

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

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

According to Certified EIR No. 524, the Temecula Valley Wine Country Region receives water services from Rancho California Water District (RCWD) and Eastern Municipal Water District (EMWD). As a result of the planned changes in both the number of acres of active use included within the WCCP area and the amount of agricultural activity and number of residential units anticipated within the WCCP area, the RCWD projects a total net increase of approximately 38% of additional water demand based on the proposed uses of the WCCP. Certified EIR No. 524 Table 4.13-11, *Existing/Proposed Land Use Designation Changes Impact on Water Demand*, and Table 4.13-12, *Summarized Water Demands Comparing Existing Proposed Land Use Changes in EIR No. 524*, summarize the net increase in water demand between the existing condition and proposed buildout of the WCCP area. These tables indicate a potential water demand increase of 10,336 acre-feet/year as compared to the demand projection for the area used in the 2010 Urban Water Management Plan. Accordingly, implementation of Certified EIR No. 524 Mitigation Measure PSU WATER-1 and PSU WATER-2 is required to reduce potential impacts to water supply.

As discussed, the Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. As a trails improvement project, the Project is not anticipated to result in an intensity of use that would translate to greater increases in water demand. Implementing projects would be subject to a site-specific analysis to evaluate project-specific impacts related to water use, and would be required to demonstrate compliance with Mitigation Measure PSU WATER-1 and PSU WATER-2, as applicable. Therefore, the Project would not result in new or substantially more significant environmental impacts related to water supply as identified in Certified EIR No. 524.

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

Refer to Response 45(a) above.

Mitigation: No new or modified mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No additional monitoring is required

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

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

According to Certified EIR No. 524, the majority of the WCCP Area relies on on-site wastewater treatment systems (septic systems). However, future implementing projects could receive wastewater treatment services by EMWD at its Temecula Valley Regional Water Reclamation Facility (TVRWRF). According to Section 4.13 of EIR No. 524, the TVRWRF does not have sufficient capacity to accommodate wastewater treatment needs of the WCCP at full buildout. In addition, implementing projects would require improvements of EMWD's existing sewer infrastructure to transport wastewater from individual projects to the TVRWRF. Collection of connection fees would allow EMWD to expand capacity and construct sewer facilities associated with the transport of wastewater as development occurs over time. Further, conformance with existing General Plan policies related to wastewater, and Certified EIR No. 524 Mitigation Measures HYD-2, PSU SEWER-1, and PSU SEWER-2 would ensure impacts to wastewater treatment facilities are less than significant.

As discussed, the Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. As a trails improvement project, the Project is not anticipated to result in an intensity of use that would translate to greater increases in wastewater treatment demands. Nonetheless, implementing projects, including future trail developments, would be required to demonstrate conformance with Mitigation Measures HYD-2, PSU SEWER-1, and PSU SEWER-2, as applicable. Thus, the Project would not result in new or more significant environmental impacts related to wastewater treatment facilities as compared with the analysis in Certified EIR No. 524.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Refer to Response 46(a) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

47. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Is the Project served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the Project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

Certified EIR No. 524 describes waste collection services to the WCCP area. According to Certified EIR No. 524, waste generated from the WCCP area would not create waste management demands that exceed the capabilities of the County's waste management system as adequate landfill capacity exists to accommodate waste generated from the WCCP area. Nonetheless, Certified EIR No. 524 incorporates five mitigation measures to ensure that all impacts to solid waste are less than significant, described below.

As required by Mitigation Measure PSU WASTE-1, implementing projects in the WCCP area shall make every effort feasible to recycle, reuse, and/or reduce the amount of construction and demolition materials (e.g., concrete, asphalt, wood, etc.) generated. This diversion of waste must exceed a 50 percent reduction by weight. Implementing projects must complete the Riverside County Waste Management Department Construction and Demolition Waste Diversion Program Form B and Form C process as evidence to ensure compliance. This mitigation measure would substantially reduce the potential waste stream that might otherwise result from the WCCP's implementation, thus reducing potential impacts to solid waste facilities.

Further, Mitigation Measure PSU WASTE-2 requires that all implementing projects dispose of any hazardous wastes, including paint, used during construction and grading at a licensed facility in accordance with local, state, and federal guidelines. This measure would help protect against any secondary effects that might otherwise occur from the improper disposal of hazardous wastes.

Mitigation Measure PSU WASTE-3 requires that all implementing projects with a residential Homeowners Association (HOA) establish green waste recycling through its yard maintenance or waste hauling contracts. This measure would reduce green waste requiring landfill disposal. If such services are not available through the yard maintenance or waste haulers in the area, the implementing project's

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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HOA shall provide individual homeowners with information about ways to recycle green waste individually and collectively and provisions shall be included in the CC&R's. This measure would also help to divert a portion of the waste stream that might otherwise result from the WCCP by ensuring that green wastes area recycled and reused.

Mitigation Measure PSU WASTE-4 requires that prior to issuance of Building Permits, The Riverside County Waste Management Department verifies compliance with California Solid Waste Reuse and Recycling Act of 1991 (AB 1327), which requires the local jurisdiction to require adequate areas for collecting and loading recyclable materials. This measure ensures that individual implementing projects comply with waste reduction and diversion requirements.

Mitigation Measure PSU WASTE-5 requires that prior to implementing Project approval, applicant(s) submit for review and approval landscape plans that provide for the use of xeriscape landscaping to the extent feasible and consistent with the Temecula Valley Wine Country Community WCCP Design Guidelines and provide for the use of drought tolerant low maintenance vegetation in all landscaped areas of the WCCP. This measure ensures that landscaping is designed in such a manner as to reduce the amount of generated green waste that results from WCCP implementation. Following compliance with Mitigation Measures PSU WASTE-1 through PSU WASTE-5, potential impacts to solid waste would be less than significant.

The Project amends the WCCP Trails Map, as analyzed in Certified EIR No. 524, to remove a number of trails located along private lands, as well as revising a limited number of alignments located within the road ROW. Generally, the Project reduces the number of trails proposed within the Policy Area, notably those along private lands. As a trails improvement project, the Project is not anticipated to result in an intensity of use that would translate to greater demands for solid waste disposal services. Nonetheless, implementing projects, including future trail developments, facilitated by the WCCP would be required to demonstrate conformance with Mitigation Measures PSU WASTE-1 through PSU WASTE-5, as applicable. Thus, the Project would not result in new or more significant environmental impacts related to solid waste disposal as compared with the analysis of the in Certified EIR No. 524.

b) Does the Project comply with federal, state, and local statues and regulations related to solid wastes including the CIWMP (County Integrated Waste Management WCCP)?

Refer to Response 47(a) above.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

a) Electricity?

The Project amends the WCCP Trails Map, as analyzed in Certified EIR No. 524, to remove a number of trails located along private lands, as well as revising a limited number of alignments located within the public ROW. Generally, the Project reduces the number of trails that was originally proposed within the WCCP area, notably those along private lands. As a trails improvement project, the Project is not anticipated to result in an intensity of use that would translate to greater demands for electricity services. Thus, the Project would not require new or expanded utility facilities, and would not result in new or more significant impacts to electrical utilities.

b) Natural Gas?

The Project amends the existing WCCP Trails Map, as analyzed in Certified EIR No. 524, to remove a number of trails located along private lands, as well as revising a limited number of alignments located within the public ROW. Generally, the Project reduces the number of trails proposed within the WCCP area, notably those along private lands. As a trails improvement project, the Project is not anticipated to result in an intensity of use that would translate to greater demands for natural gas services. Thus, the Project would not require new or expanded utility facilities, and would not result in new or more significant impacts to natural gas.

c) Communications Systems?

The Project amends the WCCP Trails Map, as analyzed in Certified EIR No. 524, to remove a number of trails located along private lands, as well as revising a limited number of alignments located within the public ROW. Generally, the Project reduces the number of trails proposed within the WCCP area, notably those along private lands. As a trails improvement project, the Project is not anticipated to result in an intensity of use that would translate to greater demands on communications systems. Thus, the Project would not require new or expanded utility facilities, and would not result in new or more significant impacts to communications systems.

d) Storm Water Drainage?

Certified EIR No. 524, analyzes the WCCP's potential impacts to storm water drainage facilities. According to Section 4.9, implementing projects would result in an increase in impervious surfaces; however, impacts to storm water facilities would be fully mitigated following compliance with existing General Plan policies and Mitigation Measures HYD-1 through HYD-5, HYD-7, and HYD-8. Mitigation Measure HYD-1 requires all implementing projects utilize the County's Water Quality Management WCCP (WQMP) checklist to determine the need for a site-specific WQMP and that all implementing projects incorporate Best Management Practices to (BMPs) to achieve compliance with the County's active MS4 permit. Mitigation Measure HYD-2 requires that all implementing projects exceeding a wastewater flow discharge volume greater than San Diego Regional Water Quality Control Board's

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(SDRWQCB) threshold connect to EMWD sewer services. Mitigation Measure HYD-3 requires preparation of a Storm water Pollution Prevention Program (SWPPP) and compliance with National Pollutant Discharge Elimination System (NPDES) requirements. Mitigation Measure HYD-4 requires any implementing project which chooses to incorporate onsite stormwater runoff infiltration to conduct individual percolation tests, prepared by a soils engineer, to determine the feasibility of onsite infiltration and BMPs. Mitigation Measure HYD-5 requires all implementing projects incorporate measures designed to increase infiltration and reduce impacts to water quality in the upper aquifer. Mitigation Measure HYD-7 requires all implementing projects in the Murrieta Creek Area Drainage WCCP to pay Area Drainage WCCP fees. Mitigation Measure HYD-8 requires consideration of several flood control measures.

The Project amends the WCCP Trails Map, as analyzed in Certified EIR No. 524, to remove a number of trails located along private lands, as well as revising a limited number of alignments located within the public ROW. Generally, the Project reduces the number of trails proposed within the WCCP area, notably those along private lands. As a trails improvement project, the Project is not anticipated to result in an intensity of use that would translate to greater demands for storm water drainage. Nonetheless, implementing projects facilitated by the WCCP, including any future trail developments, would be required to demonstrate conformance with relevant General Plan policies and Mitigation Measures HYD-1 through HYD-5, HYD-7, and HYD-8, as applicable. Thus, the Project would not result in new or more significant environmental impacts related to storm water drainage as compared with the analysis in Certified EIR No. 524.

e) Street lighting?

Certified EIR No. 524 analyzes street lighting utilities. According to Section 4.1 of EIR No. 524, adherence to existing County ordinances, and General Plan policies, design guidelines, standard conditions, and Mitigation Measure AES-3, impacts related to street lighting would be less than significant. More specifically, Riverside County Ordinance No. 655 incorporates standards for nighttime lighting within 15 to 45 miles of the Palomar Observatory. Mitigation Measure AES-3 requires all implementing projects prepare a lighting plan for the WCCP area prior to approval.

As discussed, the Project amends the WCCP Trails Map that was analyzed in EIR No. 524 to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. As a trails improvement project, the Project is not anticipated to result in an intensity of use that would translate to greater increases in street lighting demands, nor would the trails along the roadways likely require additional lighting. Nonetheless, implementing projects facilitated by the WCCP would be required to demonstrate conformance with existing County ordinances, and General Plan policies, design guidelines, standard conditions, and Mitigation Measure AES-3, as applicable. Thus, the Project would not result in new or more significant environmental impacts related to street lighting as compared with the analysis in Certified EIR No. 524.

f) Maintenance of public facilities, including roads?

The Certified EIR No. 524 traffic study recommends several street improvements which would minimize traffic impacts created by implementing projects; refer to Certified EIR page 3.0-12. Implementation of these improvements may include payment of fees and assessments to the affected jurisdictions or physical construction of such improvements by or in connection with future WCCP area development. This would ensure WCCP-related impacts are reduced/minimized as development occurs over time.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Project amends the existing Trails Map to remove and revise trail alignments so that they are generally aligned along existing roadways and other corridors. As a trails improvement project, the Project is not anticipated to result in an intensity of use that would translate to greater increases in road maintenance demands. Each trail segment will be planned in accordance with with PSU REC-1 through PSU REC-2 as described above in Section 41 a. The future trail phasing and financing plan will identify the appropriate agency or entity that will fund and maintain the trail segment. As such, the Project would not result in new or more significant environmental impacts related to maintenance of public facilities, including roads as compared with the analysis in Certified EIR No. 524.

g) Other governmental services?

Refer to Response 48(a) through (f) above. None of the Project components involve a new or more intense use than what was analyzed in Certified EIR No. 524. Thus, the Project would not result in new or more significant environmental impacts related to other governmental facilities as compared with the analysis in Certified EIR No. 524.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

49. Energy Conservation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Would the Project conflict with any adopted energy conservation plans?				

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

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

Findings of Fact:

As a trails improvement project, the Project is not anticipated to result in an intensity of use that would result in conflict with an adopted energy conservation plan. The Project would not require new or expanded utility facilities, and would not result in new or more significant impacts to energy conservation. Therefore, the Project would not conflict with any adopted energy conservation plans.

Mitigation: No new or modified mitigation measures are required.

Monitoring: No additional monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE

50. Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

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

Findings of Fact:

Implementation of the Project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Certified EIR No. 524 determined that the WCCP would have less than significant impacts with mitigation incorporated. The Project would not, as determined by the analysis above, create new or more intense uses within the area. As such, the proposed Project would not result in new or more significant impacts when compared with the analysis in Certified EIR No. 524.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 51. Does the Project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a Project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

The proposed revisions to the WCCP Trails Map, as indicated in the analysis above, would not result in new impacts, nor would it result in new cumulative considerable impacts. The proposed Project would result in a reduction in the number of trails considered by Certified EIR No. 524, and as such would not result in new additional impacts. As such, new cumulative impacts are not anticipated for the proposed Project.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 52. Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Temecula Valley Wine Country Community Plan, Certified Environmental Impact Report No. 524 RESOLUTION NO. 2014-044

Findings of Fact:

The proposed revisions to the WCCP Trails Map would not result in additional environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. The revisions to the proposed trails network would result in a reduction in the number of trails within the WCCP area. As such, new impacts would not occur and impacts would be reduced in comparison to those analyzed by Certified EIR No. 524.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: EIR No. 524, EIR No. 441

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

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

VII. AUTHORITIES CITED

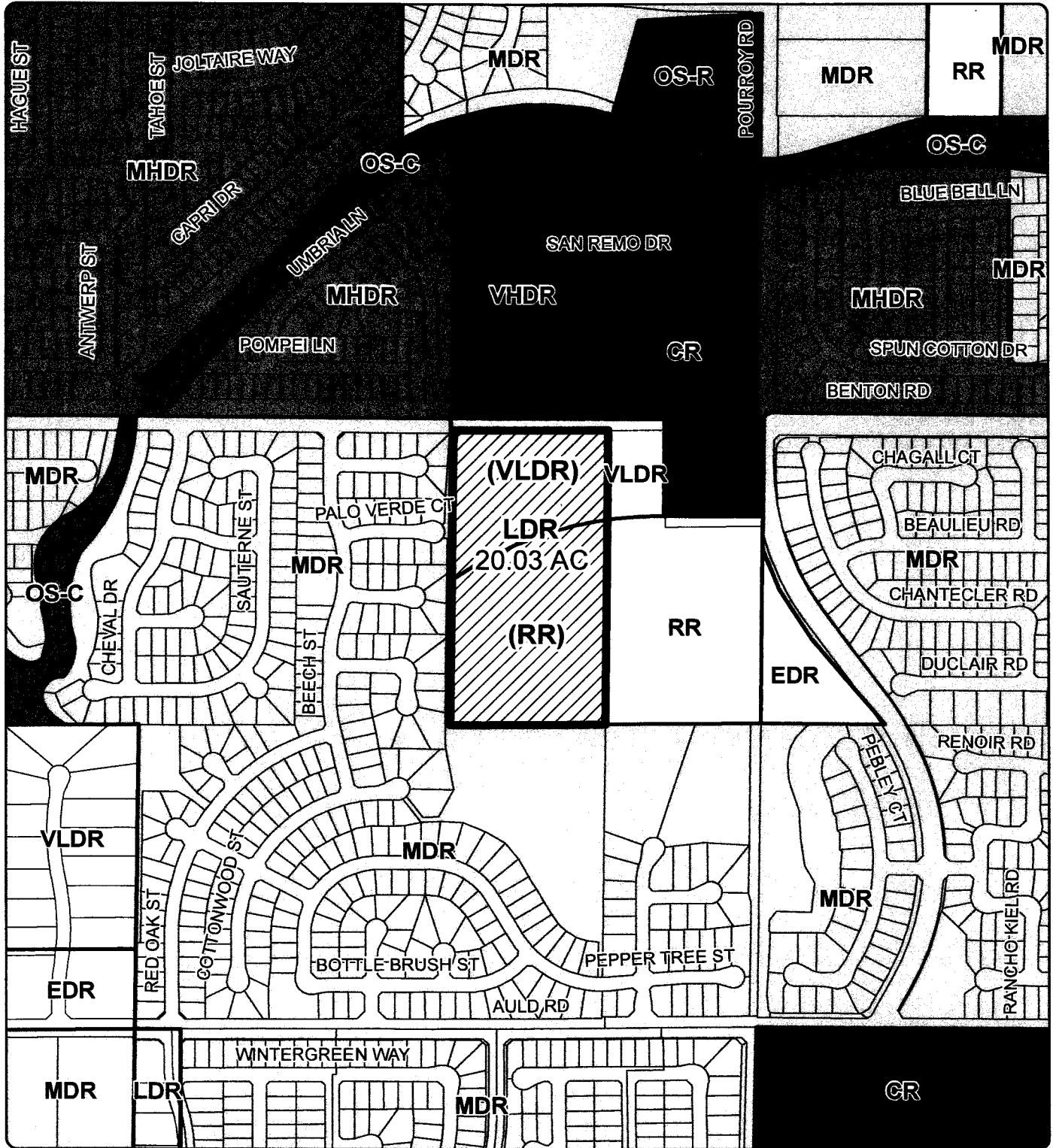
Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d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

Revised: 5/25/17

RIVERSIDE COUNTY PLANNING DEPARTMENT

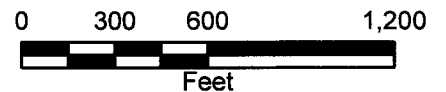
CZ07214 GPA01219 SP00106A16 TR32323

Supervisor: Washington / District 3 **PROPOSED GENERAL PLAN** Date Drawn: 05/10/2017 / Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen



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

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40350

Project Case Type (s) and Number(s): Specific Plan No.106 Amendment No. 16 (G,) General Plan Amendment No. 1219, Change of Zone No. 7214, Tentative Tract Map No. 32323

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 9th Floor, P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Russell Brady, Project Planner

Telephone Number: (951) 955-3025

Applicant's Name: Canadian Pacific, LLC and Strack Farms Land, LLC

Applicant's Address: 3161 Michelson Drive, Suite No. 425, Irvine, CA 92612

I. PROJECT INFORMATION

A. Project Description:

Specific Plan 106 Amendment No. 16 proposes to change the land use designation of the subject site from a mix of Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density Residential (CD:LDR).

