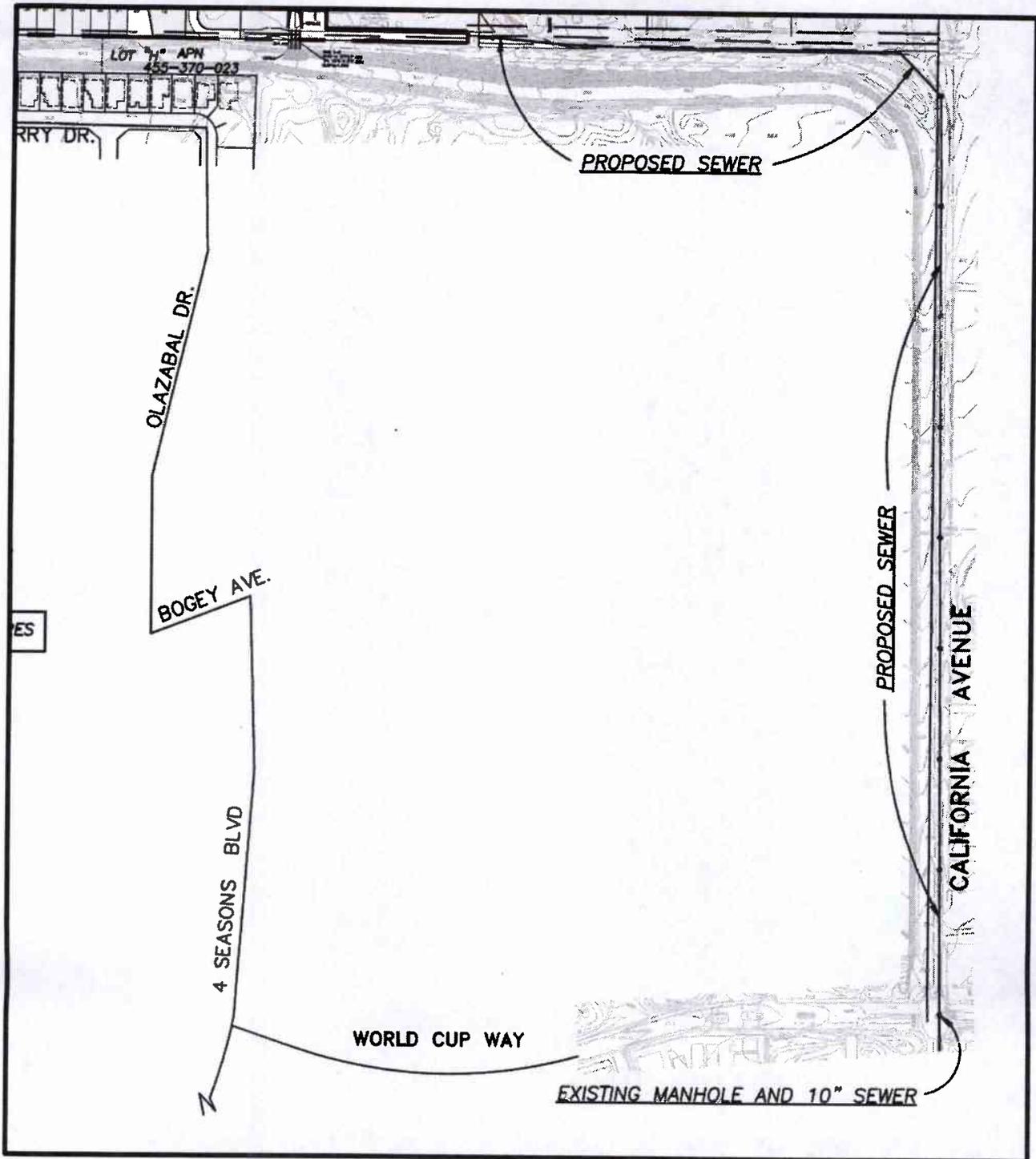


Figure 5, Off-Site Sewer Facilities



Water Facilities

On-Site

Water is available in California Avenue. On-site water facilities will be provided on site. A 12" backbone water line will be installed in Street "A." All water lines will be located within the subdivision streets and will be approximately 8" in size.

In order to assure that there is adequate water storage to accommodate the Project for potable water supply, and fire suppression, a reservoir will be constructed in the southwestern portion of the Project site. The grading for the reservoir generates just under 5,000 cubic yards (cy). The length of water pipe, connecting the reservoir to the Project will be roughly 1,700 liner feet (lf). The reservoir will likely have an approximately 300,000 gallon capacity, will have a 60' diameter, and will be approximately 16' high.

Access to the reservoir will be provided via an existing roadway/ROW. A 20' wide roadway will be improved as part of the Project to access the reservoir. This roadway will be within an existing 30' ROW. Reference Figure 3, TR 36337.

Off-Site

No off-site water facilities are proposed as part of the Project.

Circulation

On-Site

The Project will take access off of California Avenue. The main access drive, Street "A" is an east-west roadway. Street "A" will be gated. Several north-south trending streets will take access from Street "A." These include Streets "B," "C," "D," "E," "G," and "H." Street "J" takes access off of Street "G" and connects to a cul-de-sac street, Street "K." Street "I" will take access off of Street "E" and will provide access to Street "F." Street "M" serves the southerly portion of the Project, and connects to Streets "A," "B," "C," "D," and "F." All Project streets will have a 56' right-of-way (ROW). Reference Figure 3, TR 36337.

Secondary Access

Secondary access is required for the Project. Two (2) potential secondary access points have been identified that may serve the Project. Both access points will be gated and will only be utilized for emergency ingress and egress.

Identification of these two (2) secondary roadways does not preclude other options for providing secondary access for the Project. Should any other options, other than the two scenarios studied in this Environmental Assessment (EA) be deemed as feasible options, then they would require their own CEQA analysis, separate from the analysis contained in this EA.

Beech Street

This secondary access is provided for the Project via a northerly route that starts at California Avenue and Street "A." From this access point the secondary route would proceed northerly on California Avenue to Firecat Road, where it would proceed easterly. At Beech Street, the secondary access road would proceed northerly to the intersection of Beech Street and 7th Street.

All portions of the secondary access roads, as described to this point would be on existing County maintained roads. From this point, until a connection point to an existing graded subdivision, the road would be constructed on undisturbed property. The roadway will have a 40' ROW. It is anticipated that the roadway would have an average width of 24', with a minimum width of 20' where terrain and other constraints dictates. Cut slopes required for the road construction will be a maximum of 1.5:1. Fill slopes will be a maximum of 2:1. The road grade will be 15%. The roadway will be a combination of roadway surfaces. At a minimum, the roadway will be constructed of an all-weather surface that is capable of supporting an 80,000 pound fire engine. Two parcels that the roadway will traverse are privately owed. A third parcels is owned by the Riverside Conservation Agency (RCA). The fourth parcel is owned by KB Homes, and has some development constraints imposed on the site by the Soboba Tribe. It is not anticipated that any of the parcels will present any development constraints that would prohibit the construction of this roadway.

The following are details on the disturbed area for the Beech Street route:

Area within the City of San Jacinto

Area of RCA Property

Road – 52,021 square feet (sf) (1.19 acres (ac))

Right-of Way (ROW) – 86,702 sf (.99 ac)

Total Disturbed – 109,488 sf (2.51 ac)

Area of KB Property

Road – 21,344 sf (0.49 ac)

ROW – 35,719 sf (0.82 ac)

Total Disturbed – 59,677 sf (1.37 ac)

Area within County (2 Private Parcels)

Road – 40,080 sf (0.92 ac)

ROW – 66,800 sf (1.53 ac)

Total Disturbed – 80,099 sf (1.84 ac)

For the purposes of this analysis, this is considered an "Off-Site" improvement.

Reference Figure 6, *Beech Street Secondary Access Road*.

Street "G"

Another potential secondary access would be the southerly extension of Street "G" transitioning to Singh Ct. through the Four Seasons development, and ultimately accessing Florida Avenue/SR-74. This access shall be a 32' paved secondary emergency access for existing and future residents of the Reinhardt Canyon area. Due to the existing location on-site and the area of proposed development of the Project, minimal (if any), disturbance of resources is anticipated with the construction of this secondary access. Reference Figure 7, *Street "G" Secondary Access Road*.

For the purposes of this analysis, this is considered an "On-Site" improvement.

Figure 6, Beech Street Secondary Access Road

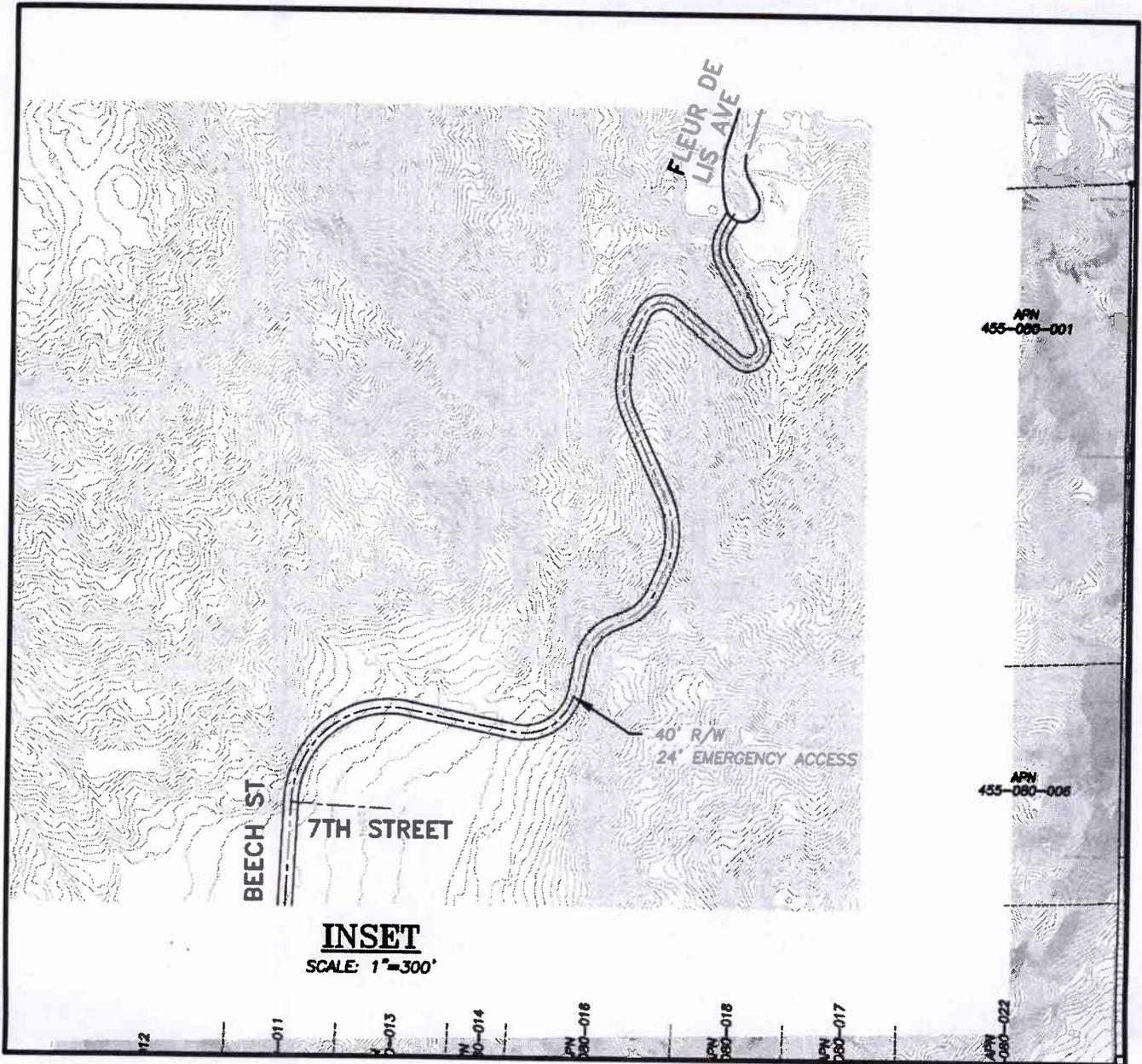
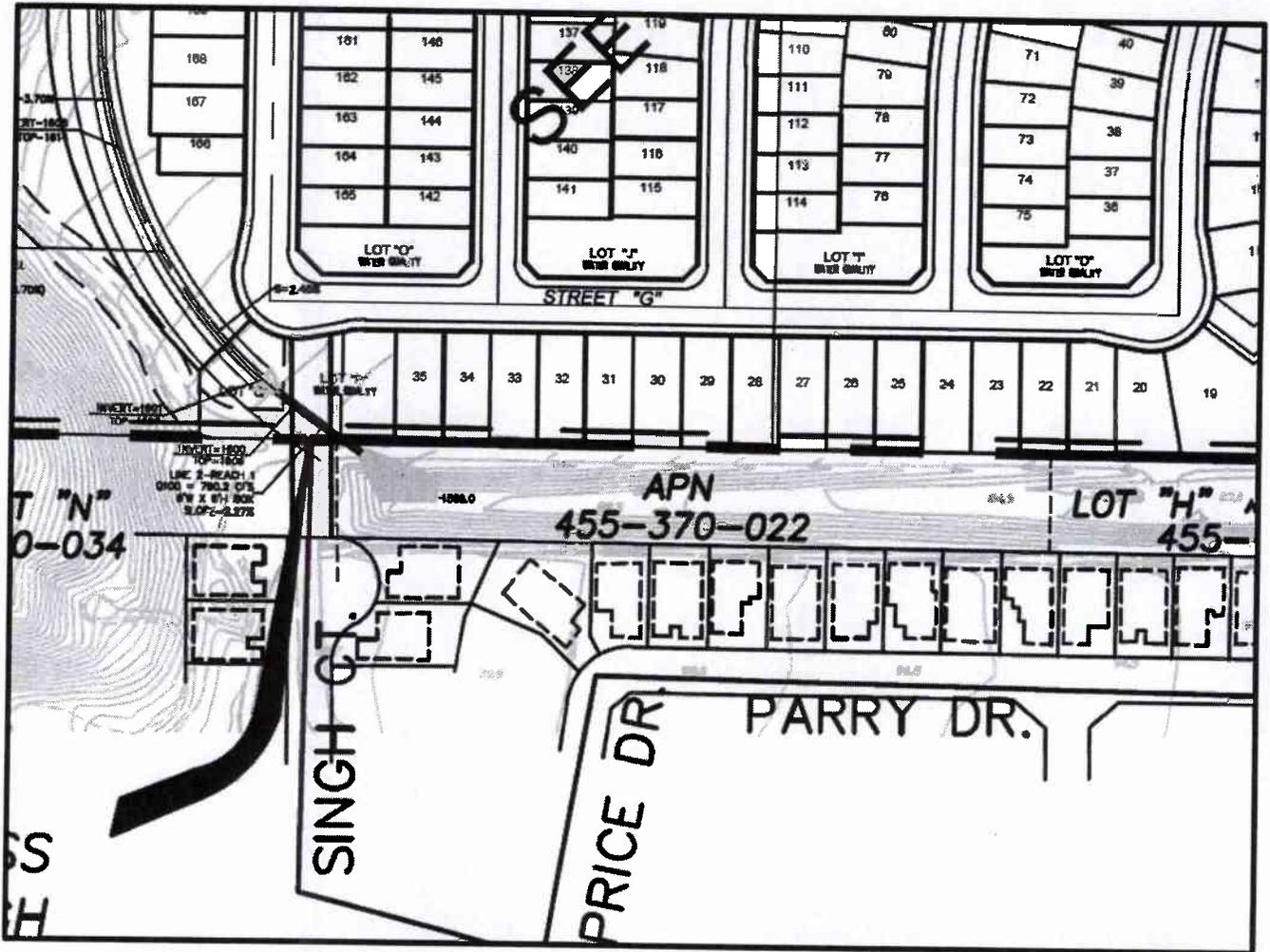


Figure 7, Street "G" Secondary Access Road



Utilities

All utilities and public services are currently available on, or adjacent to, the proposed Project site. Utility and Service providers are as follows:

- Electricity: Southern California Edison
- Water & Sewer: Eastern Municipal Water District
- Cable: Time Warner Cable
- Gas: Southern California Gas Company
- Telephone: Verizon

Construction Scenario

The construction activities for the proposed Project are broken into two phases. Phase I will include the grading of the whole 77.67 acre residential-portion of the site, the construction of Residential Lots 1 through 231 (23.26 acres), Lots A through T (14.11 acres), and the paving of approximately nine acres of internal roads. Phase II will include fine grading of 26.15 acres, the construction of Residential Lots 232 through 332 (10.16 acres), Lots V through CC (6.99 acres; excluding Lot U), and the paving of approximately nine acres of internal roads.

Construction is anticipated to occur no sooner than January 2015 and continue through late 2018. Phase I will have the first residential dwelling units operational by 2016, and Phase II residential dwelling units would be operational in 2019.

The grading of the Beech Street access road could overlap with the grading of the rest of the site. The construction and installation of the sewer line is anticipated to occur after grading (during the construction of phase I). The installation of the water tank and water line is expected to occur in between the construction of Phase I and Phase II.

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

C. Total Project Area:

Residential Acres: 33.4	Lots: 332	Units: 332	Projected No. of Residents: 996
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	
Est. No. of Employees: N/A			
Open Space Acres: 126.12 acres			
Open Space – Recreation Acres: 1.84			
Open Space – Conservation Acres: 105			
Public Facilities Acres (K-8 School): N/A			
Major Circulation Acres: 9.0 acres			
Industrial Acres: N/A			

D. Assessor's Parcel No(s):

On-Site

455-080-004, 455-080-021, 455-090-009, 455-090-024, 455-090-025, 455-090-027, 455-090-029, 455-090-031, 455-090-037, 455-090-038, 455-090-041, 455-090-044, 455-090-046, and 455-090-051.

