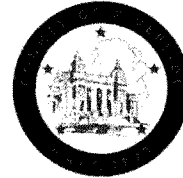


**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



ITEM
1.2
(ID # 5786)

MEETING DATE:

Tuesday, December 12, 2017

FROM : TRANSPORTATION AND LAND MANAGEMENT AGENCY (TLMA):

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE TENTATIVE TRACT MAP NO. 37028 and adopt a Mitigated Negative Declaration for Environmental Assessment No. 42844 - Applicant: MDMG - Engineer/Representative: VSL Engineering - Third Supervisorial District - Rancho California - Southwest Area Plan - Community Development: Medium Density Residential (CD:MDR) and Community Development: Medium High Density Residential (CD:MHDR) - Location Northerly of Benton Road, southerly of Thompson Road, easterly of Washington Street, and westerly of Lake Skinner - 43.93 acres - Zoning: Planned Residential (R-4). REQUEST: Receive and file the Planning Commission's decision to approve Tentative Tract Map No. 37028, which is a schedule "A" subdivision of 43.91 acres into 154 single-family residential lots with a minimum lot size of 4,696 square feet, three (3) lots for water quality basins, and one (1) lot for a drainage basin. APNS: 964-030-007 and 964-030-008. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** the Notice of Decision for the above-referenced case acted on by the Planning Commission on October 18, 2017

ACTION: Consent

Charissa Leach, Assistant TLMA Director 12/14/2017

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Tavaglione, seconded by Supervisor Perez and duly carried unanimous vote, IT WAS ORDERED that the above matter of approval is received and filed as recommended.

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: December 12, 2017
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By:
Deputy

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

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant fees 100%			Budget Adjustment:	N/A
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

TENTATIVE TRACT MAP NO. 37028 proposes a Schedule "A" subdivision of 43.91 acres into 154 single-family residential lots with a minimum lot size of 4,696 square feet, three (3) lots for water quality basins, and one (1) lot for a drainage basin.

The project site is located northerly of Benton Road, southerly of Thompson Road, easterly of Washington Street, and westerly of Lake Skinner.

The Planning Commission considered and approved the project on October 18, 2017.

Impact on Residents and Businesses

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

SUPPLEMENTAL:

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- ATTACHMENT A. Planning Commission Minutes**
- ATTACHMENT B. Planning Commission Staff Report**
- ATTACHMENT C. Indemnification Agreement**


 Melissa Noone, Associate Management Analyst 12/5/2017



**PLANNING COMMISSION
MINUTE ORDER
OCTOBER 18, 2017**

I. AGENDA ITEM 3.1

CHANGE OF ZONE NO. 7922/CONDITIONAL USE PERMIT NO. 3758 – Intent to Adopt a Negative Declaration for Environmental Assessment No. 42949 – Owner/Applicant: BLP Desert, LP/Polk Meadows, LP – Representative: Greg Beaver – Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan – Community Development: Commercial Retail (CD-CR) – Location: Northerly of Avenue 42, easterly of Washington Avenue, and westerly of Yucca Lane – 5.06 Gross Acres – Zoning: C-P-S & C-1/C-P.

I. PROJECT DESCRIPTION:

Change of Zone No. 7922 proposes to modify existing zoning from General Commercial (C-1/C-P) and Scenic Highway Commercial (C-P-S) to General Commercial (C-1/C-P) on a 5.06-acre property to accommodate a proposed mini-warehouse project. Conditional Use Permit No. 3758 proposes the construction and operation of a mini-warehouse project of approximately 91,125 sq. ft. with eight (8) mini-storage buildings up to 13 feet in height. Typical mini-warehouse units are sized approximately 5 feet by 10 feet, 10 feet by 10 feet, 10 feet by 20 feet, and 10 feet by 25 feet with approximately 938 total mini-storage units. The project also includes a 634 sq. ft. office with 12 customer parking spaces and a 1,322 sq. ft. caretaker's residence with a 600 sq. ft. garage up to 24 feet in height. Total square footage of the proposed mini-warehouse project and related buildings is approximately 93,658 sq. ft. The proposed project includes a monument sign and wall signage of approximately 30 sq. ft. each. Hours of operation for the office will be from 8:00 a.m. to 6:00 p.m. with customer access into the secured storage area restricted between 9:00 p.m. and 6:00 a.m., seven days a week.