The overall Specific Plan is located southerly of Baxter Road, easterly of Briggs Road, westerly of Pourrouy Road, and northerly of Auld Road. The proposed areas of change for the Specific Plan Amendment is located southerly of Benton Road, easterly of Beech Street, westerly of Pourrouy Road, and northerly of Auld Road.

General Plan Amendment No. 1219 proposes to change the land use designation from Community Development: Very Low Density Residential (CD:VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density Residential (CD:LDR) as reflected in the Specific Plan Land Use Plan.

Change of Zone No. 7214 proposes to change the zoning classification of the project site Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to One-Family Dwellings (R-1).

Tentative Tract Map No. 32323 proposes a Schedule "A" subdivision of 20.3 acres into thirty-four (34) single family residential lots, (1) private park and (1) detention/ water quality basin lot.

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

C. Total Project Area: 51.14 Acres

Residential Acres: 20.3

Lots: 34

Units: 34

Projected No. of Residents: 102

Commercial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other:

D. Assessor's Parcel No(s): 963-010-006

E. Street References: Northerly of Auld Road, southerly of Benton Road, and westerly of Pourroy Road

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 5, Township 7 South, Range 2 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently undeveloped land with an elevation range of 1,364 to 1,538 feet. Within the project vicinity are existing single family residential dwellings to the west and south, vacant property to the east, and vacant property and single family residential dwellings to the north. A drainage course runs along the project's western boundary bordering the existing residential development to the west.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements and Policies:

- 1. Land Use:** The project site's existing General Plan Land Use designation is Community Development: Very Low Density Residential (CD:VLDR) (1 acre minimum) and Rural: Rural Residential (R:RR) (5 acre minimum). The project proposes to change the land use designation of the site to entirely Community Development: Low Density Residential (CD:LDR) (1-2 dwelling units per acre). Although the General Plan Amendment would change the foundation component of a portion of the project site from Rural to Community Development, pursuant to General Plan Policy LU 1.1, any proposed land use designation changes within a Community Development Specific Plan shall not be interpreted to constitute a Foundation-level changes to necessitate a Foundation General Plan Amendment. The Dutch Village Specific Plan is defined as a Community Development Specific Plan as having primarily Community Development land use designations.

The project site is located within the Highway 79 Policy Area of the Southwest Area Plan. The Highway 79 Policy Area and applicable policies (policies C 2.7 and SWAP 9.2 as shown below) requires developments to reduce their density by 9% from the density analyzed in the General Plan. However, SWAP 9.2 also provides that individual projects may exceed the General Plan traffic model trip generation level if it can be shown that sufficient reductions have occurred on other projects.

The proposed project meets all other applicable land use policies of the General Plan.

- 2. Circulation:** The proposed project will add overall trips to the area. The Department of Transportation has reviewed the project submitted for this project and determined that required levels of service can be maintained. The proposed project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** The proposed project is located within the Multiple Species Habitat Conservation Plan (MSHCP); however, it is not located in a criteria area. The proposed project meets all other applicable Multipurpose Open Space element policies.
- 4. Safety:** The proposed project is not located in a flood zone. The proposed project is in an area designated as having low potential for liquefaction and susceptible to subsidence. The project is within a very high fire hazard area. The project is not located within an Alquist-Priolo or County Fault Zone. The proposed project meets all other applicable Safety element policies.

5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project is for a residential development and noise levels associated with the proposed project are not anticipated to be substantial. The proposed project meets all other applicable Noise element policies.
 6. **Housing:** The proposed project shall create 34 residential lots. The proposed project meets with all applicable Housing element policies.
 7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.
 8. **Healthy Communities:** The proposed project meets all applicable Healthy Community policies.
- B. General Plan Area Plan(s):** Southwest Area Plan
- C. Foundation Component(s):** Community Development (CD) and Rural (R)
- D. Land Use Designation(s):** Very Low Density Residential (VLDR) (1 acre minimum), Rural Residential (RR) (5 acre minimum)
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** Highway 79 Policy Area
- G. Adjacent and Surrounding:**
1. **Area Plan(s):** Southwest Area Plan
 2. **Foundation Component(s):** Community Development: (CD) to the north, east, west, and south, Rural (R) to the east.
 3. **Land Use Designation(s):** Medium Density Residential (MDR) to the west and south, Medium High Density Residential (MHDR), High Density Residential (HDR), and Commercial Retail (CR) to the north, Very Low Density Residential (VLDR) and Rural Residential (RR) to the east.
 4. **Overlay(s), if any:** N/A
 5. **Policy Area(s), if any:** Highway 79 Policy Area
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** 106
 2. **Specific Plan Planning Area, and Policies, if any:** N/A
- I. Existing Zoning:** Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5)
- J. Proposed Zoning, if any:** One-Family Dwellings (R-1)

K. Adjacent and Surrounding Zoning: One-Family Dwellings (R-1) to the west and south, Specific Plan (SP 286) to the north, Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to the east.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> I find that although the proposed project could have a significant effect on the environment NOTHING FURTHER IS REQUIRED because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR

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

_____ Signature	_____ Date
Russell Brady, Project Planner Printed Name	For Charissa Leach, P.E., Assistant TLMA 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is located Northerly of Auld Road, southerly of Benton Road, and westerly of Pourroy Road and within close proximity to Highway 79. Pursuant to Figure C-9 "Scenic Highways" of the Riverside County General Plan, Highway 79 is not State Designated nor County or State Eligible as a scenic highway. The next closest scenic highway would be I-215, which is a County Eligible scenic highway. The site is not visible from this highway, so would not have an impact on any scenic highways.

b) The proposed is not located within close proximity to scenic resources, landmark features, or any scenic vistas and as such, the project will have no impact. Surrounding features within close proximity to the project site consist of vacant property and single family residential dwellings. Neither of the previously addressed features are designated landmark features or in an area that creates a scenic view. Therefore, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

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

Source: GIS database, Ord. No. 655

Findings of Fact:

a) The proposed project is located 20.89 miles from the Mount Palomar Observatory and within Zone B of the Special Lighting Area which surrounds the Mount Palomar Observatory. Riverside County Ordinance No. 655 identifies specific methods of installation and shielding requirements for lamp sources and exceptions to reduce light pollution in the area. The project will be designed to incorporate lighting requirements of Riverside County Ordinance No. 655. Through the incorporation of lighting requirements of Ordinance No. 655, the project will have less than a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: Site Visit, Project Description

Findings of Fact:

a-b) The proposed project will create a new source of light which would accompany any new residential development; however the new source of light is not anticipated to be of significant levels since it would include lighting fixtures and lighting levels typical of a residential community that would be compatible with the immediate surrounding area. Therefore, the project shall not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The project site is adjacent to existing and planned compatible uses. The amount of light that will be created is consistent with levels found in typical residential developments. Also, the majority of residential uses surrounding the project site are separated from the site by canyons and are not directly adjacent to the property. Therefore, it is not anticipated that the proposed project shall expose residential property to unacceptable light levels. Impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE RESOURCES Would the project

4. Agriculture

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<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"/>

Source Riverside County General Plan Figure OS-17 "Agricultural Resources," GIS database and Project Materials.

Findings of Fact:

a) Through the utilization of GIS and outlined in Figure OS-17 "Agricultural Resources" of the Riverside County General Plan, the proposed project is located within an area that is designated as "Farmland of Local Importance" and "Other Lands". Within vicinity of the project area, the closest "prime farmland" is located farther south near the City of Temecula. In result, the project would not convert prime farmland, unique farmland, or farmland of statewide importance. The project will have no impact.

b) The proposed project will not conflict with existing agricultural uses nor is the project located within or adjacent to an existing agricultural preserve. The closest agriculture preserve within vicinity of the project site is the Murrieta Hot Springs Agriculture Preserve No. 3, which is located to the west and southwest of the project site. As outlined through GIS, the closest segment of the Murrieta Hot Springs Agricultural Preserve No. 3 is 0.79 miles from the site. The proposed project will have no impact to this agricultural preserve or any other agricultural preserve.

c-d) No agricultural land uses apparently exist in the immediately surrounding area. Additionally, designated land uses within close vicinity of the project site consist of Medium Density Residential (MDR), Very High Density Residential (VHDR), Rural Residential (RR), and Commercial Retail (CR). The project is not located within 300 feet of agriculturally zoned property nor will the project involve changes which, due to their located or nature, could result in the conversion of Farmland to non-agricultural uses. As such, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code sec-

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
tion 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?				
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-c) The project will not conflict with any zoning related to forest land, the County has no such zoning, and there is no forest land onsite or near the project site. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

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 point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, "Benton Road Residential Air Quality Impact Analysis", dated November 2, 2016, prepared by Urban Crossroads.

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2012 Air Quality Management Plan (AQMP). Conflicts

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

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

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involve a General Plan and a Specific Plan Amendment but is not considered a significant project.

According to the Air Quality Analysis prepared for the proposed project and the consistency analysis presented above, the proposed project will not conflict with the AQMP; no impact will occur.

b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), inhalable particulate matter with a diameter of 10 microns or less (PM₁₀), fine particulate matter with a diameter of 2.5 microns or less (PM_{2.5}), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented below.

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

Source: CalEPA Air Resources Board. State and National Area Designation Maps. 2013.

Construction Emissions

Assuming build-out of the site as single-family residences, the proposed project would result in construction-related and operational emissions of criteria pollutants and toxic air contaminants. A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions will substantially contribute to existing or project air quality violations.

The California Emissions Estimator Model (CalEEMod) version 2013.2.2 was utilized to estimate emissions from the proposed construction activities. CalEEMod default construction phase lengths and number of equipment were utilized. The project will be required to comply with the existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 established these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities. Based on the size of this project's disturbance area being less than 50 acres and anticipated to move less than 5,000 cubic yards of material per day, a Fugitive Dust Control Plan or a Large Operation Notification Form would not be required. Additionally, the project will be required to comply with SCAQMD Rule 113 (5) which limits the volatile organic compound (VOC) content of architectural coatings (i.e. paint) to no more than 50 g/L. These existing regulations have been applied to the air quality analysis and are reflected in the emission estimates. The table below titled Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the construction of the proposed project will not exceed established SCAQMD thresholds.

Maximum Daily Construction Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
2017	3.57	38.25	45.56	0.09	9.11	5.05
2018	62.23	29.07	24.93	0.04	2.53	1.92
SCAQMD Threshold	75	100	550	150	150	55
Potential Impact?	No	No	No	No	No	No

Source: Urban Crossroads

Operational Emissions

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2018. Long-term criteria air pollutant emissions will result from the operation of the proposed facility. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs. Based on the results of the model, maximum daily emissions from the operation of the proposed project will not exceed established SCAQMD thresholds. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Maximum Daily Operational Emissions (lbs/day)

Construction Phase	VOC	NO _x	CO	SO ₂	PM ¹⁰	PM ^{2.5}
Area Sources	4.06	0.03	2.84	0.00	0.06	0.06
Energy Sources	0.03	0.27	0.12	0.00	0.02	0.02
Mobile Sources	1.15	3.74	12.74	0.04	2.54	0.71
Total Emissions	5.24	4.04	15.70	0.04	2.62	0.79
SCAQMD Threshold	55	55	550	150	150	55
Potential Impact?	No	No	No	No	No	No

Source: Urban Crossroads

c) Cumulative short-term, construction-related emissions and long-term, operational emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project and operational emissions will not exceed any SCAQMD daily threshold. As required of the proposed project, other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation pursuant to state CEQA requirements, thus ensuring that air quality standards are not cumulatively exceeded. Impacts are therefore, considered less than significant.

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

Surrounding land uses within 1 mile of the project include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The nearest school (French Valley Elementary School) is located approximately ¼-mile to the east of the project along Benton Road. The project will not include major transportation facilities, manufacturing uses, or generate significant odors that would affect the school.

Carbon Monoxide Hotspots

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential to violate state and federal CO standards at intersections, even if the broader Basin is in attainment for federal and state levels.

Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored in the Riverside-Rubidoux Station showed a highest recorded 1-hour concentration of 2.7 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 1.6 ppm (State standard is 9 ppm) during the past 3 years. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

Localized Significance Threshold Analysis

As part of the SCAQMD's environmental justice program, attention has been focused on localized effects of air quality. Staff at SCAQMD developed localized significance threshold (LST) methodology that can be used by public agencies to determine whether or not a project may generate significant adverse localized air quality impacts (both short- and long-term). LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the State AAQS, and are developed based on the ambient concentrations of that pollutant for each source receptor area (SRA). The proposed project is located within the Temecula Valley SRA.

The tables below titled On-Site Preparation Construction LST Emissions and On-Site Grading Construction LST Emissions identify the emissions during construction at the nearest residences are well below the SCAQMD thresholds of significance. These also include consideration of existing regulations as previously noted. According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed project does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. Therefore, based on the analysis for CO and LST, impacts to sensitive receptors are considered less than significant.

On-Site Preparation Construction LST Emissions (lbs/day)

Emissions	NO _x	CO	PM ¹⁰	PM ^{2.5}
On-Site Emissions	27.16	30.44	8.90	4.99
LST Threshold	303	1,533	10	6
Potential Impact?	No	No	No	No

Source: Urban Crossroads

On-Site Grading Construction LST Emissions (lbs/day)

Emissions	NO _x	CO	PM ¹⁰	PM ^{2.5}
On-Site Emissions	33.63	41.46	5.15	2.81
LST Threshold	325	1,677	11	7
Potential Impact?	No	No	No	No

Source: Urban Crossroads

e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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development would be located within one mile of Winchester Road/State Route 79, which is considered a line-source emitter and not a point source emitter. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter.

f) The project proposes a residential development which is not typically a use that will create objectionable odors affecting a substantial number of people. The project will include the construction of a detention basin; however, the basin shall be landscaped and is not anticipated to create objectionable odors. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project-

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

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

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

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Sources: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental, Inc. dated December 19, 2016 (PDB06426 Revised 1)

Revised Habitat Assessment, Focused Narrow Endemic Plant and Burrowing Owl Survey Report with MSHCP Consistency Analysis prepared by L&L Environmental, Inc. dated August 2016 (Revised November 2016) (PDB06398 Revised 1)

Jurisdictional Delineation with Least Environmentally Damaging Practical Alternative prepared by L&L Environmental, Inc. dated August 2016 (PDB06397)

Findings of Fact:

a) The proposed project is located within the Western Riverside County Multiple Species Habitat Conservation Plan Southwest Area Plan. The project site is not located within a Criteria Cell.

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

According to the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental, Inc. dated December 19, 2016, the project will impact 0.102 acres of MSHCP Riparian/Riverine resources. The project proposes to offset the impacts at a 2:1 ratio by purchasing 0.204 acres of mitigation credit at the Skunk Hollow (Barry Jones) Mitigation Bank. The project has been conditioned by the County of Riverside to provide proof that the mitigation credits have been purchased prior to grading permit issuance.

The proposed project will avoid 0.303 acres of MSHCP Riparian/Riverine resources. To ensure that proposed grading activities do not encroach into the avoidance area, the County of Riverside has conditioned the project prior to grading permit issuance for a grading plan check, temporary fencing, and biological monitoring work plan. The County of Riverside has conditioned the project prior to grading permit or prior to map recordation (whichever occurs first) for a conservation easement and an Environmental Constraints Sheet (ECS) to ensure the long-term protection of the avoidance area. Additionally, prior to grading permit issuance, the Environmental Programs Department will review the Fire Protection and Vegetation Management Plan to ensure that any proposed fire maintenance activities do not encroach into the avoidance area.

No vernal pool habitat was identified in the survey area and no fairy shrimp or fairy shrimp habitat was observed during the survey. Soils within the drainage feature are mapped as loam. Water was not observed standing or puddling within the drainage.

The project will be consistent with Section 6.1.2 of the MSHCP with mitigation incorporated.

6.1.3 Protection of Narrow Endemic Plant Species

The project site is located within the required habitat assessment area for the following Narrow Endemic Plant Species: Munz's onion, San Diego ambrosia, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, and Wright's trichocoronis. According to the MSHCP Habitat Assessment prepared by L&L Environmental, the project site was determined to have suitable habitat for Narrow Endemic Plant Species; therefore, focused botanical surveys were completed on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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following dates: May 17, 2015, July 12, 2015, August 17, 2015, February 23, 2016, March 11, 2016, and March 18, 2016. No Narrow Endemic Plant Species were observed during the focused surveys.

California Orcutt grass, spreading navarretia, San Diego ambrosia, and Wright's trichocoronis are not expected to occur due to heavily impacted potential habitat and limited distribution. Suitable habitat for Munz's onion and many-stemmed dudleya is present onsite; however, survey results were negative. There is the possibility that these two species were affected by increased heat and drought. Munz's onion were observed growing at reference sites during the current survey period, although numbers were significantly reduced which provides evidence that the species did bloom during the survey period. The project site is located on the eastern margin of the range of many-stemmed dudleya in Riverside County, which indicates a lower potential for this species to occur onsite. With heavy and regular disturbance within nonnative grassland and the avoidance of the majority of the coastal sage scrub in the survey area, the potential that these species will be impacted is low.

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

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The proposed project is 0.75 miles from the closest MSHCP Conservation Area. The project will not impact Conservation Areas. Therefore, the project is not subject to the Urban/Wildlands Interface Guidelines. The project is consistent with Section 6.1.4 of the MSHCP.

6.3.2 Additional Survey Needs and Procedures

The project site is located within the required habitat assessment area for burrowing owl. The project site was determined to have suitable habitat for burrowing owl; therefore, focused burrowing owl surveys were conducted on August 18 through August 21, 2015. No burrowing owl or burrowing owl sign was observed on the project site or in the survey buffer area during the focused surveys. To prevent impacts to burrowing owl, the project has been conditioned by Riverside County prior to grading permit issuance for a 30-day pre-construction burrowing owl survey.