Off-Site Beech Street Extension

432-050-003, 432-050-004, 432-050-005, and 432-050-008.

E. Street References: Northerly of Parry Drive, Southerly of Jelanie Lane and Westerly of California Avenue.

F. Section, Township & Range Description:

Township 5 South, Range 2 West, Section 11 and Township 5 South, Range 2 West, Section 2 of the Lakeview, California USGS 7.5 minute topographical map.

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

On-Site

The following has been excerpted from "*Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Tentative Tract Map 36337*", prepared by Principe and Associates, dated July 22, 2014 (MSHCP TTM).

Site topography is an expression of the hill and valley contours that characterize the Lakeview Mountains and Reinhardt Canyon. Approximately half of the site is located on the mountains, while the other half is located in the canyon. The mountainous portions of the site are located on both sides of the canyon, thus sloping downward to the east and to the west. Slopes range from gentle along the foothills to rather steep approaching the peaks. The canyon bottom gently slopes downward to the south, following the regional tilt. It has a change in elevation of approximately 160 feet between the north and south property lines.

The majority of the site occupies the lower foothills of the mountains, which rise to elevations of 80-140 feet above the canyon bottom. Elevations on the site range from 1,582 feet above mean sea level (MSL) near the southeast corner to 2,080 feet above MSL near the southwest corner. The northeast portion rises rather steeply above the canyon bottom, with a change in elevation of over 300 feet. The southwest corner includes one of the mountain peaks, which has a change in elevation of over 500 feet from the canyon bottom. The foothills are very rocky and rock-strewn, including many rock and boulder outcrops. Eighteen (18) soil types belonging to the Cieneba-Rock Land-Fallbrook Association have been mapped on the site.

Storm water runoff has previously eroded a valley through the Lakeview Mountains in this area, which is referred to as Reinhardt Canyon. The channel of this old drainage system is now incised between the eastern edge of the canyon bottom and the base of the mountains. Drainage on the site is by gravity flow. Storm water runoff collected in the watershed surrounding Reinhardt Canyon is carried downstream to the south in one main drainage course that has been divided into two non-connected segments over time. Before reaching the canyon bottom, storm water runoff is carried downslope in seven secondary drainage courses originating on the mountain foothills. The flat-lying portion of the site coincides with the bottom of Reinhardt Canyon. All onsite and upstream storm water runoff, after exiting the site, generally flows south into a manmade flood control channel that parallels California Road. Excess storm water runoff in the channel empties into a flood control basin located near the intersection of California and Florida Avenues. During substantial storms, a portion of the storm water runoff continues south for approximately three miles where it empties into Salt Creek. It then flows east within Salt Creek for approximately 13 miles before emptying into the

Railroad Canyon Reservoir (Canyon Lake). Storm water runoff then flows into Lake Elsinore, Temescal Creek, and ultimately into the Santa Ana River.

Nine ephemeral drainages are present on the site. Based on the USGS Topographic Map, 7.5 Minute Series, Lakeview, California Quadrangle, none of them are designated as intermittent blueline streams. Two of the ephemeral drainages are classified as U.S. Army Corps of Engineers (USACE) jurisdictional waters of the United States. (See Site Photographs 4-7 of the TTM MSHCP. They are labeled D-1 and D-2 on the Biological Resources Map on p. 9 of the TTM MSHCP). One of these jurisdictional waters appears to have been created from the storm water runoff originating at the existing Maze Stone Village (D-2). The runoff is captured by a storm drain system that was placed beneath the mobile home park. It empties onto the subject site at the southeast end of the mobile home park via a culvert.

None of the aquatic features present on the site qualified as USACE jurisdictional wetlands. All of the drainages fall under the jurisdiction of the California Department of Fish and Wildlife (CDFW). Portions of seven of the ephemeral drainages support riparian vegetation, which is also considered jurisdiction under the CDFW.

Other kinds of seasonal aquatic features that could be classified as freshwater wetlands are not present on the site (i.e., open waters, perennial streams, marshes, vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions, etc.).

Off-Site

The following has been excerpted from "MSHCP Consistency Analysis for County of Riverside Beech Street Road Extension Project," prepared by Chad Young Senior Ecological Resources Specialist:

The County of Riverside is proposing to extend Beech Street for the purposes of providing secondary emergency access to the residence of Reinhardt Canyon. Reinhardt Canyon is currently accessed through a 2.5 mile route which begins at the intersection of California Avenue and Tres Cerritos Avenue, and ends at the north terminus of Beech St. The 2.5 mile route lacks any form of emergency secondary access and poses a potential threat to the public health and safety of a community located in a high fire area. The Riverside County Transportation Department explored several alternatives for providing secondary access to the Reinhardt Canyon Community. The proposed extension of Beech Road will achieve the primary objective, while minimizing impacts to MSHPC covered species.

The proposed road extension is located within MSHCP Criteria Cells, and is therefore subject to the HANS/Joint Project Review (JPR) process. This includes approximately 0.67 acres of impacts to existing conservation lands currently owned by the Western Riverside County Regional Conservation Authority (RCA). A Minor Plan Amendment to the MSHCP will be required in order to exchange impact acreages and include the proposed Project as a covered activity under the plan.

The proposed road extension crosses two parcels, APN 432-050-004 and -005, which are privately owned. The footprint includes approximately 1.6 acres of disturbance within these properties. The property owner was unwilling to allow access to either parcel for the purposes of this analysis, and therefore every effort was made to assess potential impacts without the benefit of a pedestrian survey. The remaining 1.89 acres of the Project footprint, including the 0.67 acres owned by the RCA, were surveyed on foot.

The MSHCP Consistency Analysis was prepared for the purpose of processing a Minor Plan Amendment, and completing the HANS/JPR process. Those portions of the site which were not surveyed on foot were sufficiently evaluated with the best data available. While there are no anticipated impacts to Riparian/Riverine, burrowing owls or other MSHPC protected resources; the County of Riverside has committed to conducting full pedestrian surveys once access to the site has been secured. If at that time an impact is identified, the County will implement the mitigation measures identified in this document.

Sewer

Approximately 3,900 linear feet of sewer line will be installed within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project is consistent with the policies of the Land Use Elements of the General Plan and the San Jacinto Valley Area Plan.
2. **Circulation:** The Project is consistent with the policies of the Circulation Elements of the General Plan and the San Jacinto Valley Area Plan.
2. **Multipurpose Open Space:** The Project is consistent with the policies of the Multipurpose Open Space Elements of the General Plan and the San Jacinto Valley Area Plan.
3. **Safety:** The Project is consistent with the policies of the Safety Elements of the General Plan and the San Jacinto Valley Area Plan.
4. **Noise:** The Project is consistent with the policies of the Noise Element of the General Plan.
5. **Air Quality:** The Project is consistent with the policies of the Air Quality Element of the General Plan.
6. **Housing:** The Project is consistent with the policies of the Housing Element of the General Plan.

B. General Plan Area Plan(s):

The Project is located within the San Jacinto Valley Area Plan (SJVAP).

C. Foundation Component(s):

On-site

Rural
Community Development

Off-site

Rural

D. Land Use Designation(s):

On-site

County of Riverside:

- LDR (Low Density Residential, ½-acre minimum parcel size);
- OS-R (Open Space – Recreation); and
- RM (Rural Mountainous, 10-acre minimum parcel size).

Off-site

County of Riverside:

- RR (Rural Residential, one single family residence per five acres); and
- RM (Rural Mountainous, 10-acre minimum parcel size).

City of San Jacinto:

- OS (Open Space)
- S.P. 01-01

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

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** San Jacinto Valley Area Plan (SJVAP)
2. **Foundation Component(s):** Community Development, Rural
3. **Land Use Designation(s):** Agriculture (AG), High Density Residential (HDR, 8-14 d.u./acre), RM (Rural Mountainous, 10-acre minimum parcel size), City of Hemet (Low Medium Density Residential, 5.1 - 8.0 du/ac, Park/Recreation), City of San Jacinto (Open Space, S.P. 01-01)
4. **Overlay(s), if any:** N/A
5. **Policy Area(s), if any:** N/A

H. Adopted Specific Plan Information:

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

I. Existing Zoning:

On-Site

W-2 Zone (Controlled Development Areas)

Off-Site

W-2 Zone (Controlled Development Areas)

J. Proposed Zoning, if any:

On-Site

R-4 Zone (Planned Residential)

Off-Site

N/A

K. Adjacent and Surrounding Zoning:

On-Site

North: W-2 (Controlled Development Areas)

South: Heartland Village Specific Plan 88-01

East: R-A-2½ (Residential Agricultural, 2 ½ acre minimum parcel size, R-5 (Open Space Combining Zone –Residential), and R-T (Mobilehome Subdivisions and Mobilehome Parks)

West: R-R (Rural Residential)

Off-Site: Beech Street Extension

North: W-2 (Controlled Development Areas)

South: W-2 (Controlled Development Areas)

East: W-2 (Controlled Development Areas)

West: R-A (Residential Agricultural)

Off-Site: Sewer Extension

North: R-A (Residential Agricultural)

South: Heartland Village Specific Plan 88-01

East: A-1 (Light Agriculture)

West: Heartland Village Specific Plan 88-01

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 checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture 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 checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

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

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

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



Signature

OCT 14, 2014

Date

Matt Straite

Printed Name

For Juan Perez, Interim Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the Project				
1. Scenic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: San Jacinto Valley Area Plan (SJVAP) Figure 9, *Scenic Highways, Meadowview Conceptual Design Manual*, prepared by United Engineering Group, dated October 6, 2014. (Appendix A, *References*)

a) On- and Off-Site Project Components

The Project components are located in the San Jacinto Valley Area Plan (SJVAP). According to the SJVAP, three (3) highways have been nominated for Scenic Highway status:

- State Route 74 (SR74) is an State Eligible Scenic Highway; and
- Ramona Expressway, Gillman Springs Road and State Route 79 (SR79) are designated as County Eligible Scenic Highways.

The Project components are located approximately 1 mile from SR74, 3.5 miles from the Ramona Expressway, 5.5 miles from Gillman Springs Road, and 5.1 miles from SR79, at its closest point. Therefore, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located. No impacts are anticipated. No mitigation is required.

b) On-Site

It is anticipated that the design of the residential development will be compatible with the existing adjacent residential architectural motif within the area. The proposed scale, architectural design and articulation of the proposed residential development will both complement and enhance the

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

adjacent residential development. Project perimeter and streetscape landscaping will also serve to integrate the Project into the existing development fabric. Hardscape elements, to include entry monumentation, walls, fencing and paving will also complement and enhance the existing development. Thus, even though the existing visual setting will be altered, the proposed change to a suburban visual setting will not cause significant adverse degradation to the visual character or quality of the Project area.

For the aesthetic consistency, applicable design guidelines for the Project site include the 3rd and 5th District Design Standards and Guidelines, Countywide Design Guidelines, and Landscape Review Guidelines. In addition, since the residential component of the Project is within the R-4 (Planned Residential) Zone, the applicant has prepared the *Meadowview Conceptual Design Manual* (Design Manual). The Design Manual contains standards and guidelines for community amenities, transition and buffer zones, entry monuments, walls and Project theme, front yard landscaping, private open space, architecture and utilities. Adherence to Countywide and Project specific guidelines will ensure that any impacts will remain less than significant.

The on-site reservoir is a necessary utility required for the Project. Screening may be required in order to address any potential aesthetic impacts from this reservoir. A mitigation measure has been added to the Project, which requires screening mechanisms to include, but not be limited to: painting the reservoir a neutral color so that it blends better into its setting, as well as planting trees and shrubs to add further screening. Condition of Approval 10.PLANNING .22 addresses screening of the reservoir:

“Prior to the issuance of building permit for the reservoir, the applicant shall submit a Plot Plan to the Planning Department. Said Plot Plan shall provide screening mechanisms, including, but not be limited to: painting the reservoir a neutral color so that it blends better into its setting, as well as planting trees and shrubs to add further screening. Screening of the reservoir shall be to the satisfaction of the Director of Planning.”

With the inclusion of this mitigation measure, any impacts to aesthetic resources from the reservoir are reduced to a less than significant level.

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

The Project site does not contain scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features. Due to the location of the proposed Project site and the proposed Project site design, TR 36337 will not obstruct any prominent vistas, views of the vineyard, or result in the creation of an aesthetically offensive site open to public view.

Therefore, implementation of the proposed Project will not 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. Impacts are considered less than significant. No additional mitigation is required.

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

Off-Site

Sewer

Because the installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way, implementation of this Project component would not 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. No impacts are anticipated. No mitigation is required.

Beech Street Extension

Beech Street improvements will start at California Avenue and Street "A." From this access point the secondary route would proceed northerly on California Avenue to Firecat Road, where it would proceed easterly. At Beech Street, the secondary access road would proceed northerly to the intersection of Beech Street and 7th Street. All portions of the secondary access roads, as described to this point would be on existing, paved, and County maintained roads. Based on this information, implementation of this Project component would not 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. No impacts are anticipated. No mitigation is required.

From this point, until a connection point to an existing graded subdivision, the road would be constructed on undisturbed property. The roadway will have a 40' ROW. It is anticipated that the roadway would have an average width of 24', with a minimum width of 20' where terrain and other constraints dictates. Cut slopes required for the road construction will be a maximum of 1.5:1. Fill slopes will be a maximum of 2:1. The road grade will be 15%. The roadway has been designed to have the least possible impact, avoiding rock outcroppings and trees to the greatest extent possible. There are no unique or landmark features; and due to the location and function of the roadway, it will not 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.

It should be noted that two of the parcels that this roadway traverses have an RM designation. Based on this designation, a residence may be constructed on each of the parcels. A roadway would be required to be installed to service these two residences.

Therefore, implementation of this Project component would not 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. Any impacts are considered less than significant. No mitigation is required.

Mitigation: Condition of Approval 10.PLANNING.22 which requires the tank to blend with landscaping and coloration.

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

Monitoring: Mitigation monitoring shall be provided by the Planning Department.

2. Mt. Palomar Observatory

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

Sources: RCLIS database, SJVAP Figure 6, *Mt. Palomar Nighttime Lighting Policy*, and Ordinance No. 655 (Regulating Light Pollution).

On-Site and Off-Site

According to the RCLIS and Figure 6, *Mt. Palomar Nighttime Lighting Policy*, of the SJVAP, the On-and Off-Site Project components are located within the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays, which have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definitions, general requirements, requirements for lamp source and shielding, prohibitions and exceptions.

Since the on-and off-site Project components are located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory, all Project components must comply with the mandatory requirements of Riverside County Ordinance No. 655. All development will be required to comply with the provisions of Ordinance No. 655, to include but not be limited to: shielding, down lighting and the use of low-pressure sodium lights. Any and all future projects will also include conditions of approval to comply with Ordinance No. 655. It is not anticipated that any street lighting will be part of the Beech Street extension. These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project. No other mitigation would be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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: Onsite Inspection, Project Application Description, Riverside County General Plan, SJVAP Figure 6, *Mt. Palomar Nighttime Lighting Policy*, and Ordinance No. 655 (Regulating Light Pollution).

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

Findings of Fact:

a,b) On-Site and Off-Site

All Project components will adhere to the requirements of Riverside County Ordinance No. 655 which regulate light pollution in relation to the Mt. Palomar Observatory and as such, will also reduce Project-sourced light-related impacts. Thus, potential Project-specific impacts that could create a new source of substantial light or glare which would adversely affect day or nighttime views in the area; or, expose residential property to unacceptable light levels related to new sources or unacceptable levels of light will be less than significant. Impacts are considered to be less than significant. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AGRICULTURE RESOURCES Would the Project

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

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

Findings of Fact:

a) On-Site

According to the RCLIS, portions of this Project component are designated as Farmland of Local Importance. Although the Project site is located within the boundaries of land designated in the County General Plan (2003) as Farmland of Local Importance, the property has been approved for Low Density Residential (LDR) and Rural Mountainous (RM) residential development. Based on this information, the change has been anticipated and analyzed by the County in the General

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

Plan and General Plan EIR, and the proposed Project just serves to implement the General Plan. Implementation of the proposed Project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. No impacts are anticipated. No additional mitigation is required.

Off-Site

The Off-Site Project components will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use. The sewer facilities will be installed within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. The Beech Street extension will be within two vacant parcels that have an RM designation. Based on this designation, a residence may be constructed on each of the parcels. A roadway would be required to be installed to service these two residences. No impacts are anticipated. No mitigation is required.

b) On-Site and Off-Site

According to the RCLIS, no portions of the Project component sites are subject to a Williamson Act contract, and are not within a Riverside County Agriculture Preserve. No impacts are anticipated. No mitigation is required.

c,d) On-Site and Off-Site

Implementation of the proposed Project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"); or, involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Please reference the discussion in 4.a., above. No impacts are anticipated. No additional mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

5. Forest

a. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(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?

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

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

Findings of Fact:

a) On-Site and Off-Site

None of the proposed Project components sites contain forest land or timberland. The Project components, and the adjacent and surrounding properties, are not zoned for forest land or timberland, nor timberland zoned for Timberland Production. Additionally, the Riverside County General Plan does not include the Project site or its surrounding properties in Figure OS-3, *Parks, Forests and Recreation Areas*. Therefore, no zoning conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)) will occur. No impacts will occur. No mitigation is required.

b,c) On-Site and Off-Site

None of the proposed Project components sites are characterized as forest land. Thus, implementation of the proposed Project components will not 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 will occur. No mitigation will be required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

AIR QUALITY Would the Project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors which are located within 1 mile of the Project site to Project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Involve the construction of a sensitive receptor located within one mile of an existing substantial	<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
point source emitter?				
f. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: *Reinhardt Canyon Project (TR 36337) Air Quality and Global Climate Change Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 29, 2014 (AQ/GHG Analysis) (Appendix A, References)

Findings of Fact:

a-f) The following information has been abstracted from *Reinhardt Canyon Project (TR 36337) Air Quality and Global Climate Change Impact Analysis*, prepared by Kunzman Associates, Inc., dated July 29, 2014 (AQ/GHG Analysis), which is contained, in its entirety in Appendix A. This section shall focus on the construction and operational air quality impacts from the implementation of all on- and off-site Project components. For a detailed discussion of the Atmospheric Setting and Pollutants (Criteria Pollutants, Other Pollutants of Concern, Air Quality Management, and Air Quality Standards), please refer to the AQ/GHG Analysis in Appendix A of this Environmental Assessment.

According to the AQ/GHG Analysis, the AQ/GHG Analysis was performed to address the possibility of regional and local air quality impacts, and global climate change impacts, from air emissions. The objectives of the AQ/GHG Analysis include:

- Documentation of the atmospheric setting;
- Discussion of criteria pollutants and greenhouse gases;
- Discussion of the air quality and global climate change regulatory framework;
- Discussion of the air quality, greenhouse gases, and cancer risk thresholds of significance;
- Analysis of the construction related air quality and greenhouse gas emissions;
- Analysis of the operations related air quality and greenhouse gas emissions;
- Analysis of the conformity of the proposed Project with the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plan (AQMP); and
- Recommendations for mitigation measures.

Please note that Greenhouse Gas Emissions will be discussed in Section 21 of this Environmental Assessment.

The following is the Project Description utilized for the AQ/GHG Analysis:

The Project consists of the construction and operation of 332 dwelling units of Senior Adult Housing - Detached. The total site area is 176.62 acres. Lots 1 through 332 would occupy 33.42 acres. The lettered lots (which are generally associated with open space uses and/or water quality basins) occupy approximately 126.12 acres of the site. Lot U is approximately 105 acres of open space and will be left relatively undisturbed.

The Project also includes a number of off-site improvements including: a 3,900 linear foot sewer line to be installed within the existing, disturbed, California Avenue right-of-way (ROW),

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

extending southerly until it meets up with the existing facilities located in World Cup Way; an emergency access road along Beech Street (to the north of the site) that will disturb approximately 5.72 acres; and a 300,000 gallon water tank with 60' diameter and 16' height together with approximately 1,700 linear feet of water line to be installed at the southwestern corner of the site.

The following is the Project phasing that was utilized for the AQ/GHG Analysis:

The construction activities for the Project are broken into two phases. Phase I will include the grading of the whole 77.67 acre residential-portion of the site, the construction of residential lots 1 through 231 (23.26 acres), Lots A through T (14.11 acres), and the paving of approximately nine acres of internal roads. Phase II will include fine grading of 26.15 acres, the construction of Residential Lots 232 through 332 (10.16 acres), Lots V through CC (6.99 acres; excluding Lot U), and the paving of approximately nine acres of internal roads.

Construction is anticipated to occur no sooner than January 2015 and continue through late 2018. Phase I will have the first residential dwelling units operational by 2016, and Phase II residential dwelling units would be operational in 2019.

The grading of the Beech Street access road could overlap with the grading of the rest of the site. The construction and installation of the sewer line is anticipated to occur after grading (during the construction of Phase I). The installation of the reservoir and water line is expected to occur in between the construction of Phase I and Phase II.

During construction and operation, the Project must comply with applicable rules and regulations. The following are rules the Project may be required to comply with, either directly, or indirectly:

SCAQMD Rule 402 prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

SCAQMD Rule 403 governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Applicable dust suppression techniques from Rule 403 are summarized below. Implementation of these dust suppression techniques can reduce the fugitive dust generation (and thus the PM₁₀ component).

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

Compliance with these rules would reduce impacts on nearby sensitive receptors. Rule 403 measures may include but are not limited to the following:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- Water active sites at least three times daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.)
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 0.6 meters (2 feet) of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code section 23114.
- Reduce traffic speeds on all unpaved roads to 15 miles per hour (mph) or less.
- Suspension of all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph.
- Bumper strips or similar best management practices shall be provided where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.
- Replanting disturbed areas as soon as practical.
- During all construction activities, construction contractors shall sweep on-site and off-site streets if silt is carried to adjacent public thoroughfares, to reduce the amount of particulate matter on public streets. All sweepers shall be compliant with SCAQMD Rule 1186.1, Less Polluting Sweepers.

SCAQMD Rule 445 prohibits permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

SCAQMD Rule 481 applies to all spray painting and spray coating operations and equipment. The rule states that a person shall not use or operate any spray painting or spray coating equipment unless one of the following conditions is met:

- (1) The spray coating equipment is operated inside a control enclosure, which is approved by the Executive Officer. Any control enclosure for which an application for permit for new construction, alteration, or change of ownership or location is submitted after the date of adoption of this rule shall be exhausted only through filters at a design face velocity not less than 100 feet per minute nor greater than 300 feet per minute, or through a water wash system designed to be equally effective for the purpose of air pollution control.
- (2) Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment.
- (3) An alternative method of coating application or control is used which has effectiveness equal to or greater than the equipment specified in the rule.

SCAQMD Rule 1108 governs the sale, use, and manufacturing of asphalt and limits the volatile organic compound (VOC) content in asphalt used in the South Coast Air Basin. This rule would

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

regulate the VOC content of asphalt used during construction. Therefore, all asphalt used during construction of the Project must comply with SCAQMD Rule 1108.

SCAQMD Rule 1113 governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. Therefore, all paints and solvents used during construction and operation of the project must comply with SCAQMD Rule 1113.

SCAQMD Rule 1143 governs the manufacture, sale, and use of paint thinners and solvents used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations by limiting their VOC content. This rule regulates the VOC content of solvents used during construction. Solvents used during the construction phase must comply with this rule.

SCAQMD Rule 1186 limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for street sweepers that are under contract to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.

SCAQMD Rule 1303 governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM₁₀ among other pollutants.

SCAQMD Rule 1401, New Source Review of Toxic Air Contaminants, specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units, which emit toxic air contaminants.

SCAQMD Rule 2202, On-Road Motor Vehicle Mitigation Options, is to provide employers with a menu of options to reduce mobile source emissions generated from employee commutes, to comply with federal and state Clean Air Act requirements, Health & Safety Code Section 40458, and Section 182(d)(1)(B) of the federal Clean Air Act. It applies to any employer who employs 250 or more employees on a full or part-time basis at a worksite for a consecutive six-month period calculated as a monthly average.

On-Site and Off-site

Construction activities associated with the proposed Project would have the potential to generate air emissions, toxic air contaminant emissions, and odor impacts.

Construction-Related Criteria Pollutants Analysis

The following provides a discussion of the methodology used to calculate regional construction air emissions and an analysis of the proposed Project's short-term construction emissions for the criteria pollutants:

Typical emission rates from construction activities were obtained from CalEEMod Version 2013.2.2. CalEEMod is a computer model published by the South Coast Air Quality

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

Management District (SCAQMD) for estimating air pollutant emissions. The CalEEMod program uses the EMFAC2011 computer program to calculate the emission rates specific for the eastern portion of Riverside County for construction-related employee vehicle trips and the OFFROAD2011 computer program to calculate emission rates for heavy truck operations. EMFAC2011 and OFFROAD2011 are computer programs generated by the California Air Resources Board (CARB) that calculates composite emission rates for vehicles. Emission rates are reported by the program in grams per trip and grams per mile or grams per running hour. Using CalEEMod, the peak daily air pollutant emissions during each phase was calculated and presented below. These emissions represent the highest level of emissions for each of the construction phases in terms of air pollutant emissions. The construction emissions printouts from CalEEMod are provided in Appendix B of the AQ/GHG Analysis.

SCAQMD's Rule 403

The Project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent and stabilizing ground cover on finished sites. In addition, projects that disturb 50 acres or more of soil or move 5,000 cubic yards of materials per day are required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD. Although the Project area footprint is approximately 77.7 acres, the Project would not disturb more than 5 acres a day; therefore, a Fugitive Dust Control Plan or Large Operation Notification would not be required.

SCAQMD's 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. Compliance with Rule 403 would require the use of water trucks during all phases where earth moving operations would occur.

Many air quality impacts that derive from dispersed mobile sources, which are the dominate pollution generators in the basin, often occurs hours later and miles away after photochemical processes have converted primary exhaust pollutants into secondary contaminants such as ozone. The incremental regional air quality impact of an individual project is generally very small and difficult to measure. Therefore, the SCAQMD has developed significance thresholds based on the volume of pollution emitted rather than on actual ambient air quality because the direct air quality impact of a project is not quantifiable on a regional scale. The SCAQMD CEQA Handbook states that any project in the South Coast Air Basin with daily emissions that exceed any of the identified significance thresholds should be considered as having an individually and cumulatively significant air quality impact. For the purposes to this air quality impact analysis, a regional air quality impact would be considered significant if emissions exceed the SCAQMD significance thresholds identified in Table 4, *SCAQMD Air Quality Significance Thresholds* of the AQ/GHG Analysis.

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

The phases of the construction activities, which have been analyzed below for each Project Phase, are:

- 1) Grading;
- 2) Building construction;
- 3) Paving; and
- 4) Application of architectural coatings.

Details pertaining to the Project's construction timing and the type of equipment modeled for each construction phase are available in the CalEEMod output in Appendix B of the AQ/GHG Analysis. The Beech Street roadway will have limited access due to terrain, which would limit the number and type of construction vehicles. This, along with the number of hours of use, CalEEMod equipment was adjusted accordingly. The emissions for the off-site improvements were modeled separately and included in Table 7, *Construction-Related Regional Criteria Pollutant Emissions* of the AQ/GHG Analysis.

Architectural Coating

Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 50 grams per liter or less and the CalEEMod model default Volatile Organic Compounds (VOC) emissions have been adjusted accordingly.

The construction-related criteria pollutant emissions for each phase are shown below in Table 7, *Construction Related Regional Criteria Pollutant Emissions* of the AQ/GHG Analysis. Table 7 of the AQ/GHG Analysis shows that none of the Project's emissions for any of the Phases will exceed regional thresholds. Emissions for the off-site improvements were also added to the construction phases of Phase I where overlaps may occur. Any impacts are considered less than significant. No mitigation is required.

Construction-Related Local Impacts

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The proposed Project has been analyzed for the potential local air quality impacts created from: construction-related fugitive dust and diesel emissions; from toxic air contaminants; and from construction-related odor impacts.

1. Local Air Quality Impacts from Construction

The SCAQMD has published a "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" (South Coast Air Quality Management District 2011b). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. In order to compare CalEEMod reported emissions against the localized significance threshold lookup tables, the CEQA document should contain in its project design features or its mitigation measures the following parameters:

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

- The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
- The maximum number of acres disturbed on the peak day.
- Any emission control devices added onto off-road equipment.
- Specific dust suppression techniques used on the day of construction activity with maximum emissions.

The CalEEMod output in Appendix B of the AQ/GHG Analysis shows the equipment used for this analysis.

As shown in Table 8, *Maximum Number of Acres Disturbed Per Day* of the AQ/GHG Analysis, the maximum number of acres disturbed in a day would be five acres (Phase I will disturb five acres, Phase II will disturb two acres).

The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality. The emission thresholds were calculated based on the Perris Valley source receptor area (SRA) 24 and a disturbance value of five acres per day. According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25 meter thresholds. The nearest sensitive receptors are the existing mobile homes directly adjacent to the northern and eastern portions of the site; therefore, the SCAQMD Look-up Tables for 25 meters was used. The worst-case emissions for Phase I were used and are shown in Table 9, *Local Construction Emissions at the Nearest Receptors* of the AQ/GHG Analysis. Table 9 of the AQ/GHG Analysis details the on-site emissions from the CalEEMod model for the different construction phases and the calculated emissions thresholds.

The data provided in Table 9 of the AQ/GHG Analysis shows that none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Any impacts are considered less than significant. No mitigation is required.

2. Construction-Related Toxic Air Contaminant Impacts

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed Project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk". "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the proposed Project would not result in a long-term (i.e., 70 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed Project. No impacts are anticipated. No mitigation is required.

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

3. Construction-Related Odor Impacts

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed Project. Any impacts are considered less than significant. No mitigation is required.

Operations-Related Regional Air Quality Impacts

The on-going operation of the proposed Project would result in a long-term increase in air quality emissions. This increase would be due to emissions from the Project-generated vehicle trips and through operational emissions from the on-going use of the proposed Project. The following section provides an analysis of potential long-term air quality impacts due to: regional air quality and local air quality impacts with the on-going operations of the proposed Project.

The potential operations-related air emissions have been analyzed below for the criteria pollutants and cumulative impacts.

Operations-Related Criteria Pollutant Analysis

The operations-related criteria air quality impacts created by the proposed Project have been analyzed through use of the CalEEMod model. The operating emissions for Phase I were based on the year 2016, the anticipated opening year for the first residential dwelling units; Phase II has an opening year of 2019. The operations daily emissions printouts from the CalEEMod model are provided in Appendix C of the AQ/GHG Analysis. The CalEEMod analyzes operational emissions from area sources, energy usage, and mobile sources, which are discussed below.

1. Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the proposed Project. The vehicle trips associated with the proposed Project were obtained from the traffic analysis for the Project. The traffic analysis showed that the Project would generate trip rates for the senior residence of 3.68 per thousand square feet (TSF) for a total of 1,222 daily trips.

2. Area Sources

Area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment.

Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied after January 1, 2014 will be limited to an average of 50 grams per liter or less and the

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

CalEEMod model default VOC emissions have been adjusted accordingly. No other changes were made to the default area source parameters.

3. Energy Usage

Energy usage includes emissions from the generation of electricity and natural gas used on-site. No changes were made to the default energy usage parameters.

Project Impacts

The worst-case summer or winter VOC, NOx, CO, SO2, PM10, and PM2.5 emissions created from the proposed Project's long-term operations have been calculated for each Phase and are summarized below in Table 10, *Operational Criteria Pollutants Regional Air Emissions* of the AQ/GHG Analysis. The total emissions for Phase I and Phase II is also included. Table 10 of the AQ/GHG Analysis shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds either by individual phase or when added together. Any impacts to regional air quality from operation of the proposed Project would be less than significant. No mitigation is required.

Cumulative Regional Air Quality Impacts

Cumulative projects include local development as well as general growth within the Project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered would cover an even larger area. Accordingly, the cumulative analysis for the Project's air quality must be generic by nature. This Project would not create a significant cumulative impact.

The Project area is out of attainment for both ozone and particulate matter (PM-10). Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. With respect to long-term emissions, this Project would create a less than significant cumulative impact. No mitigation is required.

Operations-Related Local Air Quality Impacts

Project-related air emissions may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The proposed Project has been analyzed for the potential local CO emission impacts from the Project-generated vehicular trips and from the potential local air quality impacts from on-site operations. The following

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

analysis analyzes the vehicular CO emissions, local impacts from on-site operations, and odor impacts.

1. Local CO Emission Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with Project CO levels to the State and Federal CO standards.

To determine if the proposed Project could cause emission levels in excess of the CO standards, a sensitivity analysis is typically conducted to determine the potential for CO "hot spots" at a number of intersections in the general Project vicinity. Because of reduced speeds and vehicle queuing, "hot spots" potentially can occur at high traffic volume intersections with a Level of Service E or worse.

The Traffic Analysis showed that the Project would generate a maximum of 1,222 trips. The intersection with the highest traffic volume is located at Florida Avenue and California Avenue and has an existing plus ambient growth plus Project plus cumulative peak hour volume of 1,746 vehicles. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Therefore as the intersection with the highest traffic volume falls far short of 100,000 vehicles, no CO "hot spot" modeling was performed. No impacts are anticipated. No mitigation is required.

2. Local Air Quality Impacts from On-Site Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The nearest sensitive receptors that may be impacted by the proposed Project is are the mobile homes adjacent to the northern and eastern portions of the site, and the single-family detached residential dwelling units to the south of the site.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a Project, if the Project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The proposed Project does not include such uses. During operation, on-site emissions would be negligible and would primarily consist of the intermittent on-site travel of resident's motor vehicles. Therefore, due the lack of stationary source emissions, no long-term localized significance threshold analysis is warranted. Any impacts are considered less than significant. No mitigation is required.

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

3. Operations-Related Odor Impacts

The SCAQMD recommends that odor impacts be addressed in a qualitative manner. Such an analysis shall determine whether the Project would result in excessive nuisance odors, as defined under the California Code of Regulations and Section 41700 of the California Health and Safety Code, and thus would constitute a public nuisance related to air quality.

Land uses typically considered associated with odors include wastewater treatment facilities, waste-disposal facilities, or agricultural operations. The Project does not contain land uses typically associated with emitting objectionable odors. Diesel exhaust and VOCs would be emitted during construction of the Project, which are objectionable to some; however, emissions would disperse rapidly from the Project site and therefore should not reach an objectionable level at the nearest sensitive receptors. Any impacts are considered less than significant. No mitigation is required.