The project will be consistent with Section 6.3.2 of the MSHCP with adherence to Riverside County conditions of approval.

Impacts related to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan will be less than significant with mitigation incorporated.

b) A single male coastal California gnatcatcher (CAGN) was observed during a field survey. The observation occurred just offsite outside of the southeast corner of the site within coastal sage scrub. After the brief observation, the male flew east into a southeast-facing slope containing coastal sage scrub. The area is fenced and not easily accessed. It is not known if these birds previously nested in the area or were foraging. No nest sites were observed. The observation lasted approximately 10 minutes and the CAGN was not approached to avoid harassment. Although the CAGN is a state-listed threatened species, it is considered a "Covered Species Adequately Conserved" under the MSHCP. To prevent impacts to active bird nests, the project has been conditioned by the County of Riverside for a pre-construction nesting bird survey and report prior to grading permit issuance. Impacts related to threatened or endangered species will be less than significant with adherence to Riverside County conditions of approval.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The San Diego black-tailed jackrabbit was observed on the project site. The San Diego black-tailed jackrabbit is a State Species of Special Concern; however, it is considered a "Covered Species Adequately Conserved" under the MSHCP.

The project site was determined to have suitable habitat burrowing owl, a State Species of Special Concern. Additional surveys are required for burrowing owl in order to achieve coverage under the MSHCP (Section 6.3.2). Therefore, to prevent impacts to burrowing owl, the project has been conditioned by Riverside County prior to grading permit issuance for a 30-day pre-construction burrowing owl survey. Impacts to candidate, sensitive, or special status species will be less than significant with adherence to Riverside County Conditions of Approval.

d) The proposed project is not located adjacent to an MSHCP Conservation Area or MSHCP Linkage. Suitable habitat for nesting birds is present on the project site. Therefore, the project has been conditioned by the County of Riverside for a pre-construction nesting bird survey and report prior to grading permit issuance to prevent impacts to active bird nests. Impacts related to the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites will be less than significant with adherence to Riverside County conditions of approval.

e) According to the Jurisdictional Delineation with Least Environmentally Damaging Practical Alternative prepared by L&L Environmental, Inc. dated August 2016, the proposed project will impact 0.102 acres (4,443 square feet) of state streambed, of which 0.006 acres (261 square feet) are federal "Waters of the U.S."

The impacts to state streambed and MSHCP Riparian/Riverine resources are consistent. The project proposes to offset the impacts at a 2:1 ratio by purchasing 0.204 acres of mitigation credit at the Skunk Hollow (Barry Jones) Mitigation Bank. The project has been conditioned by the County of Riverside to provide proof that the mitigation credits have been purchased prior to grading permit issuance. Impacts will be less than significant with incorporation of mitigation.

f) No state or federal wetlands and no MSHCP Riparian Habitat will be impacted by project related impacts. No impacts will occur.

g) No oak trees are present on the project site. Therefore, the project is not subject to the Riverside County Oak Tree Management Guidelines. No impacts will occur.

Mitigation: Proof of Mitigation Credits: Prior to Grading Permit Issuance or Prior to Map Recordation, whichever occurs first, a biologist who holds an MOU with the County of Riverside shall submit documentation that the appropriate mitigation credits have been purchased in accordance with the mitigation measures described in must provide proof that 0.204 acres of mitigation credits have been purchased at the Skunk Hollow (Barry Jones) Mitigation Bank as outlined within the Determination of Biologically Equivalent or Superior Preservation prepared by L&L Environmental dated December 19, 2016 (PDB06426R1).

Monitoring: Biological Monitoring: Prior to grading permit issuance a qualified biological monitor shall be contracted to provide biological monitoring of the grading and construction activities and a Biological Monitoring Work Plan shall be submitted for EPD review and approval. The biological monitor must maintain a copy of the grading plans and the grading permit at all times while on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project site. The EPD may require additional documentation in the form of biological reports and/or site visit(s) to confirm completion.

CULTURAL RESOURCES Would the project

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"/>

Source: Site visit, Project Application Materials, "Phase I Cultural Resources Assessment for APN 963-010-006 19.36-Acres in the French Valley Area, Riverside County", dated 9/29/15, prepared by L&L Environmental.

Findings of Fact:

a-b) The records search failed to indicate the presence of any recorded historic resources within the boundaries of the subject site and the results of the field assessment were equally negative. The proposed project would not cause substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, "Phase I Cultural Resources Assessment for APN 963-010-006 19.36-Acres in the French Valley Area, Riverside County", dated 9/29/15, prepared by L&L Environmental.

a-b) The site is relatively undisturbed and was required to submit a cultural resources report. The report determined that no archaeological resources exist on the site. Despite no resources being present aboveground, the potential for uncovering archaeological resources still exists and standard conditions have been applied for ground disturbance activities, if cultural resources or human remains are discovered, grading activities shall be halted in the immediate area to provide sufficient time for further evaluation by an archaeologist and tribal representative as may be necessary and appropriate measures taken to either document, recover, or avoid the cultural resource (COAs 10.PLANNING.20 and 10.PLANNING.24). Additionally, the project has been conditioned for monitoring from an appropriate native American tribe during grading activities (COA 60.PLANNING.36). The above are considered standard Conditions of Approval, and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) This project will have less than significant impact on human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code Section 7050.5 if human remains are found (COAs 10.PLANNING.20 and 10.PLANNING.24). If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American Tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measures and corrective actions to be implemented. Condition of is not considered a unique mitigation measure pursuant to CEQA. No mitigation is identified or required.

d-e) The project site will not restrict any religious or sacred uses within the project site. Pursuant to cultural resources report prepared for the project, no existing sacred uses occur within the project area. Additionally, notifications for AB52 consultation were sent out to Pechanga, Rincon, Colorado River Indian Tribes, Soboba, Ramona, and Cahuilla tribes on October 18, 2016. Requests for consultation were received from Pechanga and Soboba, with no responses received from the other tribes. Consultation with Pechanga took place on several February 12, 2017. No Tribal Cultural Resources were identified. Consultation with Soboba was conducted on November 10, 2016. Soboba did not identify any Tribal cultural Resources but did request that Native American monitoring be included in the conditions of approval. Consultation concluded with Pechanga on March 08, 2017. Consultation with Soboba was concluded on February 16, 2017. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Tribal Cultural Resources

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) i and ii) As noted previously in Section 9.a-b), The site is relatively undisturbed and was required to submit a cultural resources report. The report determined that no archaeological resources exist on the site. Despite no resources being present aboveground, the potential for uncovering archaeological resources that could be defined as tribal cultural resources still exists and standard conditions have been applied for ground disturbance activities, if cultural resources or human remains are discovered, grading activities shall be halted in the immediate area to provide sufficient time for further evaluation by an archaeologist and tribal representative as may be necessary and appropriate measures taken to either document, recover, or avoid the resource (COAs 10.PLANNING.20 and 10.PLANNING.24). Additionally, the project has been conditioned for monitoring from an appropriate native American tribe during grading activities (COA 60.PLANNING.36). The above are considered standard Conditions of Approval, and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

Additionally, notifications for AB52 consultation were sent out to Pechanga, Rincon, Colorado River Indian Tribes, Soboba, Ramona, and Cahuilla tribes on October 18, 2016. Requests for consultation were received from Pechanga and Soboba, with no responses received from the other tribes. Consultation with Pechanga took place on several February 12, 2017. No Tribal Cultural Resources were identified. Consultation with Soboba was conducted on November 10, 2016. Soboba did not identify any Tribal cultural Resources but did request that Native American monitoring be included in the conditions of approval. Consultation concluded with Pechanga on March 08, 2017. Consultation with Soboba was concluded on February 16, 2017. No impacts will occur.

11. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", Phase I Cultural Resources Assessment with Paleontological Records Review by Michael Brandman Associates, dated March 13, 2006

Findings of Fact:

a) The records search failed to indicate the presence of any Paleontological resources within the boundaries of the subject site. The majority of the site is situated upon surface exposures of Cretaceous gabbro, which has a low potential to contain significant nonrenewable Paleontologic resources. The site also rests upon buried valley alluvium deposits of early-to-middle Pleistocene age, which can be highly sensitive for fossil resources under certain conditions. Since the potential has the potential to uncover paleontological resources, standard conditions have been applied to require paleontological consultation prior to grading and to determine whether monitoring should be required during grading activities (COA 60.PLANNING.3). With incorporation of this standard condition of approval, potential impacts will be less than significant.

Mitigation: No mitigation required.

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

GEOLOGY AND SOILS Would the project

12. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Geologist Comments, County Geologic Report (GEO) No. 2523 "Preliminary Geotechnical Subsurface Evaluation and In-Situ Soil Infiltration Testing for Proposed 34-Lot Single Family Residential Tract, Tentative Tract map No. 32323, Benton Road between Pourroy Road and Beech Street, French Valley Area within the County of Riverside, California.", dated 9/16/16, prepared by LGC Geotechnical, Inc.

Findings of Fact:

a-b) The proposed project is not located within proximity to the Alquist-Priolo Earthquake Fault Zone. Overall, the project will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. The potential impact will be less than significant. As CBC requirements are applicable to all residential developments, the requirements are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?				

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", County Geologic Report (GEO) No. 2523 "Preliminary Geotechnical Subsurface Evaluation and In-Situ Soil Infiltration Testing for Proposed 34-Lot Single Family Residential Tract, Tentative Tract map No. 32323, Benton Road between Pourroy Road and Beech Street, French Valley Area within the County of Riverside, California.", dated 9/16/16, prepared by LGC Geotechnical, Inc.

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the county GIS database, the project site is located partially in an area for low potential for liquefaction. Additionally, the geologic report found that the remedial grading proposed and the site consisting of compacted fill over dense native soils would result in low potential for post construction liquefaction. Therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Be subject to strong seismic ground shaking?				

Source: Riverside County General Plan Figure S-16 "Inventory of Communication Facilities"

Findings of Fact:

a) According to General Plan Figure S-16 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. With mandatory compliance with the 2016 California Building Code (CBC), structures within the site would be designed and constructed to resist the effects of seismic ground motions. Accordingly, ground shaking impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Landslide Risk	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?				

Source: On-site Inspection, Riverside County General Plan Figure S-4 "Earthquake Induced Slope Stability Map", County Geologic Report (GEO) No. 2523 "Preliminary Geotechnical Subsurface Evaluation and In-Situ Soil Infiltration Testing for Proposed 34-Lot Single Family Residential Tract, Tentative Tract map No. 32323, Benton Road between Pourroy Road and Beech Street, French Valley Area within the County of Riverside, California.", dated 9/16/16, prepared by LGC Geotechnical, Inc.

Findings of Fact:

a) The proposed project site is generally flat with areas of steep terrain in the southern portion of the project. GEO No. 2523 found that slope stability analysis for seismic events are met through project design. Therefore, impacts would be a less than significant.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

16. Ground Subsidence

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

Source: Resolution No. 94-125, Riverside County General Plan, County Geologic Report (GEO) No. 2523 "Preliminary Geotechnical Subsurface Evaluation and In-Situ Soil Infiltration Testing for Proposed 34-Lot Single Family Residential Tract, Tentative Tract map No. 32323, Benton Road between Pourroy Road and Beech Street, French Valley Area within the County of Riverside, California.", dated 9/16/16, prepared by LGC Geotechnical, Inc.

Findings of Fact:

a) The project site is located in an area susceptible to subsidence. GEO No. 2523 concluded that some adjustments in grades near the completion of grading could be required to balance any earth volume changes. However, any changes in earth volumes are estimated to not exceed .1 feet. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Other Geologic Hazards

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

Source: Site visit, Project Application

Findings of Fact:

a) The Project site is more than 28 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. The Project site is located approximately 2 miles west of Lake Skinner and based on the distance from this lake and relative elevation (project site sits approximately 100 feet higher than the bottom of the dam) would not be subject to potential seiche if water within the lake overtopped the dam and flowed downstream from the dam. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes.

Additionally, the Project site is not located within a 100-Year Flood Zone. Due to the elevated topography of the Project site and surrounding areas, there is no potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Accordingly, impacts would be less than significant and no mitigation would be required.

Mitigation: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

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

Source: Riv. Co. 800 Scale Slope Maps

Findings of Fact:

a) Under existing conditions, the Project site has a relatively low slope across most of the site with steeper terrain in the southern portion of the site. Implementation of the proposed Project would require grading of the site to accommodate the proposed development. As shown in the Project's grading exhibit, the Project would generally maintain the site's existing topographic conditions. Therefore, impacts would be less than significant and no mitigation would be required.

b) As shown in Project's grading exhibit, no grading would exceed a gradient of 2:1 (horizontal:vertical). In addition, none of the proposed slopes would exceed a height of ten feet. Accordingly, no impact would occur.

c) Under existing conditions, the Project site comprises undeveloped land with no existing uses that require wastewater treatment. The project would be served by domestic sewer and would not have any subsurface septic systems to serve the project. Thus, implementation of the proposed Project would not result in grading that affects or negates any active subsurface sewage disposal systems, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

19. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Staff Review, application materials, site visit, County Geologic Report (GEO) No. 2523 "Preliminary Geotechnical Subsurface Evaluation and In-Situ Soil Infiltration Testing for Proposed 34-Lot Single Family Residential Tract, Tentative Tract map No. 32323, Benton Road between Pourroy Road and Beech Street, French Valley Area within the County of Riverside, California.", dated 9/16/16, prepared by LGC Geotechnical, Inc.

Findings of Fact:

a) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the state Water Resources Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, catch basins would be installed to collect all runoff and discharge the flow into the three proposed infiltration basins. Ultimately, any excess flows would be discharged into existing storm drains, and thus would not cause or contribute any erosion hazards downstream.

Accordingly, because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, impacts due to water erosion would be less than significant under long-term conditions.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the 2016 California Building Code. Additionally, GEO No. 2523 determined that the soils on the site have a very low to low expansion potential. Therefore, there would be no risk to life or property. No impact would occur.

c) No septic tanks or alternative waste water disposal systems are proposed to be constructed or expanded as part of the Project. Accordingly, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Result in any increase in water erosion either on or off site?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a-b) The proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the State Water Resources Control Board, the Project Applicant is required to obtain a National Pollutant Discharge Elimination System (NPDES) permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, Chapter 15.12 (Uniform Building Code) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of Chapter 15.12, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil. Requirements for the reduction of particulate matter in the air would also apply, pursuant to SCAQMD Rule 403. Mandatory compliance with the Project's NPDES permit and these regulatory requirements would ensure that erosion impacts that may change deposition, siltation, or erosion that may modify any downstream channels or other drainages during construction activities would be less than significant. Mitigation is not required.

Following construction, erosion on the Project site would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, all drainage from the developed portions of the site would be conveyed to a water quality basin for treatment. The proposed water quality basin would ensure that sediments in runoff discharged from the site is minimized. Additionally, the required BMPs also would ensure that the Project would not result in any increase in water erosion either on or off-site as compared to existing conditions. Accordingly, there would be a less than significant impact that may

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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change deposition, siltation, or erosion that may modify any downstream channels or other drainages during operation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions

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

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

Source: "Benton Road Residential Greenhouse Gas Analysis", dated 11/2/16, prepared by Urban Crossroads

Findings of Fact:

a, b) As stated in the Greenhouse Gas Analysis for the project, using all of the emissions quantified, the total construction Greenhouse Gas emissions generated from the Project is approximately 616.12 Metric Tons Carbon Dioxide equivalent (MT CO₂e) per year which includes construction-related emissions amortized over a typical project life of 30 years as shown in the below table. The total GHG

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

emissions from the Project are below the threshold of 3,000 MT CO₂e per year for residential projects (Tier 3) established by the South Coast Air Quality Management District (SCAQMD).

Operational Emissions (metric tons/year)

Emissions	CO ₂	CH ₄	N ₂ O	CO ₂ e
Construction Emissions amortized over 30 years	16.77	0.01	0.00	16.85
Area Sources	8.74	0.01	0.00	8.80
Energy Sources	114.18	0.01	0.00	114.82
Mobile Sources	444.46	0.01	0.00	444.75
Waste Sources	8.07	0.48	0.00	18.09
Water Usage	10.72	0.07	0.01	12.81
Total Project Emissions	616.12			
Source: Urban Crossroads				

Since the project will not exceed the screening threshold proposed by SCAQMD, the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

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

Source: Riverside County General Plan and Project Review, "Phase I Environmental Site Assessment, APN 963-010-006, Benton Road", dated 3/24/16, prepared by Hillmann Consulting

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

a) The project is not associated with the need for routine transport, use or disposal of substantial quantities of hazardous materials. This residential project is not forecast to cause any significant environmental impacts related to activities related to routine delivery, management or disposal of hazardous materials. The project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials. Therefore, impacts are considered less than significant.

b) Based on project materials and site surveys, it is not anticipated that any past use on the site would have resulted in the presence of any hazardous materials on the site. To ensure this is addressed prior to grading for the project, a Phase I Environmental Site Assessment (ESA) was prepared for the project site. The assessment found that four piles of fill material/construction debris were noted at the western portion of the property, no asbestos containing materials, lead based paint, radon, or mold were discovered, and that historical agricultural uses occurred on the site. The prior agricultural use is identified as a Recognized Environmental Condition (REC) that presents potential concern to expose people to hazardous conditions. The Phase I ESA recommended the project perform a Phase II ESA prior to grading to determine the presence of remaining pesticide chemicals and if discovered the measures to properly dispose of the contaminated soils or other materials (COA 60.E HEALTH.1). This is a standard condition of approval for projects located in areas of prior agricultural use and is thus not considered mitigation pursuant to CEQA. With the implementation of the Phase II ESA and resulting recommendations implemented, impacts are anticipated to be less than significant.

c-d) The proposed Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project site is located within one-quarter mile of an existing school, but as a residential use is not anticipated to handle any notable quantities of hazardous material that could substantially impact the school. When combined with the lack of uses that would generate hazardous emissions, no adverse impact from hazardous emissions is forecast to occur. The project will have no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-19 "Airport Locations", Riverside County Airport Land Use Commission letter, dated September 18, 2006

Findings of Fact:

a-c) The project site is located within the French Valley Airport Influence Area. The project is specifically located within Compatibility Zones D and E of the French Valley Airport Land Use Compatibility Plan. The project was reviewed by the Riverside County Airport Land Use Commission (ALUC), which determined the project Conditionally Consistent on May 25, 2006. With compliance with the standard use limitations as included in ALUC's letter dated September 18, 2006, impacts would be less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a). The project site is located within an area that is designated as a very high fire hazard severity zone. As is standard for projects located within these areas, the project is required to provide adequate primary and secondary access and buildings to be built on the proposed lots will be required to comply with enhanced building standards for areas within high fire hazard areas to reduce the hazard to the buildings and people residing within them. These are standard conditions of approval and are not considered mitigation under CEQA. With the implementation of these standard requirements, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY Would the project				
26. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report.