With compliance with SCAQMD requirements, implementation of all Project components will not conflict with or obstruct implementation of the applicable air quality plan. Any impacts from the Project that could 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; or, 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 are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
and Game or U.S. Wildlife Service?				
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Sources: GIS database, WRCMSHCP and/or CVMSHCP, Onsite Inspection, *Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis Tentative Tract Map 36337*, prepared by Principe and Associates, dated July 22, 2014 (MSHCP TTM), *Nesting Season Survey Burrowing Owl (*Athene cunicularia hypugaea*) Tentative Tract Map 36337*, prepared by Principe and Associates, dated July 22, 2014 (NSSBO), *MSHCP Consistency Analysis for County of Riverside Beech Street Road Extension Project*, prepared by Chad Young Senior Ecological Resources Specialist, dated July 2, 2014 (revised September 10, 2014) (MSHCP Beech Street), *RCA Joint Project Review (JPR)*, *JPR# 14-09-22-01*, prepared by the Western Riverside County Regional Conservation Authority (RCA), dated October 9, 2014, and *Jurisdictional Delineation of Waters and Wetlands, Canyon Trails Specific Plan 05-2*, prepared by Principe and Associates, dated January 3, 2006. (Appendix A, References)

Findings of Fact:

a-g) The following information has been extracted from the MSHCP TTM, MSHCP Beech Street, and the NSSBO:

Overview

On-Site

Site topography is an expression of the hill and valley contours that characterize the Lakeview Mountains and Reinhardt Canyon. Approximately half of the site is located on the mountains, while the other half is located in the canyon. The mountainous portions of the site are located on both sides of the canyon, thus sloping downward to the east and to the west. Slopes range from

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

gentle along the foothills to rather steep approaching the peaks. The canyon bottom gently slopes downward to the south, following the regional tilt. It has a change in elevation of approximately 160 feet between the north and south property lines.

The majority of the site occupies the lower foothills of the mountains, which rise to elevations of 80-140 feet above the canyon bottom. Elevations on the site range from 1,582 feet above mean sea level (MSL) near the southeast corner to 2,080 feet above MSL near the southwest corner. The northeast portion rises rather steeply above the canyon bottom, with a change in elevation of over 300 feet. The southwest corner includes one of the mountain peaks, which has a change in elevation of over 500 feet from the canyon bottom. The foothills are very rocky and rock-strewn, including many rock and boulder outcrops. Eighteen (18) soil types belonging to the Cieneba-Rock Land-Fallbrook Association have been mapped on the site.

Storm water runoff has previously eroded a valley through the Lakeview Mountains in this area, which is referred to as Reinhardt Canyon. The channel of this old drainage system is now incised between the eastern edge of the canyon bottom and the base of the mountains. Drainage on the site is by gravity flow. Storm water runoff collected in the watershed surrounding Reinhardt Canyon is carried downstream to the south in one main drainage course that has been divided into two non-connected segments over time. Before reaching the canyon bottom, storm water runoff is carried downslope in seven secondary drainage courses originating on the mountain foothills. The flat-lying portion of the site coincides with the bottom of Reinhardt Canyon. All onsite and upstream storm water runoff, after exiting the site, generally flows south into a manmade flood control channel that parallels California Road. Excess storm water runoff in the channel empties into a flood control basin located near the intersection of California and Florida Avenues. During substantial storms, a portion of the storm water runoff continues south for approximately three miles where it empties into Salt Creek. It then flows east within Salt Creek for approximately 13 miles before emptying into the Railroad Canyon Reservoir (Canyon Lake). Storm water runoff then flows into Lake Elsinore, Temescal Creek, and ultimately into the Santa Ana River.

Nine ephemeral drainages are present on the site. Based on the USGS Topographic Map, 7.5 Minute Series, Lakeview, California Quadrangle, none of them are designated as intermittent blueline streams. Two of the ephemeral drainages are classified as U.S. Army Corps of Engineers (USACE) jurisdictional waters of the United States. One of these jurisdictional waters appears to have been created from the storm water runoff originating at the existing Maze Stone Village (D-2). The runoff is captured by a storm drain system that was placed beneath the mobile home park. It empties onto the subject site at the southeast end of the mobile home park via a culvert.

None of the aquatic features present on the site qualified as USACE jurisdictional wetlands. All of the drainages fall under the jurisdiction of the California Department of Fish and Wildlife (CDFW). Portions of seven of the ephemeral drainages support riparian vegetation, which is also considered jurisdiction under the CDFW.

Other kinds of seasonal aquatic features that could be classified as freshwater wetlands are not present on the site (i.e., open waters, perennial streams, marshes, vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions, etc.).

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

Off-Site

The County of Riverside is proposing to extend Beech Street for the purposes of providing secondary emergency access to the residence of Reinhardt Canyon. Reinhardt Canyon is currently accessed through a 2.5 mile route which begins at the intersection of California Avenue and Tres Cerritos Avenue, and ends at the north terminus of Beech St. The 2.5 mile route lacks any form of emergency secondary access and poses a potential threat to the public health and safety of a community located in a high fire area. The Riverside County Transportation Department explored several alternatives for providing secondary access to the Reinhardt Canyon Community. The proposed extension of Beech Street will achieve the primary objective, while minimizing impacts to MSHPC covered species.

The proposed road extension is located within MSHCP Criteria Cells, and is therefore subject to the HANS/Joint Project Review (JPR) process. This includes approximately 0.67 acres of impacts to existing conservation lands currently owned by the Western Riverside County Regional Conservation Authority (RCA). A Minor Plan Amendment to the MSHCP will be required in order to exchange impact acreages and include the proposed Project as a covered activity under the plan.

The proposed road extension crosses two parcels, APN 432-050-004 and -005, which are privately owned. The footprint includes approximately 1.6 acres of disturbance within these properties. The property owner was unwilling to allow access to either parcel for the purposes of this analysis, and therefore every effort was made to assess potential impacts without the benefit of a pedestrian survey. The remaining 1.89 acres of the Project footprint, including the 0.67 acres owned by the RCA, were surveyed on foot.

The MSHCP Consistency Analysis was prepared for the purpose of processing a Minor Plan Amendment, and completing the HANS/JPR process. Those portions of the site which were not surveyed on foot were sufficiently evaluated with the best data available. While there are no anticipated impacts to Riparian/Riverine, burrowing owls or other MSHPC protected resources; the County of Riverside has committed to conducting full pedestrian surveys once access to the site has been secured. If at that time an impact is identified, the county will implement the mitigation measures identified in this document.

The sewer facilities are also considered an Off-Site Project component. The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. There are no Biological Resources associated with this Project component. All Off-Site analysis within this Section will focus on the Beech Street Extension.

Vegetation Associations and Species Composition

On-Site

Based on the MSHCP Habitat Accounts in Volume 2 of the MSHCP, the vegetation growing on the site has been described as Riversidean Sage Scrub (200.1 acres), Non-Native Grassland (147.7 acres), Southern Cottonwood-Willow Riparian Forest (6.6 acres), and Southern Willow Scrub (1.2 acres).

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

Riversidean sage scrub is growing throughout the hilly, relatively undisturbed portions of the site. It is apparently a post-wildfire successional community comprised of a mix of drought-deciduous, malacophyllous sage scrub species and a few sclerophyllous, woody chaparral species. It is distributed on the more xeric portions of the site with severely drained soils. The stands growing on the lower foothill slopes are fairly open, while the stands on the hilltops and steeper hillsides are dense. The sage scrub appears to have taken over as the dominant plant community on portions of the site, replacing the chaparral that was previously destroyed by wildfire.

It is overwhelmingly dominated by interior California buckwheat (*Eriogonum fasciculatum* subsp. *fasciculatum*). Other key species are less abundant, including black sage (*Salvia mellifera*), brittlebush (*Encelia farinosa*), bush mallow (*Malacothamnus fasciculatus*), California brickellbush (*Brickellia californica*), coastal sagebrush (*Artemisia californica*), caterpillar phacelia (*Phacelia cicutaria*), chamise (*Adenostoma fasciculatum*), deerweed (*Lotus scoparius*), spiny redberry (*Rhamnus crocea*), sugar bush (*Rhus ovata*), toyon (*Heteromeles arbutifolia*), and white sage (*Salvia apiana*).

See the Checklist of Vascular Plant Species (MSHCP TTM) for a complete list of plant species identified on the site.

Non-native grasslands are growing throughout the flat-lying, disturbed portions of the site. It also forms the understories of the sage scrub and riparian communities. Non-native grasslands are dominated by common and widespread non-native annual grass and weed species that invade disturbed areas, and gradually replace the remaining native vegetation through competition and succession. The site supports Non-native grasslands dominated by non-native species, including a limited mix of native forb species. A number of wildflowers and other native annuals and perennials were also found flowering in the Non-native grasslands and Non-native grasslands understories.

Key species include annual sunflower (*Helianthus annuus*), *brome grasses (*Bromus diandrus* and *B. madritensis*), common fiddleneck (*Amsinckia menziesii*), dove weed (*Eremocarpus setigerus*), *filarees (*Erodium botrys* and *B. cicutarium*), *fescue (*Vulpia myuros*), *horseweed (*Conyza canadensis*), *lamb's quarters (*Chenopodium album*), *Mediterranean schismus (*Schismus barbatus*), Nievitas cryptantha (*Cryptantha intermedia*), *oat grasses (*Avena barbata* and *A. fatua*), popcorn flower (*Plagiobothrys nothofulvus*), San Diego tarweed (*Hemizonia paniculata*), *shortpod mustard (*Hirschfeldia incana*), and *tocalote (*Centaurea melitensis*).

*Denotes non-native species throughout the text

Only one MSHCP Covered Species was identified in the onsite Non-Native grassland:

- Smooth tarplant (*Centromadia pungens* subsp. *laevis*) was found growing in a single 1.2-acre patch located in the central portion of the site. It was basically confined to the low-lying area where Chino silt loam was mapped. No other individuals of this species were identified anywhere else on the site.

Notes: Smooth tarplant has no Federal or State listing status, but is a California Native Plant Society List 1B.1 plant species. List 1B.1 plants are rare, threatened or endangered throughout

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

their range. The new threat code extension (.1) is defined as seriously endangered in California (over 80% of occurrences threatened or with a high degree and immediacy of threat).

This is a species on the MSHCP Additional Survey Needs and Procedures (Section 6.3.2) list. As such, surveys for the smooth tarplant are required as part of the project review process for public and private projects within the Criteria Area where suitable habitat is present. However, the site is not located within the Criteria Area for the smooth tarplant. As this finding is incidental, smooth tarplants located as a result of survey efforts are not required to be conserved in accordance with procedures described within Section 6.3.2, MSHCP, Volume I and the objectives summarized in Table 9-2 of the MSHCP. The proposed Project will nevertheless preserve all of the mapped smooth tarplant in its existing condition on the site (100% avoidance).

Based on species composition, one of the Mapped Subassociations occurring on the site is Southern Cottonwood/Willow Riparian Forest. It is a tall, open and broad-leaved winter-deciduous streamside riparian forest. Southern cottonwood and willow riparian habitat is dominated by cottonwood and willow trees and shrubs. This riparian habitat is considered to be an early successional stage as both species are known to germinate almost exclusively on recently deposited or exposed alluvial soils. Like willows, cottonwoods can reproduce vegetatively from roots. In the absence of disturbance, this habitat type will transition to include oaks and sycamores or, at higher elevations, will include white alder.

Southern Cottonwood-Willow Riparian Forest is growing in the northeast portion of the site. Storm water has previously eroded a valley through the Lakeview Mountains in this area, which is referred to as Reinhardt Canyon. The channel of this old drainage system is now incised between the eastern edge of the canyon bottom and the base of the mountains. The riparian forest is growing on the deep, well-watered, loamy alluvial soils along the canyon bottom. This tall, open and broadleaved winter-deciduous, broadleaved streamside riparian forest probably once spread out over the entire bottom of Reinhardt Canyon. Upstream and downstream components of this riparian forest have previously been removed.

It is dominated by and black willow (*Salix gooddingii*) and Fremont cottonwood (*Populus fremontii*). Other key species include arroyo willow (*Salix lasiolepis*), Mexican elderberry (*Sambucus mexicana*), mule fat (*Baccharis salicifolia*), narrow-leaf willow (*Salix exigua*), red willow (*Salix laevigata*), tamarix (*Tamarix ramosissima*) and western sycamore (*Platanus racemosa*).

Based on species composition, the other Mapped Subassociation occurring on the site is Southern Willow Scrub. It is growing along a number of the secondary drainage courses that originate on the mountains. The growing habitat for the riparian scrub is ephemeral drainage channels with fairly coarse substrate, and a moderate depth to the water table. The willow scrub forms dense, broadleaved, winter-deciduous thickets. This early seral community requires repeated flooding to prevent succession to Southern Cottonwood-Willow Riparian Forest.

It is dominated by several species of shrubby willows, including arroyo willow (*Salix lasiolepis*), narrow-leaf willow (*Salix exigua*) and red willow (*Salix laevigata*). Some of the drainages include scattered emergent Fremont cottonwood (*Populus fremontii*) and western sycamore (*Platanus racemosa*). Most of the willow scrub growing in the upstream portions of the drainages is too dense to allow much understory development. However, an herbaceous understory is present in the willow scrub growing in the downstream portions of some of the drainages. Key understory

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

species include annual sunflower (*Helianthus annuus*), broad-leaved cattail (*Typha latifolia*), Mexican elderberry (*Sambucus mexicana*), mule fat (*Baccharis salicifolia*), pale spike-rush (*Eleocharis palustris*), rigid hedge-nettle (*Stachys rigida* ssp. *rigida*), stinging nettle (*Urtica dioica* ssp. *holosericea*), sturdy sedge (*Carex alma*), tamarix (*Tamarix ramosissima*), and tree tobacco (*Nicotiana glauca*).

Wildlife Observed

It appears that the large site is providing habitat for a moderate abundance and diversity of wildlife species. The majority of the wildlife species were observed inhabiting and foraging in the sage scrub and riparian habitats. Based on observations and animal sign inspected, there was no evidence to indicate the presence of significant wildlife residence patterns at, movements through or foraging activities on the site.

Species included the western fence lizard (*Sceloporus occidentalis*), San Diego ringneck snake (*Diadophis punctatus similes*), San Diego gopher snake (*Pituophus melanoleucus annectans*), California quail (*Callipepla californica*), red-tailed hawk (*Buteo jamaicensis*), American kestrel (*Falco sparverius*), rock dove (*Columba livia*), mourning dove (*Zenaida macroura*), greater roadrunner (*Geococcyx californianus*), Anna's hummingbird (*Calypte anna*), black-chinned hummingbird (*Archilochus alexandri*), acorn woodpecker (*Melanerpes formicivorus*), Nuttall's woodpecker (*Picoides nuttallii*), western kingbird (*Tyrannus verticalis*), ash-throated flycatcher (*Myiarchus cinerascens*), black phoebe (*Sayornis nigricans*), American crow (*Corvus brachyrhynchos*), common raven (*Corvus corax*), Bewick's wren (*Thryomanes bewickii*), canyon wren (*Catherpes mexicanus*), wrentit (*Chamaea fasciata*), northern mockingbird (*Mimus polyglottos*), European starling (*Sturnus vulgaris*), phainopepla (*Phainopepla nitens*), chipping sparrow (*Spizella passerina*), Savannah sparrow (*Passerculus sandwichensis*), red-winged blackbird (*Agelaius phoeniceus*), western meadowlark (*Sturnella neglecta*), Brewer's blackbird (*Euphagus cyanocephalus*), California towhee (*Pipilo crissalis*), spotted towhee (*Pipilo maculatus*), house finch (*Carpodacus mexicanus*), song sparrow (*Melospiza melodia*), desert cottontail (*Sylvilagus audubonii*), and California ground squirrel (*Spermophilus beecheyi*).

Mounds of Botta's pocket gopher (*Thomomys bottae*) were also discovered. Additional animal sign and burrows were rarely discovered, but did indicate the presence of pocket mice (*Perognathus* spp.) and/or deer mice (*Peromyscus* spp.).

In addition, the following 8 MSHCP Covered Species were observed on the site:

- **San Diego horned lizard** (*Phrynosoma coronatum blainvillei*) in openings in the sage scrub covered lower foothills.
- **granite spiny lizard** (*Sceloporus orcutti orcutti*) on the rock and boulder outcrops throughout the site.
- **northern red diamond rattlesnake** (*Crotalus ruber ruber*) among the rock and boulder outcrops in the sage scrub covered lower foothills.
- **loggerhead shrike** (*Lanius ludovicianus*) on a transmission wire above California Avenue.
- **southern California rufous-crowned sparrow** (*Aimophila ruficeps canescens*) in the sage scrub covered lower foothills.
- **San Diego desert woodrat** (*Neotoma lepida intermedia*) nests in the sage scrub covered lower foothills.

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

- **San Diego black-tailed jackrabbit** throughout the flat-lying areas.
- **coyote** (*Canis latrans*) scat everywhere.

All of these 8 species are on the List of Covered Species Adequately Conserved in the MSHCP. The horned lizard, spiny lizard, desert woodrat, jackrabbit, and coyote have been designated in the MSHCP as Group 1 species because they are widespread throughout the Plan Area. No specific management regimes are needed to maintain the species or its habitat. The rattlesnake, shrike and sparrow have been designated in the MSHCP as Group 2 species because they are widely distributed throughout the MSHCP Plan Area within suitable habitat. These species habitat requirements are well known, they occur widely in these habitats and specific Core Areas exist for the species, it is anticipated that they will respond well to a landscape level of management with site-specific requirements.

Wildlife Movement Corridors

Wildlife movement corridors link together areas of suitable wildlife habitat that are otherwise separated by rugged terrain, changes in vegetation, by human disturbance, or by the encroachment of urban development. Movement corridors are important as the combination of topography and other natural factors, in addition to urbanization, has fragmented or separated large open space areas. The fragmentation of natural habitat creates isolated 'islands' of vegetation that may not provide sufficient area to accommodate sustainable populations and can adversely impact genetic and species diversity. Wildlife movement corridors can often mitigate the effects of fragmentation by (1) allowing animals to move between remaining habitats, thereby allowing depleted populations to be replenished, (2) providing escape routes from fire, predators and human disturbances, thus reducing the risk that catastrophic events such as fire or disease will result in population or local species extinction and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs.

Wildlife movement activities usually fall into one of three categories: (1) dispersal (defined as juvenile animals moving from natal areas and individuals extending range distributions), (2) seasonal migration and (3) movements related to home range activities such as foraging for food or water, defending territories or searching for mates, breeding areas or cover. A number of terms have been used in various wildlife movement studies, such as wildlife corridor, travel route, habitat linkage, and wildlife crossing, to refer to areas in which wildlife move from one area to another.

Wildlife Movements on the Site

Portions of the site coincide with two wildlife movement corridors for migrations, foraging movements and for finding a mate. The first is located along a portion of the Lakeview Mountains. The western portion of the site is located along a prominent ridge that separates Reinhardt Canyon on the east and Juniper Springs on the west. The ridge has some of the highest elevations in the area, and is currently approximately 4,000-foot-wide between developed areas. In terms of Planning Area Species, this upland habitat corridor is best suited to the bobcat. The second is the riparian corridor that remains along a portion of Reinhardt Canyon. The main channel of this drainage system is incised between the eastern edge of the canyon bottom and the base of the mountains, and still supports a good example of Southern Cottonwood-Willow Riparian Forest. Active and abandoned raptor nests are present in the

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

canopy. In the past, it was surveyed during the annual Audubon Society Christmas Bird Count. The proposed Project will not extend into existing wildlife corridors.

Condition of Approval 60.EPD 002 has been added to the proposed Project and states:

“Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Game (CDFG) Codes. Since the Project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. Surveys shall cover all potential nesting habitat areas that could be disturbed by each phase of construction. Surveys shall also include areas within 500 feet of the boundaries of the active construction areas. The biologist shall prepare and submit a report, documenting the results of the survey, to the Environmental Programs Division (EPD) of the Riverside County Planning Department for review and approval. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds.”

This is a standard condition and is not considered unique mitigation under CEQA. Accordance with this condition of approval will assure that impacts remain less than significant.

Regulatory Agencies Considerations

Three agencies generally regulate activities within streams, wetlands and riparian areas in California: (1) the U.S. Army Corps of Engineers (USACE) regulates activities under Section 404 of the Federal Clean Water Act that would result in a discharge of dredge or fill material into waters of the United States or adjacent wetlands and associated habitat, (2) the Santa Ana Regional Water Quality Control Board (Santa Ana RWQCB) regulates all activities under Section 401 of the Federal Clean Water Act that would result in a discharge of dredge or fill material into waters of the United States or adjacent wetlands and associated habitat and (3) the California Department of Fish and Wildlife (CDFW) regulates activities within waters of the State and wetlands under the California Fish and Game Code Sections 1600-1607 that would adversely affect wildlife habitat associated with any river, stream or lake edges.

The site was surveyed to determine the presence or absence of USACE jurisdictional waters of the United States and wetlands, and CDFW jurisdictional streambeds. Suspected jurisdictional waters/wetlands and streambeds were checked in the field for the presence of definable channels with an ordinary high water mark (OHWM), wetland vegetation, soils and hydrology, and riparian habitat.

A “Jurisdictional Delineation of Waters and Wetlands, Canyon Trails Specific Plan 05-2” was prepared by Principe and Associates (January 3, 2006). Nine ephemeral drainages were identified on the site. All were initially delineated as USACE jurisdictional waters of the United States. The delineation was later submitted to USACE for review. After a site visit by Dan Swenson of the USACE Los Angeles Office on March 1, 2007, USACE only took jurisdiction over

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

two of the nine ephemeral drainages because the other ones did not have downstream connectivity. USACE jurisdiction associated with the site totals approximately 0.20 acres of waters of the United States. None of the aquatic features present on the site qualified as USACE jurisdictional wetlands.

All of the nine drainages fall under the jurisdiction of the CDFW. Portions of seven of the drainages support riparian vegetation, which is also considered jurisdiction under the CDFW. CDFW jurisdiction on the site totals approximately 7.78 acres of streambed and associated riparian vegetation and habitat.

The proposed Project will result in impacts to USACE, Santa Ana RWQCB and CDFW jurisdiction. The unvegetated portions of the two jurisdictional waters located in the southern portion of the site will be impacted. USACE and CDFW jurisdiction associated with these two ephemeral drainages is 0.2 acres. The proposed Project will result in the direct filling of 0.13 acres of USACE jurisdictional waters and CDFW jurisdictional streambeds. Because there is no riparian vegetation and habitat associated with the jurisdictional waters/streambeds, impacts to USACE and CDFW jurisdictions are the same. Permit authorizations and certifications from these governing regulatory agencies will be required to construct the proposed Project. Conditions of Approval 60.PLANNING 034 (MAP - F&G CLEARANCE); 60.PLANNING 035 (MAP - ACOE CLEARANCE); and, 60.PLANNING 035 (MAP - USACE MITIGATION) have been added to the Project to ensure that any impacts are mitigated to a less than significant level; and reads:

"To mitigate the direct filling of 0.13 acres of USACE jurisdictional waters and CDFW jurisdictional streambeds on the On-Site Project component, the developer proposes to purchase 0.26 acres of compensatory mitigation credits.

Off-Site

The vegetation mapping included in the MSHCP Beech Street was compiled from several sources. The northern portion of the site was surveyed on foot, and a GPS unit was used to record the boundaries of specific habitat types. Access was not granted to the southern portion of the site. The data provided was collected using observations with binoculars from outside the property boundaries, analysis of aerial photography, and existing GIS vegetation layers. The study area supports five habitat types.

1. Coastal Sage – Chaparral Scrub (*Adenostoma fasciculatum* - *Eriogonum fasciculatum*)

Coastal Sage – Chaparral Scrub is sparse when compared to other habitats dominated by Chamise (*Adenostoma fasciculatum*). It often supports California Buckwheat (*Eriogonum fasciculatum*) which was identified on site. Other species were not identifiable through binoculars, but may include *Salvia mellifera*, *Arctostaphylos glauca*, *Encelia farinosa* and *Rhus ovate*. This habitat type covers the majority of the southern portion of the Project area.

2. Riversidean Upland Sage Scrub (*Eriogonum fasciculatum*-*Encelia farinosa*)

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

Riversidean Upland Sage Scrub is co-dominated by dominated by California buckwheat (*Eriogonum fasciculatum*) and Brittle bush (*Encelia farinos*). Typical stands are fairly open with an understory of non-native grasses.

3. Disturbed Riversidean Sage Scrub (*Eriogonum fasciculatum*)

The Northern portion of the study area contains a small borrow site that was presumably excavated before constructions was halted on the KB Homes project adjacent to the proposed road extension. This area is dominated by California buckwheat (*Eriogonum fasciculatum*), California broom (*Lotus scoparius*) and some Brittle bush (*Encelia farinos*). The area has recovered significantly since the disturbance, however it is still lacking the density and species diversity of the surrounding Riversidean Upland Sage Scrub.

4. Riparian Scrub

While the majority of the two drainage features within the study area support vegetation types similar to the surrounding upland habitats, this small area supports several species which distinguish them from surrounding areas. The dominant species is Mexican elderberry (*Sambucus mexicanus*) however the area also supports Willow dock (*Rumex salicifolius*), Basket bush (*Rhus trilobata*), and Hoary nettle (*Urtica dioica*).

5. Oak Woodland

The southern portion of the study area supports a small stand of oak trees which was visible from off site and in aerial photos. It was not possible to identify the species of oak tree from a distance.

MSHCP Consistency

On-Site

Based on the final Western Riverside County MSHCP (adopted June 17, 2003), the site is not located within a proposed MSHCP Criteria Area. The site's northern property line however coincides with the southern boundaries of Cells 3180 and 3187 of an Independent Cell Group in the Lakeview Mountains-East Sub Unit (2) of the San Jacinto Valley Area Plan. Conservation within Cell 3180 will contribute to assembly of Proposed Noncontiguous Habitat Block 5 (Lakeview Mountains). Conservation within this Cell will range from 15%-25% of the Cell focusing in the northwestern portion of the Cell. Conservation within Cell 3187 will also contribute to assembly of Proposed Noncontiguous Habitat Block 5 (Lakeview Mountains). Conservation within this Cell will range from 40%-50% of the Cell focusing in the northeastern portion of the Cell.

The site is not located within an area that has been identified in the MSHCP as an area where conservation potentially needs to occur. The County of Riverside will not then have to implement portions of the MSHCP by identifying and delineating conservation areas on this site to add to its proposed reserve system.

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

Public/Quasi-Public Conserved Lands are located north of the site. The most proximate is Maze Stone Park, which is located approximately 0.5 miles north of the site. Western Riverside County Regional Conservation Authority (RCA) Conserved Lands are located approximately 2.3 miles southeast of the site in Cell 3792 of Cell Group D of the Hemet Vernal Pool Areas East Sub Unit (4) of the San Jacinto Valley Area Plan.

In order to contribute to reserve assembly, the site would have to be located within a MSHCP Criteria Area. The northwest corner of the site is located approximately 1,000 feet south of Proposed Noncontiguous Habitat Block 5, while the current proposed Project is located approximately 4,000 feet south of Proposed Noncontiguous Habitat Block 5. Existing rural residential land uses are located between the site and the proposed MSHCP reserve. It then appears that the proposed Project has no relationship to the assembly of Proposed Noncontiguous Habitat Block 5.

In addition, Section 6.0 of the MSHCP, the MSHCP Implementation Structure, imposes all other terms of the MSHCP, including but not limited to the protection of species associated with riparian/riverine areas and vernal pools, narrow endemic plant species, urban/wildlands interface guidelines, and additional survey needs and procedures set forth in Sections 6.1.2, 6.1.3, 6.1.4, and 6.3.2.

Section 6.1.2 - Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools

Based on vegetational and hydrological characteristics, the nine ephemeral drainages mapped on the site meet the MSHCP definition of Riparian/Riverine Areas given in Volume I, Section 6.1.2 of the MSHCP: *“land which contains Habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source; or an area with fresh water flow during all or a portion of the year”*.

As riparian species have been mapped along portions of seven of the ephemeral drainages, the biological functions and values of Riparian/Riverine Areas exist at the site. Suitable habitats for the amphibian, bird, fish, invertebrate-crustacean, and plant species listed under ‘Purpose’ in Volume I, Section 6.1.2 of the MSHCP are then present. Therefore, the protection of the species listed in this section of the MSHCP under the heading “Purpose” is required. Mapping of Riparian/Riverine Areas has been completed.

The proposed Project will not, however, result in impacts to those Riparian/Riverine Areas (see Biological Resources/Project Footprint Map on Page 16 of the MSHCP TTM). The proposed Project has been redesigned to preserve all of the mapped Riparian/Riverine Areas in their existing conditions on the site (100% avoidance). Therefore, the biological functions and values of onsite Riparian/Riverine Areas will not be impacted by the proposed Project. Any of the species listed under ‘Purpose’ that are associated with Riparian/Riverine Areas will be protected on the site.

In terms of the MSHCP, one ephemeral drainage (D-1) and the downstream portion of another ephemeral drainage (D-2) present on the site meet the last part of the definition of a Riparian/Riverine Area (*“...or an area with fresh water flow during all or a portion of the year”*). Because there is no riparian vegetation or habitat associated with these ephemeral drainages, the biological functions and values of Riparian/Riverine Areas do not exist. Potential suitable

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

riparian habitats for the species listed under 'Purpose' in Volume I, Section 6.1.2 of the MSHCP do not exist along these ephemeral drainages.

The proposed Project will impact the unvegetated ephemeral drainage and the unvegetated downstream portion of another ephemeral drainage present on the site (see Biological Resources/Project Footprint Map on Page 16 of the MSHCP TTM). The proposed Project will then result in impacts to these unvegetated Riparian/Riverine Areas. Mitigation Measure BIO1 has been added to the Project to ensure that any impacts are reduced to a less than significant level.

Although impacts to unvegetated Riparian/Riverine Areas will occur, there will be no loss of hydrologic functions and values of the ephemeral drainages to discharge storm water runoff downstream. Storm water will continue to flow downstream in manmade storm drain channels. As required by Riverside County, a site-specific storm drain system has been designed and engineered for the proposed Project site. The basic concept is that the storm water runoff generated from all the nine on-site ephemeral drainages and the Project will be captured by the proposed storm drain system and directed to the existing manmade storm drain facilities located south of the site.

Other kinds of seasonal aquatic features that could provide suitable habitats for endangered and threatened species of fairy shrimp are not present on the site (i.e., vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions like tire ruts, etc.). Therefore, the biological functions and values of Vernal Pools do not exist. Suitable vernal pool habitats for the species listed under the heading "Purpose" in Volume I, Section 6.1.2 of the MSHCP are not present there.

The proposed Project will not have a direct relationship to existing wetland regulations. Other kinds of seasonal aquatic features that could be classified as freshwater wetlands are not present on the site (i.e., open waters, perennial streams, marshes, vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions, etc.).

The proposed Project is consistent with Section 6.1.2 of the MSHCP.

Section 6.1.3 - Protection of Narrow Endemic Plant Species

Based on Figure 6-1 of the MSHCP, the site is not located within a Narrow Endemic Plant Species Survey Area.

The proposed Project is consistent with Section 6.1.3 of the MSHCP.

Section 6.1.4 - Guidelines Pertaining to the Urban/Wildlands Interface

The northwest corner of the site is located approximately 1,000 feet south of Proposed Noncontiguous Habitat Block 5 (Lakeview Mountains). Existing rural residential land uses are located between the Project site and the proposed MSHCP reserve. A 250-foot buffer is used in the MSHCP to complete an edge analysis. As such, development on the site will not result in Edge Effects that will adversely affect biological resources within the MSHCP Conservation Area, nor will it interfere with the maintenance of habitat quality and contiguity with Proposed

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

Noncontiguous Habitat Block 5. It then appears that development on the site will not be subject to the Guidelines Pertaining to the Urban/Wildlands Interface for the treatment and management of edge factors such as drainage, toxics, lighting, noise, invasives, barriers, and grading/land development as presented in Section 6.1.4 of the MSHCP, Volume I, The Plan.

The proposed Project is consistent with Section 6.1.4 of the MSHCP.

Section 6.3.2 - Additional Survey Needs and Procedures

Based on Figures 6-2 (Criteria Area Species Survey Area), 6-3 (Amphibian Species Survey Areas) and 6-5 (Mammal Species Survey Area) of the MSHCP, the site is not located in an area where additional surveys are needed for certain species in conjunction with MSHCP implementation in order to achieve coverage for these species.

The site is however located within the Burrowing Owl Survey Area (Figure 6-4 of the MSHCP). Two Nesting Season Surveys for the Burrowing Owl have been prepared for the subject site. The first survey report was completed on August 24, 2005, and an updated report was completed on September 1, 2010. To update the 2010 survey report, a third Nesting Season Survey for the Burrowing Owl was completed at the site on July 22, 2014. Four surveys were conducted between July 1 and 22, 2014.

The following is a summary of that report:

- The last assessment of habitat suitability determined that the site still included marginally suitable burrowing owl habitat consisting of annual grassland and lowland scrub characterized by low-growing vegetation, rock outcrops, and burrows. The site still had many active and abandoned California ground squirrel burrows and openings in rock outcrops that could provide critical habitat for burrowing owls (i.e., protection, shelter and nests). Based on the number of active small mammal burrows, a moderate abundance of prey species inhabits the site.
- During the field surveys, burrowing owls were not observed. Critical burrowing owl habitats capable of being used for roosting or nesting were not being used on the site (i.e., California ground squirrel burrows and burrow complexes). In addition, animal sign diagnostic of burrowing owls was not discovered anywhere on the site (i.e., molted feathers, cast pellets, prey remains, eggshell fragments, and/or excrement at or near a burrow entrance). There was no evidence of either active habitat presently being used by burrowing owls, or habitat abandoned within the last three years on the site or in the buffer zone.

Condition of Approval 60.EPD 001 has been added to the proposed Project and states:

“Pursuant to Objective 6 and Objective 7 of the Species Account for the Burrowing Owl included in the Western Riverside County Multiple Species Habitat Conservation Plan, within 30 days prior to the issuance of a grading permit, a pre-construction presence/absence survey for the burrowing owl shall be conducted by a qualified biologist and the results of this presence/absence survey shall be provided in writing to the Environmental Programs Department. If it is determined that the Project site is occupied by the Burrowing Owl, take of

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

"active" nests shall be avoided pursuant to the MSHCP and the Migratory Bird Treaty Act. However, when the Burrowing Owl is present, relocation outside of the nesting season (March 1 through August 31) by a qualified biologist shall be required. The County Biologist shall be consulted to determine appropriate type of relocation (active or passive) and translocation sites. Occupation of this species on the Project site may result in the need to revise grading plans so that take of "active" nests is avoided or alternatively, a grading permit may be issued once the species has been actively relocated.

If the grading permit is not obtained within 30 days of the survey a new survey shall be required."

This is a standard condition and is not considered unique mitigation under CEQA. Accordance with this condition of approval will assure that impacts remain less than significant.

The proposed Project is consistent with Section 6.3.2 of the MSHCP.

The Project will be required to comply with the following County Ordinances:

- The developer will pay the Local Development Mitigation Fee for the development of Tentative Tract Map 36337 or portion thereof to be constructed within the County (per Riverside County Ordinance 810.2). Condition of Approval 10.PLANNING 013 (MAP - ORD 810 OPN SPACE FEE).
 - As the site is located within the Stephens' Kangaroo Rat Mitigation Fee Area, Reinhardt Canyon Associates, LLC will also pay the Stephens' Kangaroo Rat Mitigation Fee (per Riverside County Ordinance 663). Condition of Approval 10.PLANNING 022 (MAP - SKR FEE CONDITION) and Condition of Approval 90.PLANNING 011 (MAP - SKR FEE CONDITION)
- These mitigation fees are required by County ordinance and are not considered unique mitigation under CEQA. With payment of these fees, any impacts will remain less than significant.