Findings of Fact:

a) As noted previously, the northern portion of the site is generally flat with moderate slope with higher slopes in the southern portion of the site. Within the northern portion of the site, a drainage course enters the eastern boundary of the site south of Benton Road and traverses the site westerly where it connects to a drainage area along the western boundary of the site that directly flows to an existing storm drain inlet that was constructed with the adjacent single family residential development. The proposed project would generally allow this drainage course to remain, excluding culverts to provide for the two street crossings proposed by the project to connect to Benton Road for primary and secondary emergency access. Other than this drainage course, the project would continue the existing drainage pattern of the site which generally directs most flows to the drainage course that traverses the site and to the adjacent developed storm drain inlet. The project is not anticipated to alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. On site flows

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would be collected via surface and storm drains and directed to an onsite basin that would outlet to the drainage course. The proposed detention basin will attenuate any increased flows generated from the construction of impervious surfaces on the site to not increased flows on- or off-site that could potentially result in increased erosion. Therefore, this impact is considered less than significant.

b) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et seq. of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA)) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the Santa Ana River Watershed and is within the jurisdiction of the California Regional Water Control Board, Santa Ana Region.

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

Impact Analysis for Construction-Related Water Quality

Construction of the proposed Project would involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Pursuant to County of Riverside requirements, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project's SWPPP, water quality impacts associated with construction activities would be less than significant and no mitigation is required.

Post-Development Water Quality Impacts

To meet NPDES requirements, the Project's proposed storm drain system is designed to route flush runoff to the proposed water quality basin. The Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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term operation. Therefore, with mandatory compliance with the Project's WQMP, water quality impacts associated with post-development activities would be less than significant and no mitigation is required.

c) The Project site is located within the Eastern Municipal Water District (EMWD) service area. EMWD has identified the water district's anticipated future demands for potable water resources and the plans for meeting those demands. EMWD obtains its water from Northern California, through the Metropolitan Water District. Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies such that there would be a net aquifer volume or a lowering of the local groundwater table level, and impacts would be less than sufficient.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, infiltration would occur in the landscaped areas as well as the proposed water quality basin. The bottom of basin would also function to mitigate any potential increase runoff and for water quality treatment. Therefore, with incorporation of the basin and regional management efforts for groundwater resources, the Project would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

d) The proposed Project will include catch basins and underground storm drains to collect all runoff and discharge the flows into the proposed water quality basin. The basin and other on-site drainage facilities are proposed to outlet to the existing drainage at the proposed culvert for proposed Street 'A' which both provides adequate flood protection from the 100-year frequency storm event on site as well as provides and adequate outlet in accordance with Riverside County Flood Control District requirements. Additionally, with required adherence to a SWPPP and WQMP, the Project would not provide substantial additional sources of polluted runoff during construction or long-term operation. Accordingly, implementation of the proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Thus, impacts would be less than significant and no mitigation is required.

e) The proposed project is not within a flood hazard area and is not placing housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact.

f) The proposed project is not within a flood hazard area and is not placing structures within a 100-year flood hazard area which would impede or redirect flood flows. Therefore, there is no impact.

g) Mandatory compliance with the BMP's specified in the Project's WQMP would ensure that the proposed Project does not result in any other impacts to water quality. There are no conditions associated with the proposed Project that would result in the substantial degradation of water quality beyond what is described above. Thus, no impact would occur.

h) The proposed water quality basin designed to filter the Project's stormwater is strategically placed at the downstream point of the Project site's drainage areas. Runoff from the Project site would be collected in the basin and filtered to remove water pollutants before being discharged into offsite facilities. The water quality BMP's are designed to drain within a maximum of 72 hours, which would preclude the attraction of vectors and odors associated with standing water. The detention basin is an inherent part of the Project's design and, as such, the environmental effects associated with the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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construction and operation of the Project's BMP's are evaluated throughout this environmental assessment, and where necessary, mitigation has been identified to address any impacts associated with their construction and operation. Accordingly, the Project would not include any new or retrofitted stormwater BMPs that could result in significant environmental effects, and no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

27. Floodplains

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

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

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

Findings of Fact:

a) The proposed grading by the Project would generally maintain the site's existing topographic conditions. The proposed basin and drainage facilities would provide adequate flood protection on-site and to downstream properties from the 100-year frequency storm event in accordance with Riverside County Flood Control District requirements. As such, the Project would not alter the site's drainage pattern in a manner that would lead to flooding on-site or off-site, and impacts would be less than significant.

b) Development of the Project would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. A portion of the Project site is proposed to be landscaping and infiltration would occur over these areas. Additionally, the Project proposes a water quality basin. The bottom of the basin would be unlined, which would provide an opportunity for infiltration. The basin would function to mitigate any potential increase runoff and for water quality treatment. Based on the foregoing analysis, the Project would not result in changes in absorption rates or the rate and amount of surface runoff that could result in significant environmental effects and impacts would be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The Project site is located approximately 1.7 miles west of Lake Skinner and is located at least partially within its dam inundation area as illustrated by the Riverside County General Plan, Southwest Area Plan, Figure 10, *Southwest Area Plan Flood Hazards*. A seismically-induced failure of the Lake Skinner dam facility when the dam basin is filled to capacity could cause extensive flooding across most of the Project site. In recognition of this possibility, the Lake Mathews/Woodcrest Area Plan includes three policies intended to attenuate the risk of dam failure to persons or property. Specifically, Policy SWAP 24.3 requires adherence to the flood proofing, flood protection requirements, and flood management review requirements of Riverside County Ordinance No. 458, which regulates flood hazards. Additionally, Policy SWAP 24.4 requires proposed development projects (such as the proposed Project) to undergo review by the Riverside County Flood Control and Water Conservation District. Moreover, County Ordinance No. 457 establishes building standards and codes that apply to development that is subject to inundation. Compliance with the above-reference regulations and policies would ensure that any potential dam inundation hazards associated with future development would be less than significant. However, mitigation has been identified to reduce impacts associated with dam inundation to below a level of significance. The mitigation requires the homeowner be informed about their home being located within a dam inundation area through several disclosure mechanisms. This would ensure that all future residents on the Project site are aware of their home being located in a dam inundation hazard area, the risks associated with the home being located in an inundation zone, and the public service resources in place to help address dam inundation effects in the event the Lake Mathews Dam fails. Therefore, with mandatory compliance to SWAP policies, and the mitigation measure, the Project's impacts due to being located within a dam inundation hazard area would be less than significant.

d) The Project site's existing drainage patterns would generally be maintained under the proposed Project. Although the Project's proposed water quality basin would reduce peak flows from the site, the Project would not affect the total amount of flows from the site. Thus, the Project has no potential to result in changes in the amount of surface water in any water body, and no impact would occur.

Mitigation: Prior to building permit final inspection, evidence shall be provided to the Riverside County Building and Safety Department that all home deeds include a disclosure about the Project site's location within a dam inundation hazard area. Additionally, as part of future home sale documentation, the Project Applicant shall provide each new homeowner a copy of the Federal Emergency Management Agency's informational brochure, entitled "Living with Dams: Know Your Risks (FEMA P-956)." Additionally, each new homeowner shall be provided with informational materials from the Riverside County Fire Department's Community Emergency Response Team (CERT), including information about CERT's role in helping communities address potential impacts due to natural and man-made hazards, and information relating to how future residents can become involved and undergo CERT training to assist the future residents of the community in the event of failure of the Lake Skinner dam. (COA 80.PLANNING.21)

Monitoring: Mitigation shall be monitored through the conditions of approval by the Planning Department and the Building & Safety plan check process.

LAND USE/PLANNING Would the project

28. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, GIS, Project Materials

Findings of Fact:

a) The project is located in an unincorporated area of Riverside County, east of the City of Murrieta and north of the City of Temecula. The project does include a Specific Plan Amendment, General Plan Amendment, and Change of Zone that would generally intensify the allowed density on the subject site. While this does result in an increase in amount of density on the subject site, this level of density is consistent with the surrounding area which generally consists of similar densities. Therefore, impacts with regard to a substantial alteration to present land use are considered less than significant.

b) The project site is located within the City Sphere of Influence of Temecula. The project was transmitted to the City and the City was notified of the Planning Commission hearing and no comments have been received. The City's General Plan land use plan depicts the subject site as Rural Residential (0.0-0.2 dwelling units per acre) and Hillside Residential (0.0-0.1 dwelling units per acre). Although the proposed change in land use designation and the proposed subdivision would not strictly comply with these City land use designations for its sphere of influence, these differences in the amount of units is not substantial considering the surrounding densities are more similar to the project as proposed compared to the designations of the City's General Plan. Additionally, the County and the City do not maintain a Memorandum of Understanding that has any provisions for land use compliance within the sphere of influence. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The project site is proposed to be zoned One Family Dwellings (R-1). The proposed use, single family residential with a minimum lot size of 7,000 square feet, is consistent with the development standards set forth in the One Family Dwellings (R-1) zone. All other applicable development standards related to lot width, depth, and frontage are met through the project design. Subsequent building permits will be required to comply with height, building setback, parking, and lot coverage requirements. Surrounding zoning classifications are One-Family Dwellings (R-1) to the west and south, Specific Plan (SP 286) to the north, Residential Agricultural, one-acre minimum (R-A-1) and Residential Agricultural, five-acre minimum (R-A-5) to the east. Existing uses in the vicinity of the project site include single-family residential to the in all directions. Since the proposed Project would be similar to existing residential uses in the surrounding area, the proposed project would be compatible with the surrounding land uses and less than significant impacts would occur.

d) The Project proposes to change the land use designation of the site from Community Development: Very Low Density Residential (CD: VLDR) and Rural: Rural Residential (R:RR) to Community Development: Low Density Residential (CD:LDR). While this does represent a change to the General Plan and Specific Plan land use designations, it does not conflict with the overall policies of the General Plan and Specific Plan as detailed further in the findings in the staff report for the project. The project proposes 34 residential lots on 20.3 acres for a density of 1.67 dwelling units per acre, which is consistent with the CD:LDR density range of 1-2 dwelling units per acre. The proposed Project would be fully consistent with the property's General Plan land use designation and with all applicable policies of the General Plan. Therefore, there would be a less than significant impact.

e) Residential uses exist in the surrounding area. However, there are no components of the proposed Project that would obstruct access to the community or divide the physical arrangement of the community. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
30. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Zones"

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General plan Figure OS-6, *Mineral Resources Area*, the Project site is designated within the Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. Accordingly, the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Thus, no impact would occur.

c-d) The Project site is not located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. There are no known active mining facilities in the immediate area. Accordingly, implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Thus, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

31. Airport Noise

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

NA A B C D

b) For a project within the vicinity of a private airstrip,

would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map, French Valley Airport Land Use Compatibility Plan, Figure FV-3

Findings of Fact:

a) The nearest airport to the Project site is the French Valley Airport, which is located approximately 1.25 miles southwest of the Project site. As identified by the French Valley Airport Land Use

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Compatibility Plan, Figure FV-3, the project site is well outside the 55 CNEL contour. Therefore, there would be a less than significant impact.

b) There are no private airstrips located within the vicinity of the Project site. Accordingly, no impact would occur and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Railroad Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Riverside County General Plan Figure C-1 "Circulation Plan", S-21 "Rail Facilities, Available Water, Oil and Natural Gas Pipelines Inventory Data", Thomas Guide 2005 Edition, Site Visit

Findings of Fact:

The proposed project site is not located within close vicinity to an active railroad line and as such, no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Highway Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NA <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Application materials, Site Visit, Project Exhibit

Findings of Fact:

The project is located approximately located approximately 1.0 mile from Winchester Road/State Route 79. Due to the distance from the highway and the inclusion of intervening development, this impact is considered less than significant.

Mitigation: No Mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Other Noise	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>				

Source: Project description and materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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No additional noise sources have been identified that would expose the Project to a significant amount of noise. There would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); United States Department of Housing and Urban Development Site DNL Calculator; Project Application Materials

Findings of Fact:

Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means. For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LEQ (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

CNEL (Community Noise Equivalent Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00pm to 10:00pm and after addition of ten decibels to sound levels in the night from 10:00pm to 7:00am.

LDN (Day-Night Average Level): The average equivalent A-weighted sound level during a 24-hour day, obtained after the addition of ten decibels to sound levels in the night after 10:00pm and before 7:00am.

CNEL and LDN are utilized for describing ambient noise levels because they account for all noise sources over an extended period of time and account for the heightened sensitivity of people to noise during the night. LEQ is better utilized for describing specific and consistent sources because of the shorter reference period.

a) Permanent ambient noise impacts of the project would include typical sources of noise associated with residential land uses, but primarily would be a result in an increase in traffic on the project site and surrounding areas. Non-traffic related residential use noise would generally be compatible and would not be anticipated to substantially increase ambient noise levels on its own.

The project is estimated to generate a total of 323 average daily trips onto Benton Road with the majority of the trips assumed to be directed towards Winchester Road. Utilizing the United States Department of Housing and Urban Development Site DNL Calculator, based on the existing approximately 12,050 trips on Benton Road, existing noise levels are anticipated to be approximately 63.6 dBA CNEL at a distance of 100 feet and an assumed speed of 55 miles per hour as a worst case scenario. With the additional approximately 323 trips on Benton Road, noise would be anticipated to increase to 63.7 dBA CNEL, respectively. Increases in other area roadways that currently accommodate larger amounts of traffic (i.e. Winchester Road) would result in a lower increase in ambient levels of noise since the same level of traffic added to these roads represents a lower proportion of the existing traffic and resulting noise levels. Since the increase in ambient noise would be below the typical accepted threshold of 3 dBA to be barely perceptible, the impact to ambient noise levels would be less than significant.

b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Operationally, the project will result in noise sources typical of residential uses such as landscaping activities. These activities are common in the project area do not represent a substantial increase in periodic noise in the project vicinity. Periodic operational noise increase will be less than significant.

The project will result in temporary construction-related noise increases to on-site ground disturbing and construction activities. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance 847 prohibits the creation of any sound, on any property that causes the exterior sound level property designated as "Residential" in the general plan to exceed 55 dBA Lmax between the hours of 7:00 AM and 10:00 PM or 45 dBA Lmax between the hours of 10:00 PM and 7:00 AM. However, construction is exempt from Ordinance 847 as long as it is limited to the hours of 6:00 AM to 6:00 PM during the months of June through September and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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between the hours of 7:00 AM and 6:00 PM during the months of October through May (Sec 2.i.1,2). Project construction will comply with Ordinance 847. Noise levels associated with the various construction phases could reach 95 dBA to 50 feet. Temporary construction-related noise impacts will be less than significant with the implementation of existing regulations.

c) Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 dBA CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 CNEL. The intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design. As noted previously, the existing and proposed noise levels from traffic generated by the project is not anticipated to exceed 65 dBA CNEL to existing sensitive residential areas along Benton Road. Other operational noise is not anticipated to substantially increase noise in the surrounding area. Also as noted previously, temporary noise impacts from construction are exempt from noise standards provided it occurs within the limited hours. Therefore, the project is not anticipated to expose people to noise levels in excess of standards established in the local general plan and impacts would be less than significant.

d) Vibration is the movement of mass over time. It is described in terms of frequency and amplitude, and unlike sound there is no standard way of measuring and reporting amplitude. Groundborne vibration can be described in terms of displacement, velocity, or acceleration. Each of these measures can be further described in terms of frequency and amplitude. Displacement is the easiest descriptor to understand; it is simply the distance that a vibrating point moves from its static position. The velocity describes the instantaneous speed of the movement and acceleration is the instantaneous rate of change of the speed.

Although displacement is fundamentally easier to understand than velocity or acceleration, it is rarely used for describing groundborne vibration, for the following reasons: 1) human response to groundborne vibration correlates more accurately with velocity or acceleration; 2) the effect on buildings and sensitive equipment is more accurately described using velocity or acceleration; and, 3) most transducers used in the measurement of groundborne vibration actually measure either velocity or acceleration. For this study velocity is the fundamental measure used to evaluate the effects of groundborne vibration.

Common sources of vibration within communities include construction activities and railroads. Vibration can impact people, structures, and sensitive equipment. The primary concern related to vibration and people is the potential to annoy those working and residing in the area. Groundborne vibration can also disrupt the use of sensitive medical and scientific instruments such as electron microscopes. Vibration with high enough amplitudes can also damage structures (such as crack plaster or destroy windows). Structural damage is generally only of concern where large construction equipment is necessary to complete a development project (e.g. large bulldozers, vibratory pile drivers), where blasting is required, or where very old buildings are involved (e.g. ancient ruins). Groundborne vibration generated by construction projects is generally highest during pile driving or rock blasting. Next to pile driving, grading activity has some potential for structural vibration impacts if large bulldozers, large trucks, or other heavy equipment are used where very old structures are

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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present. Construction of the project does not require rock blasting or pile driving. Grading activities will require use of heavy construction equipment.

Operation of the proposed project does not include uses that cause vibration. Furthermore, the project does not require pile driving or blasting to complete, there are no ancient structures in the project vicinity, and no research medical facilities in the vicinity that could be using sensitive medical or scientific equipment. Potential impacts related to temporary construction activities is discussed below.