Off-Site

MSHCP Cell Criteria

The project is a Covered Activity per Section 7.3.5 of the MSHCP. The RCTD proposed a Minor Amendment to the MSHCP dated July 14, 2014 to exchange impact acres and include the Beech Street Extension project as a Covered Activity. The Minor Amendment was approved by the Wildlife Agencies on October 3, 2014 via email communication. The Minor Amendment removes Exa Ely Road, a currently identified road in Section 7.3.5, Figure 7-1 and the Beech Street Extension project is identified in its place. The Minor Amendment removes 6.99 acres of Exa Ely Road from the list of "Planned Roads Within the Criteria Area" and adds 3.49 acres of disturbance for the Beech Street Extension project to the list of Planned Roads, replacing Exa Ely Road. The Minor Amendment represents an exchange of similar habitats, resulting in no net loss of habitat within the Criteria Area. The Beech Street Extension project will impact 1.42 acres of chaparral and 2.07 acres of Riversidean sage scrub. Exa Ely Road which is being removed supports 3.82 acres of chaparral and 3.17 acres of Riversidean sage scrub. The Beech Street Extension is

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

exclusively for emergency access only. Gates at both ends of the new, unpaved road will prevent regular, non-emergency traffic use.

The County of Riverside will be the lead agency for road/gate access issues and will share road and gate maintenance with the City of San Jacinto. The gates will be heavy-duty and vandalism-resistant. This new road will not increase regular traffic through the Criteria Area. Impacts to planning species will not increase as a result of the Minor Amendment and edge effects due to traffic will be reduced. Because the Beech Street Extension will be an unpaved road used for emergency access only, wildlife will be able to move across it unimpeded. Therefore, wildlife connectivity will not be significantly affected by the project. The Minor Amendment removes a potentially high impact road from the list of Covered Activities and replaces it with a road project which poses little long-term impacts to the surrounding Criteria Area. This reduction of long-term impacts will improve the function of the conservation lands. Therefore, there are no adverse impacts associated with Reserve Assembly or function due to the project.

Section 6.1.2

Based on the MSHCP Consistency Analysis prepared by EPD, the project disturbance area does not contain MSHCP riparian/riverine resources or vernal pools. EPD biologist Chad Young conducted a habitat assessment survey on June 26, 2014. The survey included potential road alignment disturbance areas and the surrounding habitats within parcels where access was granted. The proposed road extension crosses two privately-owned parcels on the southern portion of the project area. The property owner was unwilling to allow access to these parcels, therefore a visual assessment using binoculars was used to survey these southern parcels. The remaining northern 1.89 acres of the project site were surveyed on foot. The survey area contains two drainages that meet the criteria for MSHCP riparian/riverine resources: 1) one upland swale which is vegetated by a Mexican elderberry (*Sambucus mexicanus*) and Riversidean sage scrub, and 2) one drainage that supports a small oak woodland, riparian scrub, and Mexican elderberry. The project design will avoid both of the riparian/riverine drainages, therefore there are no impacts to riparian/riverine habitats. The survey area contains steep slopes with no potential for ponding water, therefore the site does not contain habitat suitable for vernal pool species. The project site does not contain suitable habitat for MSHCP-covered riparian birds including least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and western yellow-billed cuckoo (*Coccyzus americanus*); therefore focused surveys were not warranted.

EPD did not observe vernal pools, ephemeral pond habitat indicators, or fairy shrimp habitat during the site assessment survey. In order to further ensure that the Project will not impact resources protected under section 6.1.2 of the MSHCP, the County will implement Condition of Approval 60.EPD 004 (- BEECH ST RIP/RIV) to mitigate any potential impacts to Riparian/Riverine resources to a less than significant level.

Section 6.1.3

The project site is not located within a Narrow Endemic Plant Species Survey Area (NEPSSA). Therefore, no focused surveys for NEPSSA were conducted. Based on the information provided by EPD, the project demonstrates compliance with Section 6.1.3 of the MSHCP.

Section 6.1.4

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

Section 6.1.4 of the MSHCP presents guidelines intended to address indirect effects associated with locating Development in proximity to the MSHCP Conservation Area. The proposed project was designed to minimize edge effects on the conservation area. Each of the guidelines identified in section 6.1.4 have been addressed below.

Drainage – With the exception of potential problems associated with construction equipment during the building of the road, the proposed project will not pose a threat to water quality within the reserve. BMPs implemented during construction will ensure that any spill of toxins, chemicals or petroleum products will be contained and cleaned up immediately. Once constructed, the road itself will be vacant the majority of the time. The road will remain unpaved, allowing infiltration, and preventing a major increase in runoff.

Toxics – After construction, the proposed project will not use chemicals or generate bioproducts such as manure that are potentially toxic or may adversely affect wildlife species, Habitat or water quality.

Lighting – No lighting is proposed within the project footprint.

Noise – After construction, the proposed road will be gated to prevent casual use. The road will only be accessed by vehicles for maintenance, and in the event of an emergency. The proposed project will not increase noise impacts within the reserve.

Invasives – The proposed road will not include any landscaping. In the event that a manufactured slope requires vegetation for stabilization purposes, it will be planted with native species.

Barriers – Proposed land uses adjacent to the MSHCP Conservation Area shall incorporate barriers, where appropriate in individual project designs to minimize unauthorized public access, domestic animal predation, illegal trespass or dumping in the MSHCP Conservation Area. Once constructed, the road will be gated at both ends to prevent non-emergency access.

Grading/Land Development – Manufactured slopes associated with proposed site development shall not extend into the MSHCP Conservation Area. All manufactured slopes will be contained within the project footprint.

Section 6.3.2

The project site is not located within a Criteria Area Species Survey Area (CASSA) therefore no focused surveys were conducted for CASSA. The project is located in an Additional Survey Needs and Procedures Area for Burrowing Owl. EPD determined that there is suitable burrowing owl habitat on the project site. Some potential habitat is present in the Riversidean sage scrub areas with less dense habitat cover. A focused burrow survey was conducted by EPD on June 27, 2014. No potential owl burrows, or burrowing owl sign was observed within the northern portion of the survey area. Although the southern portion of the project site was not surveyed on foot because access was not granted, this area is mapped as coastal sage-chaparral scrub which does not provide suitable habitat for burrowing owl. Additionally, aerial photography did not show sparse vegetation in this area that could support burrowing owl. Once the County has secured legal access to the southern portion of the project site and before the start of grading activities, EPD will

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

conduct an on-foot burrowing owl habitat assessment. If burrowing owls are found to occupy the southern portion of the project site, mitigation measures will be implemented as described in the MSHCP Consistency Analysis (page 9). Based on the information provided by EPD, the project demonstrates consistency with Section 6.3.2 of the MSHCP.. Condition of Approval 60.EPD 003 (BEECH ST BUOW SURVEYS) will be implemented to mitigate any potential impacts to burrowing owls to a less than significant level.

Section 7.5.1 – Siting and Design

Section 7.5.1 of the MSHCP Document provides guidelines for planned roadways that are to be constructed within a Criteria Area and/or Public Quasi-Public Lands. These guidelines are designed to minimize impacts to sensitive species and habitats that may occur in the vicinity of the planned roadway. The MSHCP Document guidelines pertaining to planned roadway construction consist of the following elements:

- To the greatest extent feasible, the road(s) shall be constructed in the least biologically sensitive areas such as disturbed or altered areas. Habitat fragmentation shall be avoided by following existing alignments, easements and right-of-ways.
- To the greatest extent feasible, the road(s) will avoid impacts to Covered Species and wetlands. Appropriate federal and state permits will need to be acquired if impacts to wetlands are deemed infeasible.
- Road design shall incorporate the guidelines listed under MSHCP Section 7.5.2, in order to avoid disturbance to wildlife movement requirements.
- Narrow Endemic Plant Species avoidance; if avoidance is not feasible then appropriate mitigation must be appropriated
- All required brush clearing shall commence outside active breeding season (March 1 thru June 30)
- All appropriate biological surveys including vegetation mapping and wetland delineations shall be conducted by a qualified biologist prior to design and construction of all planned roads. All survey results should be properly documented, mapped and conducted under proper protocols. Documentation will include all potential impacts to biological resources and be used during project design considerations.

After thorough literature and database review, the County of Riverside began by performing all required biological surveys in the accessible areas, within the project footprint and its surrounding habitats. Care was taken to document all sensitive species, vegetation communities and jurisdictional features. Research showed that the project is located within the survey area for Western Burrowing Owl but not in survey area for Narrow Endemic Plant Species or Criteria Area Plant Species. All surveys were performed using survey protocols provided in the MSHCP document. Surveys results concluded that no wetland habitats are present and no Western Burrowing Owl presence was found. The surveys also allowed for proper mapping of sensitive vegetation communities and jurisdictional features. These results were then used in determining the proper design, siting and alignment that would allow for the smallest impact possible.

The proposed Beech Street extension has been designed to minimize impacts to biological resources to the greatest extent feasible. The extension project is located near riparian scrub and oak woodland habitats; both are consider sensitive vegetation communities. Previously the extension was to impact oak woodland habitat but the design has since been reexamined. The

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

new alignment will avoid impacts to this sensitive plant community and disturbance will be isolated to areas containing Chaparral, Riversidean Sage Scrub and disturbed Riversidean Sage Scrub. All vegetation removal for the alignment will be conducted outside of active breeding season to avoid additional impacts. In the event that construction must occur within the breeding season, a preconstruction nesting bird survey shall be conducted. Construction activities and schedules will be modified to avoid impacts to nesting birds. Conditions 60.EPD 002 (EPD- MBTA SURVEY), and 60.EPD 006 (- BEECH ST BMP) shall be implemented to ensure consistency with section 7.5.1.

Section 7.5.2 – Wildlife Crossings

The guidelines outlined in section 7.5.2 of the MSHCP are intended to mitigate the impacts of roads on wildlife movement. Roads often represent significant barriers to wildlife movement, largely due to traffic and in some cases fences or other associated structures. While the proposed Beech Street Extension is not located within a wildlife linkage or corridor, it does run between a 70 acre block of habitat to the east, and the remainder of Proposed Noncontiguous Habitat Block 5 (Exhibit F). Typically a road would be considered an impediment, decreasing connectivity between blocks of conserved habitat. However, as previously stated the Beech Street Extension will be an unpaved dirt road used exclusively for the purposes of emergency access. Without any regular traffic, the road will amount to little more than a thirty foot swath of unvegetated soil. The road will not be fenced, paved, or lit. Wildlife will be free to move across it, unimpeded by the typical obstructions associated with roads. Condition 60.EPD 006 (- BEECH ST BMP) shall be implemented to ensure consistency with section 7.5.2.

Section 7.5.3 – Construction

Section 7.5.3 of the MSHCP provides guidelines for construction within Criteria Areas. These guidelines are in place to minimize additional impacts that can result due to the construction process. Condition 60.EPD 006 (- BEECH ST BMP) shall be implemented to ensure implementation of those guidelines identified in section 7.5.3.

MSHCP Appendix C/BMPs

Applicable elements of MSHCP Appendix C/BMPs have been incorporated into the project and construction planning. The measures relevant to the proposed project are listed below.

1. A condition shall be placed on grading permits requiring a qualified biologist to conduct a training session for project personnel prior to grading. The training shall include a description of the species of concern and its habitats, the general provisions of the Endangered Species Act (Act) and the MSHCP, the need to adhere to the provisions of the Act and the MSHCP, the penalties associated with violating the provisions of the Act, the general measures that are being implemented to conserve the species of concern as they relate to the project, and the access routes to and project site boundaries within which the project activities must be accomplished.
2. Water pollution and erosion control plans shall be developed and implemented in accordance with RWQCB requirements.

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

3. The footprint of disturbance shall be minimized to the maximum extent feasible. Access to sites shall be via pre-existing access routes to the greatest extent possible.
4. The upstream and downstream limits of projects disturbance plus lateral limits of disturbance on either side of the stream shall be clearly defined and marked in the field and reviewed by the biologist prior to initiation of work.
5. The project shall be designed to avoid the placement of equipment and personnel within the stream channel or on sand and gravel bars, banks, and adjacent upland habitats used by target species of concern.
6. Projects that cannot be conducted without placing equipment or personnel in sensitive habitats should be timed to avoid the breeding season of riparian identified in MSHCP Global Species Objective No. 7.
7. The proposed project does not involve the diversion of steam flows.
8. Equipment storage, fueling, and staging areas shall be located on upland sites with minimal risks of direct drainage into riparian areas or other sensitive habitats. These designated areas shall be located in such a manner as to prevent any runoff from entering sensitive habitat. Necessary precautions shall be taken to prevent the release of cement or other toxic substances into surface waters. Project related spills of hazardous materials shall be reported to appropriate entities including but not limited to applicable jurisdictional city, FWS, and CDFG, RWQCB and shall be cleaned up immediately and contaminated soils removed to approved disposal areas.
9. Erodible fill material shall not be deposited into water courses. Brush, loose soils, or other similar debris material shall not be stockpiled within the stream channel or on its banks.
10. The qualified project biologist shall monitor construction activities for the duration of the project to ensure that practicable measures are being employed to avoid incidental disturbance of habitat and species of concern outside the project footprint.
11. The removal of native vegetation shall be avoided and minimized to the maximum extent practicable. Temporary impacts shall be returned to pre-existing contours and revegetated with appropriate native species.
12. Exotic species that prey upon or displace target species of concern should be permanently removed from the site to the extent feasible.
13. To avoid attracting predators of the species of concern, the project site shall be kept as clean of debris as possible. All food related trash items shall be enclosed in sealed containers and regularly removed from the site(s).
14. Construction employees shall strictly limit their activities, vehicles, equipment, and construction materials to the proposed project footprint and designated staging areas and routes of travel. The construction area(s) shall be the minimal area necessary to complete the project and shall be specified in the construction plans. Construction limits will be fenced with orange snow

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

screen. Exclusion fencing should be maintained until the completion of all construction activities. Employees shall be instructed that their activities are restricted to the construction areas.

15. The Permittee shall have the right to access and inspect any sites of approved projects including any restoration/enhancement area for compliance with project approval conditions including these BMPs.

Conditions 60.EPD 006 (- BEECH ST BMP), and 60.EPD 007 (- BEECH ST BIO TRAINING) shall ensure implementation of the MSHCP Appendix C/BMPs.

In addition, the following Conditions of Approval have been placed on the Project to ensure that all impacts are mitigated to a less than significant level: 60. EPD 003 (- BEECH ST BUOW SURVEYS); 60.EPD 004 (- BEECH ST RIP/RIV); 60.EPD 005 (- BEECH ST BIO MONITORING); 60.EPD 006 (- BEECH ST BMP); and, 60.EPD 007 (- BEECH ST BIO TRAINING).

Mitigation: Conditions of Approval: 60.EPD 001 (EPD - 30 DAY BURROWING OWL SUR); 60.EPD 002 (EPD- MBTA SURVEY); 60. EPD 003 (- BEECH ST BUOW SURVEYS); 60.EPD 004 (- BEECH ST RIP/RIV); 60.EPD 005 (- BEECH ST BIO MONITORING); 60.EPD 006 (- BEECH ST BMP); 60.EPD 007 (- BEECH ST BIO TRAINING); 60.PLANNING 034 (MAP - F&G CLEARANCE); 60.PLANNING 035 (MAP - ACOE CLEARANCE); and, 60.PLANNING 035 (MAP - USACE MITIGATION).

Monitoring: Mitigation monitoring shall be conducted by the Riverside County EPD.

CULTURAL RESOURCES Would the Project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
8. Historic Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Onsite Inspection, Project Application Materials, *Canyon Trails Archaeological Resources Phase I and II Studies, Hemet, California*, prepared by ASM Affiliates, dated May 2007 (ARS), and David L. Jones, Chief Engineering Geologist. (Appendix A, References)

Findings of Fact:

a,b) **On-Site**

The following has been extracted from the *Canyon Trails Archaeological Resources Phase I and II Studies, Hemet, California*, prepared by ASM Affiliates, dated May 2007 (ARS). This ARS was prepared for Draft Environmental Impact Report No. 05-13 for Specific Plan No. 05-02 Canyon Trails at Reinhardt Canyon, Specific Plan No. 05-02, City Of Hemet, Annexation No. 05-152, State Clearinghouse No. 2006061028. This EIR was never certified and the Project was not approved. The project areas for the prior project and the current TR36337 are the same.

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

According to the ARS, the barn, located on the Project site, is estimated to have been built within the modern historic era. As such, the barn is not considered to be eligible for listing in the California Register under CEQA Guidelines. Therefore, no impacts are expected to result from the removal of the barn. Implementation of the On-Site Project component will not 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 mitigation is required.

Off-Site

The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. There are no historic resources associated with this Project component. In addition, there are no historic resources on the Beech Street Extension parcels.

Implementation of these Off-Site Project components will not 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 mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
9. Archaeological Resources				
a. Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sources: Onsite Inspection, Project Application Materials, *Canyon Trails Archaeological Resources Phase I and II Studies, Hemet, California*, prepared by ASM Affiliates, dated May 2007 (ARS), and David L. Jones, Chief Engineering Geologist. (Appendix A, References)

Findings of Fact:

a-d) On-Site

The following has been extracted from the *Canyon Trails Archaeological Resources Phase I and II Studies, Hemet, California*, prepared by ASM Affiliates, dated May 2007 (ARS). This ARS was prepared for Draft Environmental Impact Report No. 05-13 for Specific Plan No. 05-02 Canyon Trails at Reinhardt Canyon, Specific Plan No. 05-02, City Of Hemet, Annexation No. 05-152, State Clearinghouse No. 2006061028. This EIR was never certified and the Project was not approved. The project areas for the prior project and the current TR36337 are the same.

Archaeological Setting

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

Based on the type and number of recorded archaeological resources, Reinhardt Canyon was likely a major locale for settlement by late prehistoric people. A total of 35 archaeological sites were recorded near the mouth of the canyon through a survey conducted by the University of California, Riverside's Archaeological Research Unit in 1984. The sites typically consist of bedrock milling features and associated cultural materials, including flaked stone artifacts, ground stone implements, ceramics, fire-affected rock (FAR), and vertebrate faunal remains. Milling surfaces from the sites generally consist of milling slicks, with limited numbers of bedrock mortars and basin milling surfaces recorded.

Additional archaeological sites are recorded to the north near the head of the canyon, including the Hemet Maze Stone (RIV-20). As the name of the site suggests, it includes a petroglyph reminiscent of a maze pecked into a large granite boulder. Limited bedrock milling features are also recorded in the vicinity.

The archaeologists relocated a number of previously recorded sites in Reinhardt Canyon during a Phase I Investigation for the proposed Canyon Trails Project (Cook 2006). Each site was subsequently assessed as containing a high, moderate, or low probability of being eligible for the California Register. Sites that were assessed with high or moderate potential were selected for inclusion in the Phase II study (See Table 1 of the ARS).

The largest of the project sites, RIV-1060, was originally recorded in 1976, and was updated during the Archaeological Research Unit survey of 1984. Keller (1992) conducted Phase II testing at a southern portion of the site, and recommended this portion as ineligible for listing in the National Register of Historic Places (NRHP) or the California Register, based on a dearth of subsurface artifacts and lack of integrity for the subsurface deposit. However, the north end of the site was not considered in Keller's study. The Phase I study arbitrarily split RIV-1060 into two locations, labeling the northern end of the site as N6/8, based on the large distance between the northern and southern milling complexes and the lack of surface artifacts connecting the two areas.

The other site assigned with a high potential for eligibility (NW-2) is actually two sites combined. The eastern portion of NW-2 was originally recorded as RIV-2902. Cultural material recorded for the site includes bedrock milling, lithic artifacts, and a shell bead. The western portion of the site, originally recorded as RIV-2904, consists of a historic rock foundation and bedrock milling features. SW-9 was originally recorded as a component of RIV-2919, and was evaluated with this site for the current testing program.

Additionally, one site designated with moderate potential, SW-3, was originally recorded as RIV-2916, and is located outside of the Project property. The Medicine Cave Site (RIV-2906) is recorded immediately north of the Project site RIV-2912. RIV-2906 is a substantial site, comprised of a large rock shelter with associated bedrock milling and extensive petroglyphs. The rock art at the site is composed of numerous cupules and grooved lines pecked into the surrounding bedrock boulders. The site soil is described as a midden deposit, and an active spring is located immediately north of the site. Artifacts identified on the surface of RIV-2906 include brownware pottery sherds, lithic debitage, and ground stone implements, including pestles and a bifacial handstone.

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

Records Search Results

Previously Recorded Resources Within the Project Area

The results of the records search were positive in that 38 previously recorded cultural resources were identified as being located within the Project area, and 33 cultural resources have been recorded within one mile. This survey resulted in the identification of a total of 43 cultural resources including historic and prehistoric era sites. Seven new sites were identified during the Phase I cultural resource survey. Five of the previously recorded sites were not relocated, and two sites were determined to be outside the Project boundaries. The previously recorded sites within the Project boundaries are listed in the ARS.

Archaeological Survey Results

Pedestrian surveys of the entire Project property were conducted on July 26, 27, and 28, and August 9, and 10, 2005, and March 13, 2006. This survey resulted in the identification of 41 cultural resources including historic and prehistoric era sites. These are briefly summarized below.

While the records search map indicated that RIV-2913 and -2914 lay at the edges of the Project area, field reconnaissance indicated that these two sites actually lie beyond the Project boundaries.

Five of the 36 previously recorded resources within the Project boundaries could not be relocated during this Project (RIV-2908, -2924, -5303, -5304, and -5305). Most of the site records for these previously recorded resources do not indicate any National or California Register evaluation designation. Only one of these resources, the prehistoric seasonal camp (RIV-1060), has been evaluated and was recommended as potentially significant.

Conclusions

Only five of the sites recorded in the Project area are situated within currently designated "open space" areas (PA 7): RIV-2925, -2929, -2930, and -2931; site E2 is within the "open space" area designated PA 3. Both of these PA's are now within open space areas on TR 36337.

All of the remaining sites may be subject to direct impacts by the proposed Project. Most of the prehistoric sites identified are considered insignificant given their limited research value, though 14 were recommended as needing further investigation to better assess their eligibility for listing in the CRHR.

Resources that are listed in or formally determined eligible for listing in the CRHR are considered significant under CEQA guidelines. According to the OHP, resources potentially eligible for listing in the CRHR include buildings, sites, structures, objects, or historic districts that retain integrity and are historically significant at either the local, state, or national level through at least one of the proceeding four criteria:

- (1) It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

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

- (2) It is associated with the lives of persons important to local, California, or national history;
- (3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
- (4) It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Additionally, a resource that lacks integrity in that it has lost its historic character or appearance may still be eligible for inclusion in the California Register if it contains the potential to yield significant scientific or historic information or specific information, under criterion (4).

The intensive use of the Project area by past Native American inhabitants is made clear by the high density of sites located all along the western foothills, forming almost a continuous long site or district, as it is almost certain that even more intensive investigation would result in the discovery of additional features. It is evident from both the number of sites found, their type and antiquity, and the presence of unique features, that this property and much of the Reinhardt Canyon was a major locale for settlement by late prehistoric people related to present day Native Americans population in the region.

The Phase II Archaeological Investigation identified the majority of on-site resources as ineligible for listing in the California Register, indicating that these resources do not qualify as significant resources pursuant to the CEQA guidelines. Accordingly, implementation of the proposed Project would not result in any significant impacts to Sites RIV-1060 (Southern Locus), RIV-2909, RIV-2911, RIV-2912, RIV-2917, RIV-2918, RIV-2919, RIV-2920, RIV-2921, RIV-2925, or RIV-2926.

Only Site RIV-2902/2094, Site RIV-2907, and the Northern Locus of Site RIV-1060 were deemed potentially eligible for the California Register and are therefore considered potentially significant resources under CEQA Guidelines Section 15064.5. Sites RIV-1060 (northern locus) and RIV-2907 are proposed to be preserved entirely within on-site natural open space easements; accordingly, Project implementation would not result in any significant direct impacts to these resources.

However, the potential exists that future Project residents could disturb these two sites; this is considered a significant indirect impact of the proposed Project.

Site RIV-2902/2904 is partially located within areas proposed for grading and development by the Project. The rock foundation component of Site RIV-2902/2904, which has been evaluated as potentially historically significant, would be preserved within on-site open space areas; accordingly, implementation of the proposed Project would not result in impacts to the historical component of Site RIV-2902/2904. However, burned bone fragments identified during the Phase 2 investigation indicate that the central portions of Site RIV-2902/2904 may have been used for cremations or burials. Implementation of the proposed Project would result in disturbance to the central and eastern portions of Site RIV-2902/2904. Subsequent testing, in the form of shovel test pits, would be required to definitively conclude whether Site RIV-2902/2904 represents a significant archaeological resource under the criteria established by CEQA Guidelines Section 15064.5. Therefore, because Site RIV-2902/2904 would be partially impacted by the Project,

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

and because the site may represent a significant resource under CEQA, implementation of the proposed Project would result in a potentially significant impact to archaeological resources for which mitigation would be required.

While the remaining portions the Project site are not known to contain significant archeological and historical resources, it is possible that burials and/or cremations, such as those identified at RIV- 2907, as well as materials with potential heritage value for local Native American tribes, such as grave goods, could be encountered anywhere within the Project site during Project grading activities.

This is due to the fact that almost the entire Project site has been historically plowed, dislocating cultural materials from the individual sites across the Project area. Additionally, remnants of burial and cremation features may be small enough that it would be virtually impossible to identify and recover all of them through archaeological investigation. Although these fragmented materials would not constitute an intact deposit that would need to be avoided, such material would be protected under the Native American Graves Protection and Repatriation Act (NAGPRA) regulations. The potential for uncovering significant archaeological resources during project grading activities, including the potential for uncovering of human remains interred outside of a formal cemetery, represents a significant impact for which mitigation would be required.

Condition of Approval 10. PLANNING 001 (GEN - IF HUMAN REMAINS FOUND) addresses if human remains are found:

"The developer/permit holder or any successor in interest shall comply with the following codes for the life of this Project:

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 within the period specified by law. 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."

Condition of Approval 10.PLANNING 002 (GEN - INADVERTANT ARCHAEO FIND) states addresses inadvertent cultural resource finds:

"The developer/permit holder or any successor in interest shall comply with the following for the life of this Project:

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to Project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being 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 its 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 Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resource.
3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures."

Condition of Approval 10.PLANNING 003 (MAP - ARCHO MONIT FIRE FUELS) states addresses monitoring for all fire fuel hazard activities:

"Archaeological monitoring shall be required for all fire hazard fuels reduction activities within designated fuels modification zones within the Project boundaries. The monitoring shall be done by a County-certified professional archaeologist. A report of findings and results of each fuels reduction activity shall be filed with the County Archaeologist on an annual basis."

Condition of Approval 10.PLANNING 019 (MAP - PRESERVE RESOURCES) states addresses preserving existing, known, cultural resources:

"Archaeological site CA-RIV-1060 (Northern Locus), CA-RIV-2902/2904, and CA-RIV-2907 shall be avoided and preserved in place through Project design and protected within a designated open space lot(s). Site Preservation Plans (SPPs) for the three sites shall be included in the Cultural Resources Management Plan (CRMP)."

Condition of Approval 50.PLANNING 014 (MAP- ECS NOTE ARCHAEOLOGICAL) addresses placing a note on the ECS for cultural resources:

"The following Environmental Constraints note shall be placed on the ECS:

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

"County Archaeological Report no. PD-A-4683 was prepared for this property on May 2007 by ASM Affiliates, Inc. and is on file at the County of Riverside Planning Department. The property is subject to surface alteration restrictions based on the results of the report, and in accordance with a Cultural Resources Management Plan approved by the County of Riverside."

Condition of Approval 60.PLANNING 001 (GEN- CULTURAL RESOURCES PROFE) addresses cultural resource monitoring on the proposed Project site:

"As a result of information contained in archaeological study number PD-A-4683, prepared by ASM AFFILIATES, INC, in MAY 2007, and confirmed during a site visit by the County Archaeologist on March 7, 2011, archaeological monitoring of all grading, trenching, and similar earth disturbances is required for this Project in all areas where mass/rough grading, boulder or tree removals will occur as shown on the approved grading plan, including any retention basins. Archaeological monitoring shall not be required in areas or phases of fill dirt placement or during precise grading activities. Archaeological monitoring of annual fuels reduction activities within the designated fuels modification zones is also required.

Prior to the issuance of grading permits, the developer/permit holder shall retain and enter into a monitoring and mitigation service contract with a qualified Archaeologist for services. This professional shall be known as the "Project Archaeological Monitor." The Project Archaeological Monitor shall be included in the pre-grade meetings to provide cultural/historical sensitivity training including the establishment of set guidelines for ground disturbance in sensitive areas with the grading contractors and any tribal monitors. The Project Archaeological Monitor shall manage and oversee monitoring for all initial ground disturbing activities and excavation of each portion of the Project site including clearing, grubbing, tree removals, boulder removals or blasting, mass or rough grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. The Project Archaeological Monitor shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, tribal consultation, and potential recovery of cultural resources in coordination with the assigned tribal monitor.

The developer/permit holder shall submit a fully executed copy of the contract to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

- 1) The Project Archaeological Monitor is responsible for implementing mitigation using standard professional practices for cultural resources. The Professional shall consult with the County, developer/permit holder and assigned tribal monitor throughout the process.

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

2) This agreement shall not modify any approved condition of approval or mitigation measure.”

Condition of Approval 60.PLANNING.003 (GEN- TRIBAL MONITORING) addresses Tribal cultural resource monitoring:

“As a result of previous communications from the Soboba Band of Luiseno Mission Indians regarding the cultural resources within the project boundaries, tribal monitoring of the archaeological monitoring activities during grading shall be required.

Prior to the issuance of grading permits, the developer/permit holder shall enter into an agreement and retain a monitor designated by the Soboba Band of Luiseno Mission Indians. This tribal representative shall be known as the Tribal Monitor for this Project. The agreement shall address the treatment and ultimate disposition of cultural resources which may include repatriation and/or curation in a Riverside County approved curation facility.

The Tribal Monitor(s) shall allowed be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading, trenching, stockpiling of materials, rock crushing, structure demolition and etc. Tribal monitoring is not required during fill dirt placement or precise grading. The Tribal Monitor(s) shall have the limited authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources in coordination with the Project Archaeologist and construction superintendent.

The developer/permit holder shall submit a fully executed copy of the agreement to the Riverside County Planning Department to ensure compliance with this condition of approval. Upon verification, the Planning Department shall clear this condition.

NOTE:

- 1) The Tribal Monitor is responsible for implementing mitigation and standard professional practices for cultural resources, and shall consult with the County and developer/permit holder throughout the process.
- 2) Tribal monitoring does not replace any required Cultural Resources monitoring by an archaeologist, but rather serves as a supplement for consultation and advisory purposes for Tribal interests only.
- 3) This agreement shall not modify any approved condition of approval or mitigation measures for cultural resources.
- 4) The developer/permit holder shall contact the Planning Director for consideration of this condition after forty-five (45) days, if an agreement with the tribe has not been met.

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

5) Should repatriation be preferred, it shall not occur until after the Phase IV monitoring report has been submitted to the Riverside County Planning Department. Should curation be preferred, the developer/permit holder is responsible for all costs."

Condition of Approval 60.PLANNING 005 (MAP- MONITORING & PRESERVATION) addresses the need for a Cultural Resource Monitoring and Preservation Plan:

"Prior to issuance of any grading permit (including clearing and grubbing), the Applicant / Permit Holder shall submit for review and acceptance three copies of a Cultural Resources Monitoring and Preservation Plan prepared by a County-certified professional archaeologist. This plan shall include detail about the specific requirements involved for grading monitoring, avoidance procedures for the sites to be preserved, procedures for tribal consultation, and conservation measures to ensure long-term preservation of the sites contained within dedicated open space areas. The easement documentation shall be submitted for review and acceptance by the County prior to issuance of any grading permit."

Condition of Approval 60.PLANNING 006 (MAP- CONSERVATION EASEMENT) addresses the need for an easement to protect cultural resources:

"Prior to issuance of any grading permit, the developer/permit holder shall submit two copies to the County Archaeologist of a fully executed easement for review and acceptance for the open space protection of three cultural resources."

Condition of Approval 60.PLANNING 030 (MAP- CRMP REQUIRED) further addresses the Cultural Resource Monitoring and Preservation Plan:

"Prior to issuance of any grading permit, the developer/permit holder shall cause to have prepared a Cultural Resources Management Plan (CRMP) to be submitted to the County Archaeologist for review and acceptance. The plan shall be submitted to the Soboba Band of Luiseno Mission Indians for comment. The CRMP shall be prepared by a County-certified professional archaeologist. The CRMP shall include, but not be limited to, a summary of the identified cultural resources within the Project boundaries, the results of findings for mitigation and preservation requirements, Site Protection Plans (SPPs) for sites to be preserved in open space areas, and Data Recovery Plans (DRPs) for sites that cannot be avoided and preserved, and require archaeological excavation as mitigation. The CRMP shall contain a Discovery Plan with detailed provisions for the treatment of unanticipated finds during Project construction, including provisions for human remains, and tribal consultation."

Condition of Approval 60.PLANNING 031 (MAP- RESOURCE NOMINATIONS) addresses the Cultural Resource nominations:

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

“Prior to issuance of any grading permits, the developer/permit holder shall cause to have prepared nomination packages for potential listing on the California Register of Historic Resources (CRHR), with the preparation of nominations to be by a County-certified professional archaeologist. The nomination packages shall be submitted to the County Archaeologist for review and acceptance for submittal to the California Office of Historic Preservation for their consideration for listing. Cost of nomination review shall be paid for by the developer/permit holder through grading permit fee deposit or minor plot plan application fee deposit.”

Condition of Approval 90.PLANNING 001 (GEN - CULTURAL RESOURCES RPT) addresses a Cultural Resource report:

“Prior to final inspection of the first building permit for any phase of work, the developer/permit holder shall prompt the Cultural Resources Professional to submit to the County Archaeologist two (2) copies of a Phase IV Cultural Resources Monitoring Report that complies with the Riverside County Planning Department’s requirements for such reports. The report shall include evidence of the required cultural/historical sensitivity training for the construction staff held during the pre-grade meeting. The Planning Department shall review the report to determine adequate mitigation compliance. Provided the report is adequate, the Planning Department shall clear this condition.”

With the inclusion of the Conditions of Approval (10.PLANNING 001, 10.PLANNING 002, 10.Planning 003, 10.PLANNING 019, 50.PLANNING 014, 60.PLANNING 001, 60.PLANNING 003, 60.PLANNING 005, 60.PLANNING 006; 60.PLANNING 030, 60.PLANNING 031, AND 90.PLANNING 001), the necessary mitigation shall be provided, such that any impacts from implementation of the proposed Project that may 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 will be reduced to a less than significant level. No additional mitigation is required.

Off-Site

The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. There are no cultural resources associated with this Project component. All Off-Site analysis within this Section will focus on the Beech Street Extension.

The proposed road extension crosses two parcels, APN 432-050-004 and -005, which are privately owned. The footprint includes approximately 1.6 acres of disturbance within these properties. The property owner was unwilling to allow access to either parcel for the purposes of this analysis, and therefore every effort was made to assess potential impacts without the benefit of a pedestrian survey. The remaining 1.89 acres of the Project footprint, including the 0.67 acres owned by the RCA, were surveyed on foot.