The most vibration-causing piece of equipment that will likely be used onsite as part of the proposed project is a vibratory roller. This machine can cause vibration levels of up to 0.021 PPV at 100 feet. The closest sensitive receptor is located an average of 350 feet from the center of the project site that would generate an average level of 0.007 PPV. Continuous vibration is perceptible at 0.01 PPV; therefore this level of vibration will not be readily perceptible to area residents. Furthermore, this level of vibration will not exceed the continuous threshold of 0.30 PPV that could damage older residential structures. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

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

Source: Project description and materials, GIS

Findings of Fact:

a) The project site does not currently contain any existing dwellings that would be removed. Therefore, the project will not displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere, and there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed project proposed the creation of 34 residential lots, and therefore is providing housing. The proposed project is not displacing affordable housing and is not anticipated to create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. Therefore, this impact is considered less than significant.

c) The project site does not currently contain any dwellings. Therefore, the proposed project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

d) The proposed project site is not within a County Redevelopment Project Area; therefore, there is no impact.

e) The proposed project will create proposed dwellings for approximately 102 persons. The projected population of the Community Development component within the Southwest Area Plan, as depicted in Table 2 "Statistical Summary", is 97,664 persons. Overall, the estimated population at build out is 118,113 within the Southwest Area Plan for all foundations. These statistics reflect the midpoint for the theoretical range of build-out projections. Therefore, the proposed project's dwellings is not anticipated to substantially cumulatively exceed official regional or local population projections. Therefore, this impact is considered less than significant.

f) The implementation of the proposed project would not induce substantial population growth in the area, either directly or indirectly, beyond the growth anticipated by the County General Plan. The project site is currently served by electrical and telephone services, and water is available to the property by Eastern Municipal Water District. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

37. Fire Services

Source: Riverside County General Plan Safety Element, Riverside County Fire Department

Findings of Fact:

The Riverside County Fire Department provides fire protection services to the Project area. The proposed Project would primarily be served by the French Valley Station (Station No. 83), located approximately 1.75 miles southwest of the Project site at 37500 Sky Canyon Road. Thus, the Project site is adequately served by fire protection services under existing conditions.

Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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augmented. To offset the increased demand for fire protection services, the Project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes and fire sprinklers. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project.

Based on the foregoing analysis, implementation of the Project would not result in the need for new or physically altered fire protection facilities, and would not exceed applicable service ratios or response times for fire protections services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Sheriff Services

Source: Riverside County General Plan, Riverside County Sheriff Department

Findings of Fact:

Riverside County Sheriff's Department provides community policing to the Project area via the Southwest Sheriff's Station located approximately 1.2 miles southwest of the Project site at 30755 Auld Road. The proposed Project's demand on sheriff protection services would not be significant on a direct or cumulative basis because the Project would not create the need to construct a new Sheriff station or physically alter an existing station. The Project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of police protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: Nom monitoring measures are required.

39. Schools

Source: Temecula Valley Unified School District

Findings of Fact:

The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Temecula Valley Unified School District. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services (COA 80.PLANNING. 12). This is a standard condition of approval

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and pursuant to CEQA is not considered mitigation. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library services. This is a standard requirement and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

41. Health Services

Source: Riverside County General Plan

Findings of Fact:

The proposed project is for 34 single-family homes. This increase in residents represents an insignificant increase to the area and will not require expansion of any other public services such as libraries or hospitals. The proposed residential development would not significantly increase the demand of such services. A less than significant impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

42. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS, Ord. No. 460, Section 10.35, Ord. No. 659, Parks & Open Space Department Review

Findings of Fact:

a-c) The proposed project does include an approximately 0.28-acre private park area near the project's northern boundary. The proposed 34 single-family home development project will utilize public facilities but would not significantly increase use of existing recreational facilities. Additionally, the project is subject to park fees to support existing and future public recreation efforts pursuant to Ordinance No. 659 to offset any incremental impacts created by the project on area recreational facilities as well as Quimby fees to be paid to Valley-Wide Recreation and Parks District. The payment of fees is not considered unique mitigation pursuant to CEQA. Therefore, a less than significant impact is anticipated and no mitigation measures are needed.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Recreational Trails

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

Findings of Fact: There are no County Designated Recreational Trails within or adjacent to the project site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

44. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Riverside County Transportation Department, Institute of Transportation Engineers, Trip Generation Manual, 9th Edition, 2012, Project Materials

Findings of Fact:

- a) The proposed project will increase vehicular traffic. However, due to the relatively low amount of units proposed of 34 and the maximum peak hour trips anticipated to be 34 trips pursuant to the Institute of Transportation Engineers, Trip Generation Manual, the project does not meet the threshold of 100 peak hour trips to justify a requirement for a traffic study. Although the project would create additional trips on the surrounding roads, such a low amount of peak hour trips would not be anticipated to result in any exceedance of capacity of a roadway or intersection. Therefore, the impact is considered less than significant.
- b) The congestion management program (CMP) applicable to the Project area is the Riverside County Transportation Commission's (RCTC) 2011 Riverside County Congestion Management Program. The nearest identified CMP facility to the Project site is Interstate 215. However, due to the relatively limited scope of the proposed Project, it is unlikely that a conflict would arise with the CMP, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. Therefore, the project would have a less than significant impact.
- c) The proposed project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.
- d) The proposed project will not change or alter waterborne, rail, or air traffic. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The proposed project will not substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) The proposed project will cause a need for new or altered maintenance of roads with the additional onsite and frontage improvements proposed. However, the project has been conditioned to provide for all street improvements, street improvement plans and/or road dedication in accordance with Ordinance 460. The project has been conditioned to prepare improvement plans, which extend 300 feet beyond the project boundaries, for the required improvements. The scope of these improvements is in accordance with existing standards and the surrounding improvements for the street. Therefore, the project would not require substantially altered maintenance of roads and impacts would be considered less than significant.

g) During Project construction, roadway segments and intersections may be temporarily affected and temporary construction detours may be necessary. However, the effect to circulation is not anticipated to be substantial with implementation of standard requirements for submittal of a temporary traffic control plan which is subject to review and approval by the Transportation Department based on applicable requirements of the California Manual on Uniform Traffic Control Devices to ensure traffic will not be unduly impacted during construction. Therefore, the impact is considered less than significant.

h) The proposed project is not anticipated to result in inadequate emergency access or access to nearby uses. The project includes one primary access point and an emergency only secondary access onto Benton Road. The project has been conditioned to make road improvements that will allow for access to the site and would not affect emergency access for existing developed properties. Therefore, this impact is considered less than significant.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Although the project does not specifically propose any bus turnouts, bicycle trails, or similar alternative transportation features; no such features were requested from RTA nor are any trails designated within or adjacent to the project site in the General Plan to require such features to connect with existing and planned alternative transportation networks. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

45. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

There are no County Designated bike trails within or adjacent to the project site. Therefore, there is no impact

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The project is, and will continue to be served by Eastern Municipal Water District (EMWD). The project will not result in significant increases to water usage, nor necessitate the need for new water treatment facilities. The project has provided Will-Serve letters from Eastern Municipal Water District indicating that adequate water supplies through existing facilities are in place to serve the proposed project pending final engineering for connection to existing water supply lines located in Benton Road and payment of applicable connection fees. Any future construction of new facilities required by the cumulative effects of the project and surrounding projects will have to meet all applicable environmental standards. Impacts are considered less than significant.

b) The project has sufficient water supplies available to its establishment and is currently served by EMWD and will not require new or expanded entitlements. The project has provided Will-Serve letters from EMWD indicating that adequate water supplies and entitlements exist from the district to serve the projected building and population for their service area as detailed in the Urban Water Management Plan. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Sewer

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact:

a) The project will not require or result in the construction of new wastewater treatment facilities. The project has provided Will-Serve letters from Eastern Municipal Water District (EMWD) indicating that adequate sewer capacity through existing facilities are in place to serve the proposed project pending final engineering for connection to existing sewer lines located in Benton Road and payment of applicable connection fees. The project will not result in the need for a new wastewater treatment facility or expansion to an existing wastewater treatment facility. Impacts are considered less than significant.

b) The project will not require a determination from a wastewater treatment provider that adequate processing capacity is available. The project has provided Will-Serve letters from EMWD indicating that adequate sewer capacity through existing facilities are in place to serve the proposed project pending final engineering for connection to existing sewer lines located in Benton Road and payment of applicable connection fees. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Letter from Riverside County Waste Management dated November 30, 2005

Findings of Fact:

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six (6) landfills that serve Riverside County residents. During the first quarter of 2015 (January 1 through March 31), waste collected from unincorporated portions of western Riverside County were disposed of at one of four facilities: Badlands Landfill, Blythe Landfill, El Sobrante Landfill, and Lamb Canyon Landfill. Due to the Project's location, it is anticipated that solid waste generated during construction and long-term operation would be disposed of at Badlands Landfill, El Sobrante Landfill, and/or Lamb Canyon Landfill. These landfills have a permitted daily disposal capacity of between 3,000 and 16,054 tons per day. Therefore, the proposed Project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during both construction and long-term operation, and there will be a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP)(adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

49. Utilities

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

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

Source: Riverside County General Plan

Findings of Fact:

a-g) Implementation of the proposed Project would require the construction of numerous facilities as necessary to provide services to the site, including electrical facilities, natural gas lines, communication systems (telephone/cable), storm water drainage facilities, and street lighting. Impacts associated with the provision of utility service to the site are discussed below for each utility.

Electricity, Natural Gas, and Communications Systems

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Electrical service is currently available in the Project area and would be provided by Southern California Edison (SCE), natural gas would be provided by Southern California Gas Company, and communication systems would be provided by Verizon. Although the project does not depict proposed electricity, natural gas, or communication systems facilities, as these would be identified in the future as part of implementing improvement plans, due to the presence of existing industrial uses to the west and south of the site, it can reasonably be concluded that these facilities exist in the Project area. Any necessary connections to these existing points of connection would occur either on-site, or within off-site improved rights-of-way. Physical impacts associated with the construction of such facilities are evaluated throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts as a result of the overall project construction to a level below significance. However, specific construction of electrical, natural gas, and communication systems to serve the project are not anticipated to have any significant impacts that would require mitigation. Accordingly, impacts due to the construction of new electrical facilities, natural gas lines, and communication systems as necessary to serve the Project would be less than significant.

Street Lighting

In accordance with Riverside County requirements, street lights would be provided along all roadways planned for improvement by the Project. Impacts associated with the construction of street lights have been evaluated in association with the physical impact of on- and off-site roadway construction throughout this environmental assessment. Any impacts due to construction of street lights would be less than significant.

Storm Water Drainage

All proposed improvements would occur entirely within the Project boundary or immediately adjacent to the Project boundary. Areas subject to physical impacts in association with the construction of storm water drainage facilities as needed to serve the proposed Project have been analyzed throughout this environmental assessment. Where necessary, mitigation measures have been identified to reduce identified impacts as a result of the overall project construction to a level below significance. However, specific construction of storm drain facilities to serve the project are not anticipated to have any significant impacts that would require mitigation. Accordingly, impacts due to the construction of Project-related storm drainage facilities are less than significant and no mitigation is required.

Public Facilities Maintenance

There would be no impacts to the environment resulting from routine maintenance of public roads or the water quality basin. These activities would be limited in their scope in terms of vehicle trips, equipment utilized, and any indirect impacts that any impacts could not be determined to be significant. Accordingly, no impact would occur and no mitigation is required.

Other Governmental Services

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Energy Conservation

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Would the project conflict with any adopted energy conservation plans?

Source:

Findings of Fact:

Findings of Fact: Project implementation would result in the conversion of the subject site from its existing, undeveloped condition to 34 single-family residential units. This land use transition would increase the site's demand for energy. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Application materials

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

As indicated in the discussion and analysis of Biological Resources (Section 7), Cultural Resources (Section 8), Archaeological Resources (Section 9), and Paleontological Resources (Section 10), implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. Impacts would be less than significant.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, project application

Findings of Fact:

There are no other cumulatively considerable impacts associated with the proposed Project that are not already evaluated and disclosed throughout this environmental assessment, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

Source: Staff review, project application

Findings of Fact:

The Project's potential to result in substantial adverse effects on human beings has been evaluated throughout this environmental assessment. There are no components of this project that could result in substantial adverse effects on human beings that are not already evaluated and disclosed throughout this environmental assessment. Accordingly, no additional impacts would occur, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

VI. EARLIER ANALYSES

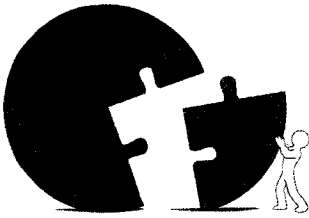
Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

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

Location: County of Riverside Planning Department
 4080 Lemon Street, 9th Floor
 Riverside, CA 92505

\\agency\AgencyDFS\Plan\FILES\Planning Case Files-Riverside office\SP00106A16-AG\DH-PC-BOS Hearings\EA40350.doc



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Specific Plan No. 106 Amendment No. 16, General Plan Amendment No. 1219, Change of Zone No. 7214, Tentative Tract Map No. 32323

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Russell Brady Title: Project Planner Date: May 10, 2017

Applicant/Project Sponsor: Richland Communities, Inc. Date Submitted: October 12, 2005

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Russell Brady at (951) 955-3025.

Revised: 5/10/17
\\agency\AgencyDFS\Plan\FILES\Planning Case Files-Riverside office\SP00106A16-AG\DH-PC-BOS Hearings\DH-PC\TR32323.Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA40350 ZCFG03802

FOR COUNTY CLERK'S USE ONLY

Empty rectangular box for County Clerk's use.

2
3 **RESOLUTION NO. 2017-223**

4 **CERTIFYING ENVIRONMENTAL IMPACT REPORT NO. 534**

5 **FOR GENERAL PLAN AMENDMENT NO. 1079, CHANGE OF ZONE NO. 7799, TENTATIVE**

6 **PARCEL MAP NO. 36564 AND PLOT PLAN NO. 25337**

7
8 **WHEREAS**, pursuant to the provisions of Government Code Section 65350 et. seq., public hearings
9 were held before the Riverside County Board of Supervisors in Riverside, California on October 3, 2017 to
10 consider General Plan Amendment No. 1079, Change of Zone No. 7799, Tentative Parcel Map No. 36564,
11 and Plot Plan No. 25337; and,

12 **WHEREAS**, all procedures of the California Environmental Quality Act (CEQA) and Riverside
13 County Rules to Implement CEQA have been followed, and Environmental Impact Report No. 534 (EIR
14 No. 534), prepared in connection with General Plan Amendment No. 1079, Change of Zone No. 7799,
15 Tentative Parcel Map No. 36564 and Plot Plan No. 25337 and related cases (referred to alternatively herein
16 as "the Project"), is sufficiently detailed so that all of the potentially significant effects of the Project on the
17 environment and measures necessary to avoid or substantially lessen such effects have been evaluated in
18 accordance with CEQA and the above-referenced Rules; and,

19 **WHEREAS**, pursuant to State CEQA Guidelines section 15151, the evaluation of environmental
20 effect is to be completed in light of what is reasonably feasible; and,

21 **WHEREAS**, the Riverside County Planning Department first circulated a Notice of Preparation
22 (NOP) for a 45-day public review period commencing April 24, 2013 to June 1, 2013 and held one public
23 scoping meeting on April 22, 2013. A second NOP was thereafter circulated from January 6, 2014 to
24 February 12, 2014. The County also held an additional scoping meeting on January 27, 2014. The County
25 prepared a Draft EIR No. 534 (State Clearinghouse No. 2014011009) to address the General Plan
26 Amendment No. 1079, Change of Zone No. 7799, Tentative Parcel Map No. 36564 and Plot Plan No.
27 25337. The Draft EIR No. 534 ("DEIR") was circulated for public review and comment as specified in the
28 State CEQA Guidelines for a 45-day period (November 29, 2016 through January 18, 2017). Thereafter, a

FORM APPROVED COUNTY COUNSEL
BY: AARON C. GETTIS
10-10-17
DATE

1 Recirculated Draft EIR ("RDEIR") No. 534 was prepared and circulated for public review from May 26,
2 2017 to July 10, 2017. Public comments were received by the County and have been responded to by the
3 County in accordance with CEQA requirements. The Project Final EIR Responses to Comments document
4 was published September 22, 2017 (the "Responses"),

5 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
6 public and affected government agencies; now, therefore,

7 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
8 of the County of Riverside, in regular session assembled on October 3, 2017, that:

- 9 A. The Project includes General Plan Amendment No. 1079, Change of Zone No. 7799,
10 Tentative Parcel Map No. 36564 and Plot Plan No. 25337, which were all considered
11 concurrently at the public hearings before the Board of Supervisors. Specific findings for
12 General Plan Amendment No. 1079 are contained in Resolution No. 2017-223. Specific
13 findings for Tentative Parcel Map No. 36564 are contained in this Resolution No. 2017-223.
- 14 B. Change of Zone No. 7799 changes the current zoning on the Project site from Controlled
15 Development (W-2) to Industrial Park (IP), to be consistent with the General Plan
16 Amendment for the approximately 115.2 acres to be designated LI. The northern portion
17 of the Project would remain as open space and would remain zoned W-2, and the current
18 zoning for that portion of the Project within the City of Calimesa would remain zoned RL.
19 With approval of General Plan Amendment No. 1079, Change of Zone No. 7799 would
20 not result in any inconsistency with the General Plan.
- 21 C. Tentative Parcel Map No. 36564 would create four parcels: Parcel 1 (44.39 acres for
22 development) and Parcel 2 (89.34 acres for development); Parcel 3 (84.80 acres Open
23 Space); and Parcel 4 (1.50 acres for potential future Yucaipa Valley Water District water
24 storage tanks). Tentative Parcel Map No. 36564 would also create associated easements and
25 dedications for public streets and right-of-way.
- 26 D. Tentative Parcel Map No. 36564 is not located within a boundary of an existing Specific
27 Plan. Tentative Parcel Map No. 36564 is associated with General Plan Amendment No.
28 1079, which would change the subject site's General Plan Land Use Designation from Rural

1 Mountainous (RM) and Very Low Density Residential (VLDR) to RM, Open Space
2 Recreation (OS-R), Public Facility (PF) and Light Industrial (LI). General Plan Amendment
3 No. 1079 does not involve any change to the existing Community Development Foundation
4 Component. Therefore, Tentative Parcel Map No. 36564 is consistent with the property's
5 General Plan land use designation, as amended by proposed General Plan Amendment No.
6 1079.