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

Based on the proposed alignment of the Beech Street extension, it is not anticipated that there will be any significant cultural resources in the location of the alignment. Resources were found in proximity to a prior the Beech Street alignment and due to these findings, the proposed location of the roadway was moved further up the slope. The resources were initially identified in areas where there are drainage courses and vegetation supported by these drainage courses. This is a logical location to anticipate the location of these resources, given the knowledge of surrounding resources. By moving the potential alignment higher up the slope, the probability of the alignment being situated on, or near these resources is greatly reduced. Still, in the event that resources are discovered during ground disturbing activities, mitigation shall be required. The Beech Street extension will need to comply with the following conditions of approval: 10.PLANNING 001, 10.PLANNING 002, 60.PLANNING 003, 60.PLANNING 005, 60.PLANNING 006; 60.PLANNING 030, 60.PLANNING 031, AND 90.PLANNING 001. Compliance with these conditions of approval will mitigate any possible impacts to cultural resources to a less than significant level. No additional mitigation is required.

Mitigation: Conditions of Approval: 10.PLANNING 001, 10.PLANNING 002, 10.Planning 003, 10.PLANNING 019, 50.PLANNING 014, 60.PLANNING 001, 60.PLANNING 003, 60.PLANNING 005, 60.PLANNING 006; 60.PLANNING 030, 60.PLANNING 031, and, 90.PLANNING 001.

Monitoring: Mitigation monitoring shall be provided by the Planning Department.

10. Paleontological Resources

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

Sources: Riverside County General Plan Figure OS-8, *Paleontological Sensitivity*, RCLIS, and David L. Jones, Chief Engineering Geologist.

Findings of Fact:

a) **On-Site**

According to the RCLIS, the proposed Project site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed Project site grading/earthmoving activities could potentially impact this resource.

According to Condition of Approval 60.Planning 004 (MAP - PALEO PRIMP & MONITOR), the following shall be completed prior to the issuance of grading permits:

1. The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a Project-specific plan for monitoring site grading/earthmoving activities (Project paleontologist).
2. The Project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate.

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

These requirements shall be documented by the Project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

1. Description of the proposed site and planned grading operations.
2. Description of the level of monitoring required for all earth-moving activities in the Project area.
3. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
4. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
5. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
6. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
7. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
8. Procedures and protocol for collecting and processing of samples and specimens.
9. Fossil identification and curation procedures to be employed.
10. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
11. All pertinent exhibits, maps and references.
12. Procedures for reporting of findings.
13. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose

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

land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

All reports shall be signed by the Project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the Project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a Project paleontologist for the in-grading implementation of the PRIMP.

With conformance of these conditions of approval, mitigation shall be provided such that implementation of the proposed Project will result in less than significant impacts that would directly or indirectly destroy a unique paleontological resource, or site, or unique geologic features. No other mitigation would be required.

Off-site

The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. There are no cultural resources associated with this Project component. No impacts are anticipated. No mitigation is required.

The proposed road alignment is underlain predominantly by granitic and metamorphic rock that has a low potential for containing significant paleontological resources. However, a portion of the alignment is underlain by late to middle Pleistocene alluvial fan deposits. These deposits are mapped as "Hb" (High B) which indicates that fossils are likely to be encountered at or below 4 feet of depth, and may be impacted during excavation by construction activities. The propose road construction is, however, not anticipated to extend below this depth for the portions of the road underlain by the alluvial fan deposits. No impacts are anticipated. No mitigation is required.

Mitigation: Condition of Approval 60.PLANNING.004.

Monitoring: Mitigation monitoring shall be provided by the Planning Department.

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,	<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
--------------------------------	--	------------------------------	-----------

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

Sources: Riverside County General Plan Figure S-2, *Earthquake Fault Study Zones*, RCLIS, David L. Jones, Chief Engineering Geologist comments, *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005 (2005 Geo Study), *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012 (2012 Geo Study Update), and *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014 (2014 Geo Study Update Letter), (Appendix A, *References*)

Findings of Fact:

a) On-Site

According to the RCLIS, the On-Site proposed Project components are not located within an Alquist-Priolo Fault Zone, or a County Fault Hazard Zone. Based on this information, implementation of the proposed Project will not 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.

Off-Site

The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. The sewer facilities proposes no structures for human habitancy and the site is not located in a mapped Alquist-Priolo Earthquake Fault Zone. No impacts are anticipated. No mitigation is required.

The proposed road alignment proposes no structures for human habitancy and the site is not located in a mapped Alquist-Priolo Earthquake Fault Zone. In addition, there are no County Fault Zones or faults mapped within or in the near vicinity of the proposed road. Aerial photographic analysis and surface mapping indicate several strong lineaments associated with high angle jointing and fracturing in the granitic bedrock that appear consistent with the regional bedrock structure. No impacts are anticipated. No mitigation is required.

b) On-Site and Off-Site

The proposed Project site will not 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. Please reference Response 10.a., above. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

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

Monitoring: No mitigation monitoring is required.

12. Liquefaction Potential Zone

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

Sources: Riverside County General Plan Figure S-3, *Generalized Liquefaction*, RCLIS, David L. Jones, Chief Engineering Geologist comments, *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005 (2005 Geo Study), *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012 (2012 Geo Study Update), and *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014 (2014 Geo Study Update Letter), (Appendix A, References)

Findings of Fact:

a) According to pp. 11-12 (Section 7.6.1) of the 2005 Geo Study (re-affirmed 2012 Geo Update and the 2014 Geo Study Update Letter), liquefaction is a phenomenon where a sudden large decrease of shearing resistance takes place in fine-grained cohesionless and/or plasticity cohesive soils due to the cyclic stresses produced by earthquakes causing a sudden, but temporary, increase of porewater pressure. The increased porewater pressure occurs below the water table, but can cause propagation of groundwater upward into overlying soil and possibly to the ground surface and cause sand boils as excess porewater escapes. Potential hazards due to liquefaction include significant total and/or differential settlements of the ground surface and structures as well as possible collapse of structures due to loss of support of foundations. It has been shown by laboratory testing and from the analysis of soil conditions at sites where liquefaction has occurred that the soil types most susceptible to liquefaction are saturated, fine-grained sand to sandy silt with a mean grain size ranging from approximately 0.075 mm to 0.5 mm. These soils derive their shear strength from intergranular friction and do not drain quickly during earthquakes. Published studies and field and laboratory test data indicate that coarse-grained sands and silty or clayey sands beyond the above-mentioned grain size range considerably less vulnerable to liquefaction. To a large extent, the relative density of the soil also controls the susceptibility to liquefaction for a given number of cycles and acceleration levels during a seismic event. Other characteristics such as confining pressure and the stresses created within the soil during a seismic event also affect the liquefaction potential of a site. Liquefaction of soil does not generally occur at depths of greater than 40 to 50-feet below ground surface due to the confining pressure at the depth. To perform the liquefaction analysis, the computer software LIQUEFY2 (Blake, 1998) was utilized.

Liquefaction performed for borings B-2, B-5, B-17, and B-18. For calculation purposes, the historical groundwater high was assumed at 2 to 5-feet above the depth encountered. No mottling or other visual indicators of high groundwater were observed in soil samples. No settlement due to liquefaction was calculated for some layers due to either a high clay content (greater than or equal to 15 percent) or the absence of groundwater in the soils at that location (CDMG SP 117). Based on this information, any impacts would be considered less than significant.

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

Condition of Approval 10.PLANNING 020 (MAP - GEO02306) states:

County Geologic Report (GEO) No. 2306 submitted for this project (TR36337) was prepared by EnGEN Corporation and is entitled: "Geotechnical/Geological Engineering Study, Canyon Trails, Assessor's parcel Number: 455-080-004, 455-090-009, -023, -024, -027, -031, -035, -037, -038, -041, -044, and -046, California Avenue and Tres Cerritos Avenue, Hemet Area, County of Riverside, California", dated December 21, 2005. In addition, the EnGEN prepared the following documents for this project:

"Updated Geotechnical Report Review, Geotechnical/Geologic Engineering Study - TTM36337", dated September 10, 2012.

"Response to Planning Department Review, County Geologic Report No. 2306, dated November 15, 2012", dated August 13, 2014.

These documents are herein incorporated as a part of GEO02306.

GEO02306 concluded:

- 1.No active faults traverse the site.
- 2.The potential for fault rupture at the site is low.
- 3.The consultant should address the historic high and anticipated high groundwater level for this site. Liquefaction analysis should be performed with consideration of the most conservative water level.
- 4.There is a potential for rockfall along the large natural slopes along the western portion of the site.
- 5.The site is subject to the potential of settlement due to liquefaction. Total settlement due to liquefaction was calculated to range between 1.0 and 3.7 inches. Differential settlement is estimated as half of the total settlement.
- 6.No debris flows were observed on the site.
- 7.The likelihood of a seiche impacting the site is considered low.
- 8.The likelihood of a tsunami impacting the site is considered extremely low.

GEO02306 recommended:

- 1.Large rounded boulders should be removed from the slopes prior to development
- 2.All undocumented fill should be removed. Removals in alluvial areas north and south of the existing trailer park and its access road should be made to a

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

minimum depth of 13-feet below existing grades or until competent alluvium or bedrock have been encountered.

GEO No. 2306 satisfies the requirement for a geologic/geotechnical study for Planning/CEQA purposes. GEO No. 2306 is hereby accepted for Planning purposes. Engineering and other Uniform Building Code parameters were not included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the City upon application for grading and/or building permits.

Condition of Approval 60.BS GRADE 004, states:

“Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.”

These are standard conditions for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to seismic-related ground failure, including liquefaction, are considered less than significant. No additional mitigation is required.

Off-Site

The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. The sewer facilities will be constructed to the standards required by Eastern Municipal Water District, which address liquefaction. No impacts are anticipated. No mitigation is required.

The proposed road alignment for the Beech Street extension is underlain predominantly by granitic and metamorphic rock that has a low liquefaction potential. However, a portion of the alignment is underlain by late to middle Pleistocene alluvial fan deposits. The granitic and metamorphic rock have no potential for liquefaction. The alluvial fan deposits have a low potential for liquefaction. Any impact will be considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

13. Ground-shaking Zone

<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
--------------------------------	--	------------------------------	-----------

a. Be subject to strong seismic ground shaking?

Sources: Riverside County General Plan Figure S-2, *Earthquake Fault Study Zones*, RCLIS, David L. Jones, Chief Engineering Geologist comments, *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005 (2005 Geo Study), *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012 (2012 Geo Study Update), and *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014 (2014 Geo Study Update Letter), (Appendix A, *References*)

Findings of Fact:

a) On-Site

According to p. 9 of the 2005 Geo Study (re-affirmed 2012 Geo Update and the 2014 Geo Study Update Letter), the intensity of ground shaking at a given location depends primarily upon the earthquake magnitude, distance from the source (epicenter), and the site response characteristics. The San Jacinto Fault – Anza Segment is potentially capable of producing the most intense horizontal ground acceleration at the site, due to its proximity and associated maximum credible earthquake magnitude of 7.2. Such an earthquake near the site could produce seismic shaking with an estimated maximum credible peak horizontal ground acceleration of 0.73g. The maximum credible horizontal ground acceleration is the maximum acceleration that appears capable of occurring under the presently known tectonic framework, and has a 10 percent chance of exceedance within 50 years.

Conditions of Approval 10.PLANNING 020, and 60.BS GRADE 004, referenced in Response 11.b. are standard conditions for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to strong seismic ground shaking, are considered less than significant. No additional mitigation is required.

Off-Site

The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. The sewer facilities will be constructed to the standards required by Eastern Municipal Water District, which address seismic ground shaking. No impacts are anticipated. No mitigation is required.

The proposed road for the Beech Street extension, when constructed, is anticipated to be subject to moderate to strong ground shaking from earthquakes generated by faults within the San Jacinto, San Andreas and/or Elsinore Fault Zones. However, the proposed road is not anticipated to receive significant damage from this ground shaking. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

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

Monitoring: No mitigation 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?

Sources: Riverside County General Plan Figure S-4, *Earthquake-Induced Slope Instability Map, S-5, Regions Underlain By Steep Slopes*, RCLIS, David L. Jones, Chief Engineering Geologist comments, *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005 (2005 Geo Study), *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012 (2012 Geo Study Update), and *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014 (2014 Geo Study Update Letter), (Appendix A, *References*)

Findings of Fact:

a) According to p. 10 (Section 6.4) of the 2005 Geo Study (re-affirmed 2012 Geo Update and the 2014 Geo Study Update Letter), the secondary effects of seismic activity normally considered as possible hazards to a site include various types of ground failure and induced flooding from dam failure. The probability of occurrence of each type of ground failure depends on the severity of the earthquake, the distance of the site from the zone of maximum energy release of the quake, the topography of the site, the subsurface materials at the site, and groundwater conditions beneath the site, besides other factors. Since there are no active faults on the site, the probability of hazards due to fault ground surface rupture is considered low. Due to the overall favorable geologic structure of the granitic bedrock and topography of the area, the potential for earthquake-induced landslides is considered low. The possibility of rockfalls exists locally in the steeper portions of the site. Based on this information, portions of the proposed Project may be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards.

Conditions of Approval 10.PLANNING 020, and 60.BS GRADE 004, referenced in Response 11.b., above, are standard conditions for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project being 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, are considered less than significant. No additional mitigation is required.

Off-Site

The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located

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

in World Cup Way. This area is not subject to landslides. No impacts are anticipated. No mitigation is required.

The proposed road alignment for the Beech Street extension is underlain predominantly by granitic and metamorphic rock and a portion of the alignment is underlain by late to middle Pleistocene alluvial fan deposits. The alluvial fan deposits are located on relatively flat topography and do not pose a significant risk for landslide, lateral spread, collapse or rockfall hazards. However, the granitic and metamorphic material located within and adjacent to the proposed road alignment is weathered, highly fractured and jointed, and exhibits numerous boulder outcrops. In addition, the County's General Plan Safety Element maps portions of this area, including portions of the proposed road alignment, as being underlain by steep slopes and subject to a moderate to high potential for earthquake-induced slope instability. The granitic and metamorphic material is not generally subject to collapse or lateral spreading. Compliance with Condition of Approval 60.PLANNING 032, and Condition of Approval 60.BS GRADE 004, will ensure that impacts will be considered less than significant. No additional mitigation is required.

Mitigation: Condition of Approval 60.PLANNING 032.

Monitoring: Mitigation monitoring shall be provided by the Riverside County Building and Safety Department – Grading Division.

15. Ground Subsidence

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

Sources: Riverside County General Plan Figure S-7, *Documented Subsidence Areas*, RCLIS, David L. Jones, Chief Engineering Geologist comments, *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005 (2005 Geo Study), *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012 (2012 Geo Study Update), and *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014 (2014 Geo Study Update Letter), (Appendix A, *References*)

Findings of Fact:

- a) On-Site

According to p. 2 of the 2005 Geo Study (re-affirmed 2012 Geo Update and the 2014 Geo Study Update Letter), the flat lower elevations in the central portions of the site consist mostly of alluvium. The gently to steeply sloping areas in the eastern and western portions of the site are primarily comprised of granitic-type rock. The alluvium exhibited low densities and be subject to hydroconsolidation to a depth of approximately 5 to 10-feet below original ground surface. These materials need to be removed and recompacted in order to maintain tolerable settlement predictions. However, removals in the north portion of the site will be less extensive than the southern portions of the site.

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

Conditions of Approval 10.PLANNING 020, and 60.BS GRADE 004, referenced in Response 11.b., above, are standard conditions for the County of Riverside and are not considered unique mitigation under CEQA. With the inclusion of these standard conditions, any impacts from implementation of the proposed Project being 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, are considered less than significant. No additional mitigation is required.

Off-Site

The installation and operation of the off-site sewer facilities will be within the existing, disturbed, California Avenue ROW, extending southerly until it meets up with the existing facilities located in World Cup Way. The sewer facilities will be constructed to the standards required by Eastern Municipal Water District, which being 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 proposed road alignment for the Beech Street extension is underlain predominantly by granitic and metamorphic rock and a portion of the alignment is underlain by late to middle Pleistocene alluvial fan deposits. These deposits are not generally subject to localized subsidence. Construction of the proposed road is not anticipated to significantly alter this. Any impacts are considered less than significant. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

16. Other Geologic Hazards

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

Sources: RCLIS, David L. Jones, Chief Engineering Geologist comments, *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005 (2005 Geo Study), *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012 (2012 Geo Study Update), and *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014 (2014 Geo Study Update Letter), (Appendix A, References)

Findings of Fact:

a) On-Site

Based on the elevation of the proposed development at the site with respect to sea level, and its distance from large open bodies of water, the potential for seiche and/or tsunami waves is considered to be nil. In addition, the proposed Project site is not located in an area susceptible to mudflows, or volcanic hazards. Based on this information, the proposed Project will not be

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

subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. No impacts are anticipated. No mitigation is required.

Off-Site

The locations of the proposed off-site sewer facilities, nor the proposed road for the Beech Street extension are not located adjacent to any enclosed water bodies that would pose a significant risk of inundation from a seiche. The proposed road is not located near any known mudflow hazards or anticipated to create a mudflow hazard based on the bedrock materials within the proposed road alignment. The proposed road is not located near any known volcanic hazards. No impacts are anticipated. No mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

17. Slopes

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

Sources: Riverside County 800-Scale Slope Maps, Project Application Materials, David L. Jones, Chief Engineering Geologist comments, *Geotechnical/Geological Engineering Study Canyon Trails*, prepared by EnGEN Corporation, dated December 21, 2005 (2005 Geo Study), *Updated Geotechnical Report Review Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated September 10, 2012 (2012 Geo Study Update), and *Geotechnical Report Update Letter Geotechnical/Geological Engineering Study – TTM 36337*, prepared by EnGEN Corporation, dated July 28, 2014 (2014 Geo Study Update Letter), (Appendix A, *References*)

Findings of Fact:

a,b) On-Site and Off-Site

Implementation of the proposed Project will change topography or ground surface relief features; and, may create cut or fill slopes greater than 2:1. The proposed Project may create cut or fill slopes higher than 10 feet. Condition of Approval 10.BS GRADE 023 (USE - MANUFACTURED SLOPES) states:

“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.”