7 E. Furthermore, the proposed Tentative Parcel Map No. 36564, together with the provisions for
8 its design and improvement, is consistent with the County's General Plan. The General
9 Plan's Vision Statement encourages a balanced mixture of land uses, including commercial,
10 office, industrial, agricultural, and open space, as well as a variety of residential product
11 types, densities, and intensities in appropriate locations that respond to a multitude of market
12 segments. (General Plan at LU-5). The Project is appropriately located within the
13 Community Development Foundation Component of the General Plan, and will preserve
14 84.8 acres of the Project site as Open Space. The Project is also consistent with the General
15 Plan Vision Statement in that it will improve the relationship between jobs and housing
16 opportunities in order to allow residents to both work and live in the county; will promote
17 commercial and industrial development to grow and/or relocate to the county; will develop
18 employment generating land uses where most appropriate (i.e., with convenient access to
19 multi-modal transportation options such as the I-10 Freeway, on underutilized and/or vacant
20 parcels in close proximity to workers), thereby reducing vehicle miles traveled. (See General
21 Plan at V-17 to V-19; V-21; LU-26).

22 F. Furthermore, pursuant to Section 66418 of the Subdivision Map Act, "design" of a map
23 refers to street alignments, grades and widths; drainage and sanitary facilities and utilities,
24 including alignments and grades thereof; location and size of all required easements and
25 rights-of way; fire roads and firebreaks; lot size and configuration; traffic access; grading;
26 land to be dedicated for park or recreational purposes; and other such specific physical
27 requirements in the plan and configuration of the entire subdivision as may be necessary to
28 ensure consistency with, or implementation of, the general plan or any applicable specific

1 plan. The design and layout of Tentative Parcel Map No. 36564 are consistent with the
2 design standards established by the Subdivision Map Act and the Subdivision Regulations
3 of the Riverside County Code. Several public agencies have reviewed the originally
4 submitted map. Those comments have been included as conditions of approval. Therefore,
5 as conditioned, the design and improvement of the proposed subdivision are consistent with
6 the intent and purpose of the General Plan.

7 G. The site for Tentative Parcel Map No. 36564 is physically suitable for the proposed type and
8 density of development because it consists of lightly rolling terrain, and is not located within
9 a Criteria Area of the Multi-Species Habitat Conservation Plan (MSHCP). Further, the site
10 is sufficient in size, length, and width and meets the minimum development standards of the
11 Industrial Park zoning district. Also, the Project site's location in close proximity to the I-10
12 Freeway will provide direct and convenient access for trucks serving the proposed
13 warehouse use, which will serve to reduce vehicle miles traveled and prevent trucks from
14 traveling on local streets. In addition, the Project will incorporate extensive buffers and open
15 space that will preserve the rural character of and ensure compatibility with the surrounding
16 area, as more particularly described herein under CEQA Land Use Finding G.2 (impacts
17 determined to be less than significant in consideration of existing regulations and Project
18 Design Features, with no need for mitigation). Finally, the site is not identified as having
19 hazardous waste or past remediation. The site is not within a Flood Zone. The site is not in
20 a Methane Zone or a landslide or liquefaction area, a tsunami-inundation zone, flood-prone
21 area, or a High Wind Erosion Susceptibility Area.

22 H. The design of Tentative Parcel Map No. 36564 will not cause serious public health problems.
23 EIR No. 534 was prepared for the Project, which includes General Plan Amendment No.
24 1079, Change of Zone No. 7799, Tentative Parcel Map No. 36564 and Plot Plan 25337. EIR
25 No. 534 analyzed the Project's potential significant effects on the environment and made the
26 required findings in compliance with the State CEQA Guidelines and Riverside County
27 Rules to Implement CEQA. Based on the findings and conclusions in EIR No. 534 and the
28

1 Project's conditions of approval, the design of Tentative Parcel Map No. 36564 is not likely
2 to cause serious public health problems.

3 I. The design of Tentative Parcel Map No. 36564 and the proposed improvements will not
4 cause substantial environmental damage or substantially and avoidably injure fish or wildlife
5 or their habitat. EIR No. 534 analyzed the Project's potential significant effects on the
6 environment and made the required findings in compliance with the State CEQA Guidelines
7 and Riverside County Rules to Implement CEQA. Based on the findings and conclusions
8 in EIR No. 534 and the Project's conditions of approval, the design of Tentative Parcel Map
9 No. 36564 is not likely to cause substantial environmental damage or substantially and
10 avoidably injure fish or wildlife or their habitat.

11 J. The design of Tentative Parcel Map No. 36564 will not conflict with any easements,
12 acquired by the public at large, for access through or use of, property within the proposed
13 development. Existing residences to the north of the Project site will have continued access
14 via public Street "A".

15 K. The proposed buildings will contain multiple loading bay doors that will provide passive
16 ventilation of fresh air. In addition, the Project is required to meet Title 24, of the California
17 Building Code which incorporates passive heating and cooling standards. The Project has
18 also committed to attaining LEED Silver Certification or implementing necessary measures
19 to meet the equivalent of such certification. Further, the Project will provide solar voltaic
20 panels to supply a minimum of 23 percent of the electrical power needs of the Project. This,
21 as well as other Project design features, conditions and mitigation measures, will ensure that
22 the project provides for future passive and/or natural heating and/or cooling opportunities.

23 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
24 impacts associated with EIR No. 534 are determined to have no environmental impacts in consideration of
25 existing regulations and Project Design Features, with no need for mitigation.

26 **A. Agricultural and Forest Resources.**

27 *Impact: Zoning of forest land.*

28 *Threshold: Project construction and implementation would not conflict with existing zoning*

1 for, or cause rezoning of, forest land (as defined in Public Resources Code section
2 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland
3 zoned Timberland Production (as defined by Government Code section 51104(g)).

4 1. No Impact:

5 The Project site and surrounding area is not zoned for forestland. Therefore, the
6 Project would not conflict with existing zoning for forest land uses or timberland
7 zoned Timberland Production. The Project would not conflict with any existing
8 zoning for forest land or timberland. No mitigation is required. (RDEIR, p. 3.2-
9 15.)

10 **Impact:** *Loss or Conversion of Forest Resources.*

11 **Threshold:** *The Project would not result in the loss of forest land or conversion of forest*
12 *land to non-forest use.*

13 2. No Impact:

14 The Project will not involve the conversion of forest land because the Project site
15 does not contain any forest land. Additionally, the use of the Project site for
16 warehouse uses will not cause any conversion of forest land to a non-forest use in
17 another location. The Project site will be used for warehouse and shipping activities,
18 neither of which will have any direct or indirect impacts on forest lands. The Project
19 site is not used for forest use and is not zoned for forest uses. (RDEIR, p. 3.2-15.)

20 **B. Biological Resources.**

21 **Impact:** *Wildlife Movement/Wildlife Corridors.*

22 **Threshold:** *Project construction and implementation would not interfere substantially with*
23 *the movement of any native resident or migratory fish or wildlife species or with established*
24 *native resident or migratory wildlife corridors, or impede the use of native wildlife nursery*
25 *sites.*

26 1. No Impact:

27 According to the MSHCP Consistency Analysis prepared for the RDEIR, the Project
28 does not occur within a corridor or linkage as identified by the MSHCP, and as a

1 result will not have a significant impact regarding interfering substantially with the
2 movement of any native resident or migratory fish or wildlife species or with
3 established native resident or migratory wildlife corridors, or impede the use of
4 wildlife nursery sites. The Project site is not located in any Criteria Cells under the
5 MSHCP. Additionally, because the Project site was previously used for agricultural
6 purposes, the presence of Cherry Valley Boulevard along the southern boundary of
7 the Project site and residences located to the west, north, and east, the Project site
8 would not likely function as an established native resident or migratory wildlife
9 corridor. The Project does not propose the construction of any new roadways, and
10 will utilize existing roadways in the Project area. Since these roadways are already
11 traveled by vehicles (particularly Cherry Valley Boulevard), the Project is not likely
12 to result in any new interference with a wildlife corridor or increased wildlife
13 mortality due to vehicle strikes, beyond what already occurs as a result of the existing
14 roadways in the area. Thus, the Project is anticipated to have no related impact.
15 **(RDEIR at 3.4-37; refer also to Final EIR Section 03-00, Responses to KRANTZ**
16 **comments).**

17 ***Impact:*** *Conflict with Ordinances Protecting Biological Resources.*

18 ***Threshold:*** *Project construction and implementation would not conflict with any local*
19 *policies or ordinances protecting biological resources, such as a tree preservation policy or*
20 *ordinance.*

21 2. No Impact:

22 The Project site contains scrub oak chaparral. Scrub oak chaparral is a dense,
23 evergreen chaparral that can grow to 20 feet tall. It is dominated by scrub oak
24 (*Quercus berberidifolia*) at this location. Most of the scrub oak chaparral on-site is
25 fairly open, and numerous trees exhibit stress, possibly from past drought conditions;
26 these areas of sparse shrubs were identified as disturbed. This habitat is found on the
27 slope adjacent to Cherry Valley Boulevard and other slopes throughout the site.
28 Approximately 2.9 acres of scrub oak chaparral and 9.8 acres of disturbed scrub oak

1 chaparral occur on the site. No scrub oak chaparral is located within the off-site study
2 area. Species occurring within the Project site include scrub oak, spiny redberry
3 (Rhamnus crocea), sugar bush (Rhus ovata), miner's lettuce (Claytonia perfoliata),
4 fiesta flower (Pholistoma racemosum), black sage, American bowlesia (Bowlesia
5 incana), and wild cucumber (Marah macrocarpa). The Pass Area Plan contains the
6 following policy regarding Oak tree preservation:

7 **PAP 15.1:** Protect viable oak woodlands through adherence to the Oak Tree
8 Management Guidelines and Best Management Practices adopted by
9 Riverside County.

10 Because of the lack of oak woodlands on the Project site (as the site contains scrub
11 oak chaparral), as well as the amount of disturbed scrub oak chaparral on the Project
12 site, the Project will not conflict with The Pass Area Plan policy regarding oak tree
13 and viable oak woodland preservation. No impact would occur. (RDEIR at 3.4-38).

14 **C. Geology and Soils.**

15 **Impact:** *Soils Incapable of Supporting Septic Tanks.*

16 **Threshold:** *The Project site would not have soils incapable of adequately supporting the*
17 *use of septic tanks or alternative waste water disposal systems where sewers are not*
18 *available for the disposal of waste water.*

19 1. **No Impact:**

20 Under the existing setting, the Project site is undeveloped and does not currently
21 contain any subsurface sewage disposal systems. Thus, any grading associated with
22 the Project would not affect subsurface sewage disposal systems on the project site.
23 The Project will dispose sewage through a municipal treatment plant. No septic tanks
24 or alternative wastewater disposal systems are proposed. Therefore, the Project will
25 have no impact. (RDEIR, p. 3.6-27.)

26 **D. Hazards and Hazardous Materials.**

27 **Impact:** *Hazards within ¼ mile of a school.*

28 **Threshold:** *Project construction and implementation would not emit hazardous emissions*

1 or handle hazardous or acutely hazardous materials, substances, or waste within one-
2 quarter mile of an existing or proposed school.

3 1. No Impact:

4 The nearest school, Tournament Hills Elementary School, is located approximately
5 1.10 miles south of the Project site. No existing or proposed schools are located
6 within 0.25 mile of the Project site. Therefore, implementation of the Project will not
7 produce hazardous emissions or otherwise cause hazardous materials impacts upon
8 school facilities located within 0.25 mile of an existing or proposed school. The
9 Project would not emit significant levels of hazardous emissions either during
10 construction or operations, including emissions related to air quality. No impact
11 would occur, and no mitigation is required. (RDEIR, p. 3.8-13.)

12 **Impact:** Hazardous Materials Sites.

13 **Threshold:** The project would not be located on a site which is included on a list of
14 hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as
15 a result, would not create a significant hazard to the public or the environment.

16 2. No Impact:

17 The Project site is not listed on the State's list of hazardous materials sites compiled
18 pursuant to Government Code Section 65962.5 (CalEPA 2012). Further, there are no
19 onsite storage tanks and prior uses at the site would not be typical uses likely to cause
20 hazardous onsite conditions. Thus, the Project would have no impact. (RDEIR at
21 3.8-13).

22 **Impact:** Airports.

23 **Threshold:** The Project is not located within an airport land use plan or, where such
24 a plan has not been adopted, within two miles of a public airport or public use
25 airport, and the Project would not result in a safety hazard for people residing or
26 working in the Project area.

27 3. No Impact:

28 The nearest airport from the Project is the Banning Municipal Airport, located

1 approximately 9.6 miles southeast of the Project site. Additionally, the Redlands
2 Municipal Airport is located approximately 9.7 miles northwest of the Project site.
3 The Project site is not located within a compatibility zone for the Banning Municipal
4 Airport. Furthermore, according the Riverside County TLMA Geographic
5 Information System, the Project is not located in an airport influence area or an
6 airport compatibility zone. The Project is a typical warehouse project that will not
7 have any unique operations or features that would place a higher safety risk for the
8 site than would be typical throughout the region. The Project does not include any
9 habitable structures that would put people at risk of safety hazard related to a nearby
10 airport. The Project will not result in an inconsistency with an Airport Master Plan.
11 The Project is not located in the vicinity of an airport. A review of the Banning
12 Municipal Airport Master Plan Update shows that the Project site does not fall within
13 the boundaries of the plan. The Project will not require review by the Riverside
14 County Airport Land Use Commission because it is not located in the vicinity of an
15 airport. Additionally, the buildings proposed on the Project site would be
16 approximately 41 feet in height, will not create any substantial glare or have
17 operations that would cause a risk to air traffic, and would not interfere with any
18 flight patterns for aircraft or helicopters. Thus, the Project would have no impact.
19 **(RDEIR at 3.8-14).**

20 ***Impact: Private airstrips.***

21 ***Threshold: For a project within the vicinity of a private airstrip, or heliport, the Project***
22 ***would not result in a safety hazard for people residing or working in the Project area.***

23 4. **No Impact:**

24 There are no private airstrips or helipads in the vicinity of the Project site. The nearest
25 heliport to the Project site is Riverside County Regional Medical Center Heliport,
26 located approximately 10.5 miles southwest. As discussed, the Project is a typical
27 warehouse project that will not have any unique operations or features that would
28 place a higher safety risk for the site than would be typical throughout the region.

1 Therefore, the Project will not present a safety hazard for people residing or working
2 in the Project area related to private airstrips or helipads. (RDEIR at 3.8-15).

3 **E. Noise.**

4 ***Impact: Airport Noise Impacts.***

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

8 1. **No Impact:**

9 The proposed Project is not located within an airport land use plan or within two
10 miles of a public airport or public use airport. The nearest airport from the Project is
11 the Banning Municipal Airport, located approximately 9.6 miles southeast of the site.
12 Additionally, the Redlands Municipal Airport is located approximately 9.7 miles
13 northwest of the Project site. As adopted by the Riverside County Airport Land Use
14 Commission (ALUC), the Riverside County Airport Land Use Compatibility Plan
15 Policy Document establishes policies applicable to land use compatibility planning
16 in the vicinity of airports throughout Riverside County. As shown in this document,
17 the Project site is not within a compatibility zone for the Banning Municipal Airport.
18 Furthermore, according the Riverside County TLMA Geographic Information
19 System, the Project is not located in an airport influence area or an airport
20 compatibility zone. Therefore, the proposed Project would not expose people
21 residing or working in the Project area to excessive noise levels related to airports.

22 **(RDEIR, p. 3.12-36.)**

23 ***Impact: Private Airstrip Noise Impacts.***

24 ***Threshold: For a project within the vicinity of a private airstrip, the Project would not***
25 ***expose people residing or working in the Project area to excessive noise levels.***

26 2. **No Impact:**

27 There are no private airstrips or helipads in the vicinity of the Project site. The nearest
28 heliport to the Project site is Riverside County Regional Medical Center Heliport,

1 located approximately 10.5 miles southwest. Therefore, the Project would not expose
2 people residing or working in the Project area to excessive noise levels related to
3 private airstrips or helipads. (RDEIR, p. 3.12-37.)

4 **F. Population and Housing.**

5 *Impact: Displace Substantial Numbers of People.*

6 *Threshold: Project construction and implementation will not displace substantial numbers*
7 *of people, necessitating the construction of replacement housing elsewhere.*

8 1. No Impact:

9 There are no residences on-site, and access to adjacent homes would not be impacted
10 by the Project. Additionally, no one lives on the Project site. Thus, development of
11 the Project would not displace anyone, and no impact would occur. (RDEIR, p. 3.13-
12 8.)

13 **G. Transportation and Circulation.**

14 *Impact: Air Traffic Patterns.*

15 *Threshold: The Project would not result in a change in air traffic patterns, including either*
16 *an increase in traffic levels or a change in location that results in substantial safety risks.*

17 1. No Impact:

18 The Project is not expected to affect air traffic either in terms of operations or
19 passenger use, because additional trips associated with the Project will consist of
20 vehicle trips, and will not impact air traffic. The closest airport to the Project site is
21 the Banning Municipal Airport, which is located approximately 9.6 miles southeast
22 of the Project site. There are no private airfields located within two miles of the
23 Project site. Because of the Project's distance from the nearest airport, the Project
24 would not have an impact on air traffic. Additionally, the Project would not directly
25 involve waterborne or rail traffic. Although the Project may involve the storage
26 and/or distribution of goods that have traveled by either rail or by water at some
27 point, it is not expected to alter such traffic as it would merely accommodate existing
28

1 consumer demand for such goods, and would not create or contribute to such
2 demand. No impact would occur. (RDEIR, p. 3.16-101.)

3 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental
4 impacts associated with EIR No. 534 are determined to be less than significant in consideration of existing
5 regulations and Project Design Features, with no need for mitigation.

6 **A. Aesthetics, Light and Glare.**

7 *Impact: Scenic Vista.*

8 *Threshold: Project construction and implementation would not have a substantial adverse*
9 *effect on a scenic vista.*

10 1. Project Impact(s):

11 The Project would not obstruct any scenic vistas, as the hills and mountains north of
12 the Project site would not be obstructed by the Project. Furthermore, the Project
13 would conserve approximately 84.8 acres as open space, thereby preventing future
14 development from encroaching on the scenic areas north of the Project area. The
15 location and design of the Project buildings would not have a substantial adverse
16 effect on any scenic vista. (RDEIR, p. 3.1-18.)

17 *Impact: Scenic Highway.*

18 *Threshold: The Project would not substantially damage scenic resources, including, but*
19 *not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.*

20 2. Project Impact(s):

21 The I-10 Freeway, listed by the State as eligible for designation as a state Scenic
22 Highway, is located approximately 0.35 mile southwest of the Project site. As
23 described in The Pass Area Plan, three highway segments are designated as
24 Potentially Eligible County Scenic Highways: State Route 79 (SR-79), Beaumont
25 Avenue from Beaumont city limits 4 miles north to the San Bernardino County line;
26 and the San Timoteo Canyon Scenic Corridor between SR-60 and San Timoteo
27 Road; and then along San Timoteo Canyon Road between Redlands Boulevard and
28 I-10 into San Bernardino County. No roads within the Project site or in the Project

1 vicinity are designated as a State or County Scenic Highway. The status of the I-10
2 Freeway as an eligible State Scenic Highway only means it is eligible to be
3 designated when a local governing body applies to Caltrans for such an approval and
4 adopts a Corridor Protection Plan. The “eligibility” itself provides no additional
5 distinction or requirements that need to be analyzed under CEQA. The nearest
6 Officially Designated State Scenic Highway is SR-243, between Idyllwild and the
7 Banning city limits, located approximately 9 miles southeast of the Project site. For
8 these reasons, the Project would not have a substantial effect upon a State Scenic
9 Highway. Impacts would be less than significant. (RDEIR, p. 3.1-19.)

10 **B. Agricultural and Forestry Resources.**

11 *Impact: Convert Farmland to a Non-Agricultural Use.*

12 *Threshold: Project construction and implementation would not convert Prime Farmland,*
13 *Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps*
14 *prepared pursuant to the Farmland Mapping and Monitoring Program of the California*
15 *Resources Agency, to non-agricultural use.*

16 1. Project Impact(s):

17 The Project site contains lands classified as Farmland of Local Importance
18 (approximately 137 acres), even though it is not currently used for agriculture, and
19 other land (approximately 92 acres). Therefore, the Project will not convert Prime
20 Farmland, Unique Farmland, or Farmland of Statewide Importance to non-
21 agricultural use. According to the California Department of Conservation, the
22 farmland map category Farmland of Local Importance is considered land of
23 importance to the local agricultural economy as determined by each county’s board
24 of supervisors and a local advisory committee. The Project site does not meet the
25 County of Riverside’s definition of Farmland of Local Importance for the following
26 reasons: the site has not been used for farming (including dry farming) since the
27 1980s, and does not contain lands planted to dryland crops; the Project site has not
28 produced 1 million or more dollars in agricultural income for at least 36 years; the

1 site does not contain dairy lands or associated uses; and the Project site does not
2 contain lands identified by the County as agricultural zones or contracts, such as
3 Proposition R Lands or lands planted to jojoba. The loss of potential farmland of
4 local importance on-site is not significant because the site has not been used for
5 farming for more than 30 years, and there is not a sufficient supply of irrigation water
6 to serve such an intensive type of agricultural use on-site. Furthermore, although the
7 site is considered Farmland of Local Importance, the Project site is currently zoned
8 W2 (Controlled Development Area). Allowed uses for this zoning designation
9 include: One-family dwellings, light agriculture, aviaries, apiaries, grazing of farm
10 animals, and animal husbandry. Significant agriculture uses are not permitted within
11 the W2 zone. The fact that the County has not designated the Project site under any
12 of the zoning designations that would allow for larger-scale agricultural use—such
13 as C/V (Citrus Vineyard), A-P (Light Agriculture with Poultry), A-D (Agriculture-
14 Dairy), A-2 (Heavy Agriculture) or A-1 (Light Agriculture)—is indicative of the
15 County’s policy decision that the site would not be suitable for the types of use that
16 would meet the County’s definition of Farmland of Local Importance. Additionally,
17 the Project site is designated as Very Low Density Residential (VLDR), Rural
18 Mountainous (RL), and Residential Low (RL) by the County of Riverside General
19 Plan, rather than the Agriculture (AG) designation. Although the current zoning and
20 land use designation allow for small-scale agricultural activities such as grazing, the
21 site has not been used for agricultural purposes in more than 30 years. Potential future
22 use of the site for small-scale agriculture would not provide any of the benefits
23 currently proposed by the Project, and would likely not be a financially viable
24 endeavor given the size of the Project site. Lastly, the site is not considered suitable
25 for agricultural uses from a water-usage standpoint given the significant irrigation
26 demand associated with such uses, and a zone change and General Plan Amendment
27 would be required to allow for larger-scale agricultural uses on the site. Additionally,
28 the greater Project area is anticipated to undergo development in the future. For

1 example, the Sunny Cal Egg Ranch Specific Plan that includes the construction of
2 497 single-family homes was approved by the nearby City of Beaumont. The Holbert
3 Ranch (TTM 3054) project would also establish 131 single-family homes adjacent
4 to the Project site. Additionally, the City of Calimesa General Plan designates land
5 adjacent to the Project site to the west as Commercial Retail. Thus, the Project will
6 not cause a significant impact to agricultural resources, and no mitigation is
7 necessary. (RDEIR, p. 3.2-12 to 3.2-13).

8 ***Impact:*** *Williamson Act Contract.*

9 ***Threshold:*** *Project construction and implementation would not conflict with existing*
10 *agricultural zoning, agricultural use or with land subject to a Williamson Act contract.*

11 2. Project Impact(s):

12 The Project site is vacant and is not currently being used for agricultural land uses.
13 In addition, neither the Project site or Project vicinity is under a Williamson Act
14 contract; the nearest property under a Williamson Act contract is located
15 approximately 3,000 feet to the east of the Project site. The Project site is not located
16 within a Riverside County Agricultural Preserve. Although the Project would
17 develop non-agricultural land uses within 300 feet of agriculturally zoned property,
18 it would have a less than significant impact because the land surrounding the Project
19 site consists of rural residential land uses and is not used for agricultural purposes
20 (such as crop farming). Land to the east of the Project site is currently used for
21 grazing, and land to the west, adjacent to the Project site, is currently a horse ranch.
22 Additionally, while the Project site will be used for warehouse purposes, ongoing
23 operations at the site would not impact surrounding agricultural uses, including any
24 future agricultural uses that may occur within 300 feet of the Project site. Warehouse
25 developments are typically able to coexist with nearby agricultural operations.
26 Therefore, impacts to existing agricultural use or a Williamson Act contract would
27 be less than significant because the Project will not conflict with existing agricultural
28 zoning, agricultural use, or with land subject to a Williamson Act contract, or land

1 within a Riverside County Agricultural Preserve. (RDEIR, p. 3.2-13 to 3.2-14.)

2 **Impact:** *Other Changes to Farmland or Forest Land.*

3 **Threshold:** *The Project would not involve other changes in the existing environment which,*
4 *due to their location or nature, could result in conversion of Farmland to nonagricultural*
5 *use or conversion of forest land to non-forest use.*

6 3. Project Impact(s):

7 The land surrounding the Project site consists of rural residential land uses and is not
8 being used for agricultural purposes. The Project area is anticipated to undergo
9 development in the future. For example, the Sunny Cal Egg Ranch Specific Plan was
10 approved by the City of Beaumont. Additionally, the City of Calimesa General Plan
11 designates land adjacent to the Project site to the west as Commercial Retail. In
12 addition, the location and configuration of the Project will not cause other changes
13 to existing agricultural operations. It will not impede the current use of such
14 operations in terms of access, or limit the continued use of such properties for
15 agriculture in any other way. Thus, development of the Project's warehouse
16 buildings is not anticipated to have a significant impact involving other changes in
17 the existing environment that could result in conversion of Farmland to non-
18 agricultural use. The Project site does not contain, and will not involve the conversion
19 of forest land. Additionally, the use of the Project site for warehouse uses will not
20 cause any conversion of forest land to a non-forest use in another location. The
21 Project site will be used for warehouse and shipping activities, neither of which will
22 have any direct or indirect impacts on forest lands. The Project site is not used for
23 forest use and is not zoned for forest uses. Therefore, the Project will have no impact
24 on forestry resources. (RDEIR at p. 3.2-16).

25 C. Air Quality.

26 **Impact:** *Air Quality Standards/Violations.*

27 **Threshold:** *The Project would not violate any air quality standard or contribute*
28 *substantially to an existing or projected air quality violation.*

1 1. Project Impact(s):

2 Two criteria are used to assess the significance of this impact: (1) the localized
3 construction and operational significance analysis; and (2) the local traffic
4 intersection CO hot spot analysis. Localized air quality impacts are evaluated through
5 the use of localized significance thresholds (also referred to as a LST analysis). LSTs
6 represent the maximum emissions from a project that would not cause or contribute
7 to an exceedance of the most stringent applicable state or federal ambient air quality
8 standards. As shown in **RDEIR Table 3.3-7**, unmitigated emissions during
9 construction would not exceed the South Coast Air Quality Management District
10 (SCAQMD) localized construction significance thresholds. Likewise, as shown in
11 **RDEIR Table 3.3-8**, operational emissions would not exceed the SCAQMD
12 operational localized significance thresholds. Additionally, the Project would utilize
13 electric trailer movers in place of traditional diesel-powered movers to move trailers
14 throughout the Project site, which would further reduce the amount of emissions
15 generated during operations. As shown in **RDEIR Table 3.3-9**, the estimated 1-hour
16 and 8-hour average CO concentrations at build-out in combination with background
17 concentrations from non-Project-related emission sources are below the state and
18 federal standards. No CO hot spots are anticipated to occur due to Project traffic-
19 generated emissions in combination with other anticipated development in the area.
20 The mobile emissions of CO from the Project are not anticipated to contribute
21 substantially to an existing or projected air quality violation of CO. Therefore,
22 according to this criterion, air pollutant emissions during operation of the Project
23 would result in a less than significant impact related to CO hot spots. In addition,
24 none of the interim traffic improvements identified in RDEIR Section 3.19,
25 Transportation would result in CO hot spots or exceed air quality significance
26 thresholds. (**RDEIR at 3.3-41 to 3.3-47**).

27 *Impact: Sensitive Receptors.*

28 *Threshold: The Project would not expose sensitive receptors to substantial pollutant*

1 *concentrations.*

2 2. Project Impact(s):

3 The closest sensitive receptors are existing residences located to the east of the
4 Project along Cherry Valley Boulevard and proposed residential developments (e.g.,
5 Sunny Cal Specific Plan) located across Cherry Valley Boulevard, approximately 50
6 meters south of the Project. The localized construction analysis demonstrated that
7 the Project would not exceed localized thresholds for CO, NO_x, PM₁₀, or PM_{2.5}.
8 Therefore, during construction, the Project would not expose sensitive receptors to
9 substantial pollutant concentrations of CO, NO₂, PM₁₀, or PM_{2.5}. Further, the
10 operation of the Project would not exceed any of the SCAQMD's operational
11 localized significance thresholds for CO, NO₂, PM₁₀, or PM_{2.5} or create a localized
12 CO hot spot. Since the relevant localized significance thresholds would not be
13 exceeded, then sensitive individuals would not be significantly impacted. Therefore,
14 according to this criterion, air pollutant emissions during operation would result in a
15 less than significant impact. With regard to toxic air contaminants (TACs), the
16 greatest potential for TAC emissions during construction are diesel particulate
17 emissions associated with heavy equipment operations during construction activities.
18 The SCAQMD does not consider diesel-related cancer risks from construction
19 equipment to be an issue because of the short-term nature of construction activities.
20 Construction activities associated with the Project would be short term
21 (approximately 2 years). The assessment of cancer risk is typically based on a 70-
22 year exposure period. Because exposure to diesel exhaust would be well below the
23 70-year exposure period, construction of the Project is not anticipated to result in an
24 elevated cancer risk to exposed persons due to the short-term nature of construction.
25 Furthermore, the operational health risk analysis captures applicable emissions from
26 construction and amortizes it over the exposure period. Since the Project involves
27 the construction of a warehouse approximately 25 to 50 meters from the nearest
28 sensitive receptor, a more detailed site-specific Health Risk Assessment was

1 prepared. The Health Risk Assessment quantifies the cancer risk from Project
2 operational toxic air pollutant emissions, primarily from delivery truck exhaust from
3 traffic and truck idling emissions at loading docks. The results of the Health Risk
4 Assessment for cancer risks are provided in **RDEIR Table 3.3-17**. These results
5 reflect emissions from on-site vehicle travel and idling, as well as traveling along
6 Cherry Valley Boulevard to and from the Project. The methodology used to estimate
7 the cancer risks are based on the current CEQA guidance from the SCAQMD that
8 assumes an exposure over a 70-year lifetime. As shown in RDEIR Table 3.3-17, the
9 operation of the Project would not exceed the SCAQMD's cancer risk significance
10 threshold of 10 in one million at any of the locations identified in the analysis. The
11 maximum cancer risk at any existing or planned sensitive receptor is 1.1 in one
12 million and is across Cherry Valley Boulevard area of the Sunny Cal Specific Plan.
13 The highest cancer risk is estimated as 1.2 in one million near the Project's future
14 driveway #1 at Cherry Valley Boulevard, where no sensitive receptors are located.
15 The maximum chronic and acute non-cancer hazard indices from the operation of the
16 Project are estimated to be less than 0.002 and 0.02, respectively, values less than the
17 SCAQMD's significance threshold of 1.0. Therefore, the Project's health risks and
18 hazards are less than significant. Likewise, since the Project's maximum cancer risk
19 (1.1 in a million) does not exceed the 10 in one million threshold, the Project's health
20 risk impacts are determined to be less than significant on a project level, and would
21 not result in a considerable contribution to the existing cumulatively significant TAC
22 impact. Likewise, a supplemental cancer risk assessment was completed to reflect
23 recent updated Office of Environmental Health Hazard Assessment (OEHHA)
24 guidance for estimating cancer risks. As shown in **RDEIR Table 3.3-18**, the
25 maximum cancer risk is 6.0 in one million at any existing or forecasted sensitive
26 receptor, less than the 10 in one million health risk significance threshold. Therefore,
27 under the OEHHA/SCAQMD guidance, the Project's construction and operational
28 emissions would have a less than significant health risk impact on a project-level

1 basis and cumulative basis. (RDEIR at 3.3-54 to 3.3-59; Refer also to Final EIR
2 Section 03-00, Responses to SCAQMD-5, -8, -9 and -11, and SIERRA-22).

3 ***Impact:*** *Objectionable Odors Affecting a Substantial Number of People.*

4 ***Threshold:*** *Project construction and implementation would not create objectionable odors*
5 *affecting a substantial number of people.*

6 3. Project Impact(s):

7 Land uses typically associated with odors include wastewater treatment facilities,
8 waste disposal facilities, or agricultural operations. The Project does not contain land
9 uses typically associated with emitting objectionable odors. The Project would
10 involve the use of diesel construction equipment and diesel trucks during
11 construction, as well as asphalt paving and application of architectural coatings,
12 which would be temporary and short-term in nature. Emissions from these sources
13 would rapidly disperse in the atmosphere and not be noticeable to the nearby public.
14 Likewise, during operations, the Project would not be anticipated to emit any
15 objectionable odors. Project-generated refuse would be stored in covered containers
16 and removed at regular intervals in compliance with County solid waste regulations.
17 The Project would also be required to comply with SCAQMD Rule 402 to prevent
18 occurrences of public nuisances. Therefore, odors associated with the Project
19 construction and operations would be less than significant and no mitigation is
20 required. (RDEIR, p. 3.3-60.)

21 **D. Hazards and Hazardous Materials.**

22 ***Impact:*** *Routine Use, Transport or Disposal of Hazardous Materials.*

23 ***Threshold:*** *Project construction and implementation would not create a significant hazard*
24 *to the public or the environment through the routine transport, use, or disposal of hazardous*
25 *materials.*

26 1. Project Impact(s):

27 Construction Activities

28 Grading and construction activities may involve the limited transport, storage, usage,

1 or disposal of hazardous materials, such as the fueling/servicing of construction
2 equipment. However, such activity is short-term in nature and is subject to federal,
3 state, and local health and safety requirements. While no impacts are anticipated due
4 to contaminated soils or from the existing rubbish and burned motor homes located
5 on-site, if such soils or rubbish are later determined to be hazardous, all standard
6 hazardous materials remediation and removal procedures will be adhered to. Thus,
7 with adherence to federal, state, and local health and safety requirements, potential
8 impacts associated with construction activities creating a significant hazard to the
9 public or the environment during the routine transport, use, or disposal of hazardous
10 materials would remain less than significant. **(RDEIR at 3.8-11).**

11 Operational Impacts

12 The Phase I Environmental Site Assessment (Phase I ESA) conducted for the Project
13 site indicated no significant evidence of recognized environmental conditions
14 pertaining to the Project site, and no additional environmental investigation was
15 recommended. Therefore, potential impacts from the routine transport, use, or
16 disposal of hazardous materials would be less than significant. The Project site is not
17 listed on a list of hazardous materials sites compiled pursuant to Government Code
18 Section 65962.5. The Project is not anticipated to create a significant hazard to the
19 public or environment through the routine transport, use, or disposal of hazardous
20 materials. Although a limited amount of cleaning supplies and other potentially
21 hazardous cleaning-related supplies may be stored on-site, they are not anticipated
22 to be of sufficient quantity to pose a significant hazard to the public or environment.
23 Additionally, the Project would comply with all applicable laws regarding the use,
24 storage, and disposal of hazardous materials, including provision of spill prevention
25 kits in accordance with CalOSHA standards. Therefore, impacts would be less than
26 significant. **(RDEIR, pp. 3.8-11 to 3.8-12.)**

27 **Impact:** *Upset or Accident Conditions.*

28 **Threshold:** *The Project would not create a significant hazard to the public or the*

1 *environment through reasonably foreseeable upset and accident conditions involving the*
2 *release of hazardous materials into the environment.*

3 2. Project Impact(s):

4 The Project would not create a significant hazard to the public or environment through
5 reasonably foreseeable upset and accident conditions related to the release of
6 hazardous materials into the environment. The operations on-site would comply with
7 all applicable federal, state, and local laws regarding warehouse land uses, and there
8 are no uses contemplated that would involve the use of hazardous materials. The
9 Project site is not included on a list of hazardous materials sites compiled pursuant
10 to Government Code Section 65962.5. Although a limited amount of cleaning
11 supplies and other potentially hazardous cleaning-related supplies may be stored on-
12 site, they are not anticipated to be of sufficient quantity to pose a significant hazard
13 to the public or environment. Additionally, the Project would comply with all
14 applicable laws regarding the use, storage, and disposal of such materials. Thus, the
15 Project is anticipated to have a less than significant impact. No mitigation is
16 required. (RDEIR, p. 3.8-12.)

17 ***Impact:*** *Emergency Response or Evacuation Plan.*

18 ***Threshold:*** *The Project would not impair implementation of or physically interfere with an*
19 *adopted emergency response plan or an emergency evacuation plan.*

20 3. Project Impact(s):

21 The Project will not impair the implementation of, or physically interfere with, an
22 emergency response plan and/or emergency evacuation plan. The County of
23 Riverside has an established Emergency Operations Plan, which this Project is not
24 anticipated to interfere with. During construction, traffic management plans will be
25 in place to ensure that no impacts or delays to emergency response occur along
26 Cherry Valley Boulevard. Once operational, the Project would not impede
27 emergency response access on any area roadway. The Project will include adequate
28 access for emergency response vehicles and personnel, as developed in consultation

1 with County Fire Department personnel. Project roadway frontage improvements
2 will provide adequate access for emergency vehicles. Therefore, the Project would
3 have a less than significant impact. (RDEIR, p. 3.8-15.)

4 **Impact:** *Wildland Fire Hazards.*

5 **Threshold:** *The Project would not expose people or structures to a significant risk of loss,*
6 *injury or death involving wildland fires, including where wildlands are adjacent to*
7 *urbanized areas or where residences are intermixed with wildlands.*

8 4. Project Impact(s):

9 Fire hazard severity zones are delineated at a state level, via the State Responsibility
10 Area (SRA), and at a local level, via the Local Responsibility Area (LRA). The area
11 is not listed as a Very High Fire Hazard Severity Zone for Local Response Areas by
12 Cal Fire. The Project site falls within the State Responsibility Area (SRA), which is
13 defined in Section 4102 of the Public Resources Code as “areas of the State in which
14 the financial responsibility of preventing and suppressing fires has been determined
15 by the board pursuant to Public Resources Code Section 4125, to be primarily the
16 responsibility of the State.” CAL FIRE determines fire hazard areas based on the
17 severity of fire hazard expected to prevail there. These areas, or “zones,” are based
18 on factors such as fuel, slope, and weather. There are three zones, based on increasing
19 fire hazard: medium, high, and very high. The Project site is located within a “High
20 Fire Area” as depicted in the Riverside County Transportation Land Management
21 Agency Geographic Information System. Therefore, the Project may have potential
22 risks related to wildland fire hazards. The Project will be designed to provide
23 required fire flow (flow rate and pressure) for the Project site. Development of the
24 Project could reduce the potential for a fire because the site would be developed with
25 buildings and would not remain in its current state. Additionally, the proposed
26 buildings and site improvements could act as a fire break. Impacts would therefore
27 be less than significant. (RDEIR at 3.8-16).

1 **E. Hydrology and Water Quality.**

2 ***Impact: Housing Within a 100-Year Flood Hazard Area.***

3 ***Threshold: Project construction and implementation would not place housing within a 100-***
4 ***year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance***
5 ***Rate Map or other flood hazard delineation map.***

6 1. Project Impact(s):

7 No housing is proposed as part of the Project. The Project would construct warehouse
8 buildings that are not within a 100-year flood hazard area and will not impede flows
9 as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map
10 **(RDEIR Exhibit 3.9-1)**. As shown in The Pass Area Plan's Figure 11, Flood
11 Hazards, some portions of the Pass Area, including large areas of Cabazon, are flood-
12 prone. However, the Project site is not located in an area of The Pass that is within
13 either a 100-Year or 500-Year Flood Zone (The Pass Area Plan). Thus, impacts
14 would be less than significant. **(RDEIR, p. 3.9-41 to 3.9-42.)**

15 ***Impact: Altered Drainage Patterns - Course of Stream or River/Increase Rate or Amount***
16 ***of Erosion.***

17 ***Threshold: Project construction and implementation would not substantially alter the***
18 ***existing drainage pattern of the site or area, including through the alteration of the course***
19 ***of a stream or river, or substantially increase the rate or amount of surface runoff in a***
20 ***manner that would result in erosion or siltation on- or off-site.***

21 2. Project Impact(s):

22 Development of the Project will increase runoff from the site by increasing the
23 amount of impervious surfaces and decreasing the pervious surfaces that could allow
24 infiltration of precipitation. Impervious and paved areas for the site include Project
25 streets, curbs, sidewalks and gutters, concrete ribbon, terrace and down drains,
26 parking areas, driveways and the impervious roofs of each building and the top of
27 the two future water tanks. However, the Project includes pervious areas throughout
28 the site, including stormwater detention basins, landscaped areas, and the conserved

1 riparian zone that will be maintained along the Project frontage. These areas shall
2 include native/drought tolerant plant species. All private landscaping shall be
3 maintained by the owner. Landscaping located in the public areas will be owned and
4 maintained by the County of Riverside through Cherry Valley #27 County Service
5 Area. As included in the Off-site Hydrology Report for Tentative Parcel Map 36564
6 **(RDEIR Appendix G)** prepared for the Project, there are two drainage areas in the
7 existing condition: Drainage Area "A" and "B" **(RDEIR Exhibit 3.9-2)**. Drainage
8 Area "A" comprises approximately 903.3 acres, with peak stormwater discharge
9 rates of approximately 739.7 cubic feet per second (cfs) and 1171.4 cfs, for 10-year
10 and 100-year storms, respectively. Drainage Area "B" comprises approximately
11 258.1 acres, with peak discharge rates of 359.4 cfs and 563.2 cfs, for 10-year and
12 100-year storms, respectively. The Project would not result in a substantial increase
13 in water erosion or siltation either on-site or off-site. The drainage system includes a
14 number of features that will prevent erosion and protect water quality, as identified
15 on **RDEIR page 3.9-24**. Additionally, off-site drainage improvements are required
16 to capture and direct flows. The east side drainage improvements would include a
17 rock protection berm **(RDEIR Exhibit 3.9-3)**. This berm would capture the off-site
18 runoff and drain into a concrete wingwall structure. This inlet structure will be
19 connected to a concrete culvert and will discharge into the trap channel on site. This
20 water will eventually drain from the outlet structure on the Calimesa side (western
21 side) of the Project. Improvements within the City of Calimesa consist of drainage
22 channels and appurtenances, including a concrete trap channel, a concrete box
23 culvert, two concrete outlet structures, and riprap rock energy dissipaters. The
24 Applicant has also agreed to construct and maintain a rock-lined berm to protect the
25 adjacent property owners **(see RDEIR Exhibit 3.9-3)**. Under the proposed post-
26 Project conditions, Drainage Area "A" would comprise approximately 917.2 acres,
27 with peak stormwater discharge rates of approximately 729.0 cfs and 1,165.1 cfs, for
28 10-year and 100-year storms, respectively. Drainage Area "B" would comprise

1 approximately 244.2 acres, with peak discharge rates of 344.5 cfs and 537.4 cfs, for
2 10-year and 100-year storms, respectively. To minimize the increase of the runoff
3 due to the site development, two onsite extended detention basins (one for each sub-
4 watershed) are proposed for water quality treatment and hydro-modification.
5 Although the mitigation for 100-year storm events is not required, the proposed
6 development (with its storm drain and detention facilities) will not cause adverse
7 impacts to the downstream properties at either exit point. A watercourse flows
8 westerly through the southerly portion of the site that is delineated by the Department
9 of Water Resources and is governed by County Ordinance No. 458. The proposed
10 site will replace this natural channel with an improved channel that will convey the
11 off-site runoff and treated on-site flows to the west toward the basin west of Roberts
12 Street. The northerly off-site flows will be conveyed to the west by a channel and
13 will not enter the site. All flows will continue to reach San Timoteo Creek, and
14 impacts would be less than significant. Furthermore, the intent of Ordinance No. 458
15 is to (1) ensure that any new construction and/or substantial improvement within a
16 mapped floodplain is done in a manner that reduces damage to the public and
17 property; and (2) discourage any new development within floodways. The Project
18 would not damage the public or property. Additionally, the Project would not
19 substantially alter the existing flows through this channel. However, because the
20 watercourse would be channelized as part of the Project, the County's Environmental
21 Programs Department (EPD) will review and approve the planned channelization of
22 the area. Project compliance with Ordinance No. 458 would reduce any impacts to
23 drainage patterns to less than significant. Thus, no mitigation is required. Building 1
24 with associated parking, loading docks, drive aisles, and landscaped areas will drain
25 to Extended Detention Basin A. Building 2 with associated parking, loading docks,
26 drive aisles and landscaped areas will drain to Extended Detention Basin B. The
27 runoff will be conveyed to each basin by surface flow and an on-site storm drain
28 system. Each basin will outlet to a storm drainpipe, which discharges to the on-site

1 channel along the southern property boundary and conveys off-site flows through the
2 site. The proposed detention basins will reduce the 2-year, 10-year, and 100-year,
3 24-hour duration stormwater runoffs to less than existing conditions for applicable
4 storm events. As provided in the Preliminary Water Quality Management Plan, the
5 proposed detention basins have been sized to incorporate hydromodification
6 requirements by limiting the increase in runoff during a 2-year storm event to less
7 than or equal to existing conditions. Basin A and Basin B will include a low-flow
8 trench and collector trenches to convey runoff to the bottom stage and outlet
9 structure, which will be located in the middle of the basin on the east and west sides,
10 respectively. The outlet structure has been designed to mitigate the 2-year, 24-hour
11 and 1-year, 24-hour events with orifices, and the 100-year event will spill over the
12 top of the outlet structure. Under existing conditions, water flow is erosive. As
13 designed, the detention basin in conjunction with infiltration best management
14 practices (BMPs) will limit the 2-year, 24-hour storm runoff, reducing the potential
15 for off-site erosion. Thus, the Project would have a less than significant impact with
16 regard to erosion. (RDEIR, p. 3.9-23 to 3.9-28.)

17 ***Impact: Groundwater Supplies.***

18 ***Threshold: Project construction and implementation would not substantially deplete***
19 ***groundwater supplies or interfere substantially with groundwater recharge such that there***
20 ***would be a net deficit in aquifer volume or a lowering of the local groundwater table level***
21 ***(e.g., the production rate of pre-existing nearby wells would drop to a level which would not***
22 ***support existing land uses or planned uses for which permits have been granted).***

23 3. Project Impact(s):

24 Implementation of the Project will increase the amount of impervious surfaces on-
25 site. The conversion of permeable land to impervious surfaces could reduce
26 groundwater recharge. The Project includes BMPs, such as maximizing permeable
27 area, minimizing the use of impervious surfaces (such as decorative concrete in the
28 landscape design and increasing the use of vegetated drainage swales in lieu of

1 underground piping or imperviously lined swales) that promote infiltration of water
2 from the Project site and reduce impermeable surfaces on site. Thus, the Project
3 would not interfere substantially with groundwater recharge. The Water Supply
4 Assessment (WSA) prepared for the Project concludes that there would be sufficient
5 water resources (of which 51 percent is groundwater, according to the 2012 Water
6 Source Portfolio in the WSA prepared by the Yucaipa Valley Water District
7 (YVWD)) to support the Project in addition to existing and projected demands. As
8 discussed further in **RDEIR Section 3.17**, Utilities, the 2003 California Department
9 of Water Resources Bulletin 118-2003 identified the Yucaipa Basin as being in
10 overdraft. Although the basin is defined in an overdraft state, water levels are at or
11 near historic highs. Moreover, the YVWD has decreased groundwater pumping
12 dramatically since 2007, attributable to the supplemental supply of State Water
13 Project water and the use of recycled water. Prior to importing State Water Project
14 water, YVWD pumped 3,585 million gallons per year. Incorporating supplemental
15 water has reduced pumping by 50 percent. YVWD has initiated an annual
16 groundwater monitoring program that calculates the change in storage of the seven
17 primary subbasins in the Yucaipa Groundwater Basin. The groundwater levels have
18 increased in the Crafton Subbasin, Gateway Subbasin, and Wilson Creek Subbasin
19 by 32,280 acre-feet when comparing groundwater conditions of 2005 with
20 groundwater conditions in 2015. During the same period of time, the change in
21 storage of the Calimesa Subbasin, Oak Glen Subbasin, Triple Falls Creek Subbasin
22 and the Western Heights Subbasin decreased by 9,349 acre-feet. Therefore,
23 comparing the groundwater conditions of 2005 with those of 2015, the subbasins of
24 the Yucaipa Groundwater Basin have improved, with a net increase in groundwater
25 storage of 22,931 acre-feet. Additionally, the Project will use a piped domestic water
26 system, so it will not have a demonstrable effect on groundwater supplies or quality.
27 Thus, impacts associated with ground water supply and recharge would be less than
28 significant. (**RDEIR, p. 3.9-22 to 3.9-23.**)

1 **Impact:** *Risk of Flooding: Levee or Dam.*

2 **Threshold:** *Project construction and implementation would not expose people or structures*
3 *to a significant risk of loss, injury or death involving flooding, including flooding as a result*
4 *of the failure of a levee or dam.*

5 4. Project Impact(s):

6 Although the Project site has been identified outside of the FEMA 0.2 percent annual chance
7 floodplain, the California Department of Water Resources has delineated a major
8 watercourse/floodplain as flowing westerly through the southern portion of the
9 Project site. In response to this delineation, Riverside County is a participating
10 community in the NFIP, which requires participating agencies to adopt floodplain
11 management ordinances. The intent of the County's Ordinance No. 458 is to ensure
12 that new construction and/or substantial improvements within mapped floodplains is
13 done so in a manner that reduces damage to the public and property. Any
14 development or substantial improvement within a regulatory floodplain may require
15 floodplain review by the County. This includes the submittal of a floodplain
16 application permit form to Riverside County Building and Safety along with
17 corresponding fees and attachments. Ordinance No. 458 requires the review of
18 permit applications, including a determination of whether proposed building sites
19 will be reasonably safe from flooding and that new structures or construction shall
20 be designed or modified to adequately prevent floatation, collapse, or lateral
21 movement resulting from hydrodynamic and hydrostatic loads. Whenever an
22 application for a permit involves land that lies within special flood hazard area, the
23 Floodplain Administrator shall determine if the permit would allow the location of
24 any structure, new construction, or substantial improvement. Each application filed
25 with the Floodplain Administrator must include the method by which the applicant
26 proposes to comply with requirements of the ordinance, including proposed
27 elevations of any structures or fills, floodproofing, erosion protection, flow-through
28 area, any proposals to modify existing flow of stormwaters and any other relevant

1 information. All application plans must be prepared and certified by a California
2 registered civil engineer. Within 30 days of receipt, the Riverside County Flood
3 Control and Water Conservation District (RCFC&WCD) shall determine if any
4 further information is required in order to process the application. Within 30 days
5 after determining that all required information has been received, the RCFC&WCD
6 shall issue an approval with conditions or modifications, or deny the proposed plan.
7 Proposed developments located within special flood hazard areas shall be required
8 to meet construction standards as outlined in Ordinance No. 458. For example, new
9 structures, construction, and substantial improvements to existing structures are to
10 be constructed with flood-resistant material. Service facilities and utilities are
11 required to be designed or located to prevent water from entering or accumulating
12 within the components during flooded conditions. Whenever a watercourse or
13 mapped floodplain is to be altered or relocated, the flood carrying capacity of the
14 altered or relocated portion of the watercourse or mapped floodplain must be
15 maintained. Prior to grading and inspection for occupancy, a Letter of Map Revision
16 issued by FEMA for areas shown as floodplain on the effective Flood Insurance Rate
17 Map is required. Thus, compliance with Ordinance No. 458 would render any
18 flooding impacts less than significant. Additionally, the nearest dam (Perris Dam) is
19 approximately 10 miles southwest of the Project site. Because of the dam's location,
20 there is no risk associated with dam failure. There are no levees located anywhere in
21 the Project vicinity. Therefore, impacts due to flooding from failure of a dam or levee
22 will be less than significant. (RDEIR, p. 3.9-43 to 3.9-44.)

23 ***Impact:*** Sources of Runoff.

24 ***Threshold:*** Project construction and implementation would not create or contribute runoff
25 water that would exceed the capacity of existing or planned stormwater drainage systems or
26 provide substantial additional sources of polluted runoff.

27 5. Project Impact(s):
28

1 A water quality basin would be constructed to the west of Building 1. A rectangular
2 concrete channel would be located north and south of Buildings 1 and 2.
3 Additionally, a grouted riprap berm and a water quality infiltration trench would be
4 located north of Building 2. Riprap is a foundation or sustaining wall of stones or
5 chunks of concrete, which can be used to line channels. Riprap berms would also be
6 located east of Building 2, and a water quality basin is planned west of Building 2.
7 Additionally, a publicly maintained trapezoidal concrete channel would be located
8 between the building sites and Cherry Valley Boulevard. Under the proposed post-
9 Project conditions, Drainage Area "A" would comprise approximately 917.2 acres,
10 with peak stormwater discharge rates of approximately 729.0 cfs and 1,165.1 cfs, for
11 10-year and 100-year storms, respectively. Drainage Area "B" would comprise
12 approximately 244.2 acres, with peak discharge rates of 344.5 cfs and 537.4 cfs, for
13 10-year and 100-year storms, respectively; refer to **RDEIR Exhibit 3.9-3 through**
14 **Exhibit 3.9-5, and Exhibit 3.9-6.** The proposed detention basins will reduce the 10-
15 year and 100-year, 24-hour duration stormwater runoffs to less than existing
16 conditions. The proposed detention basin will include a low-flow channel, with
17 perforated underdrain, sand and gravel layers, weir for 100-year/1-hour overflows,
18 as well as orifices. Furthermore, 2-year, 24-hour flows would be reduced to achieve
19 Hydrological Conditions of Concern requirements, and proposed detention basin
20 orifices would reduce these flows to no more than 10 percent beyond existing
21 conditions. Pursuant to the Clean Water Act, the Project will comply with the
22 National Pollutant Discharge Elimination System (NPDES) requirements and
23 employ source control BMPs to reduce water quality impacts. Construction of the
24 Project will comply with Storm Water Pollution Prevention Plan (SWPPP) and
25 Water Quality Management Plan (WQMP) requirements. Thus, any runoff will be
26 treated before it is released into the existing storm drain system. This Project is
27 designated as a Priority Project. Therefore, bio-treatment control BMPs are required
28 to remove pollutants typically associated with urban runoff. The Design Capture