II. MEETING SUMMARY:

The following staff presented the subject proposal: Ken Baez, Principal Planner
Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

No one spoke in favor, opposition, or in a neutral position.

III. CONTROVERSIAL ISSUES:

None.

IV. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Sanchez, 2nd by Commissioner Taylor-Berger

A vote of 5-0

CONTINUED to November 15, 2017.



**PLANNING COMMISSION
MINUTE ORDER
OCTOBER 18, 2017**

I. AGENDA ITEM 3.2

GENERAL PLAN AMENDMENT NO. 720, GENERAL PLAN AMENDMENT NO. 721, SPECIFIC PLAN NO. 342, CHANGE OF ZONE NO. 7055, DEVELOPMENT AGREEMENT NO. 73 – Intent to Certify Environmental Impact Report No. 471 – Applicant: Nuevo Development Corp. – Representative: Albert A. Webb Associates – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – Lakeview Zoning District – Lakeview/Nuevo Area Plan – Rural: Rural Mountainous (R-RM) – Rural: Rural Residential (R-RR) – Rural Community: Very Low Density Residential (RC-VLDR) – Agriculture (AG) – Open Space: Conservation (OS-C) – Community Development: Very Low Density Residential (CD-VLDR) – Community Development: Low Density Residential (CD-LDR) – Community Development: Commercial Retail (CD-CR) – Community Development: Light Industrial (CD-LI) – Community Development: Highest Density Residential (CD-HHDR) – Location: either side of Ramona Expressway, generally easterly of Martin Street, westerly of Princess Ann Road, southerly of Marvin Road, and generally northerly of Brown. Avenue – Zoning: Light Agriculture, 10-acre minimum (A-1-10) – Heavy Agriculture, 10-acre minimum (A-2-10) – Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S) – Rural Commercial (C-R) – Manufacturing – Service Commercial (M-SC) – Residential Agricultural (R-A) – Residential Agricultural, 1-acre minimum (R-A-1) – Residential Agricultural, 10-acre minimum (R-A-10) – Residential Agricultural, 2½-acre minimum (R-A-2½) – Rural Residential (R-R) – One-Family Dwellings (R-1) – Highest Density Residential (R-7) – Natural Assets, 640-acre minimum lot size (N-A-640).

II. PROJECT DESCRIPTION:

Specific Plan No. 342, also known as The Villages of Lakeview, proposes a maximum of 11,350 residential dwelling units and up to 70.5 acres of commercial uses to be constructed within eight (8) Specific Plan Villages on a total of 2,883 acres. General Plan Amendment No. 720 includes the following components: 1) a General Plan Technical Amendment; 2) General Plan Entitlement/Policy Amendment; 3) General Plan Foundation Component Amendment – Extraordinary; and 4) Agriculture Foundation Component Amendment. The Technical Amendment is needed to rectify errors related to mapping which resulted in inaccuracies related to areas within the Lakeview Mountains and those in the lowlands to reflect the actual topography for the area. The Entitlement/Policy Amendment proposes to change the underlying land use designations in the Lakeview/Nuevo Area Plan from Rural Mountainous, Rural Residential, Rural Community: Very Low Density Residential Agriculture, Open Space: Conservation, Very Low Density Residential, Low Density Residential, Commercial Retail, Light Industrial, and Highest Density Residential to those land use designations reflected in the Specific Plan land use plan. The Foundation Component Amendment – Extraordinary proposes to change the underlying Foundations from Rural, Rural Community, and Open Space to Community Development. The Agriculture Foundation Component Amendment proposes to change the underlying Foundation of Agriculture to Community Development. General Plan Amendment No. 721 proposes modifications to the Circulation Element of the General Plan. The project will include upgrading and downgrading numerous existing and proposed roadway classifications and trails shown on the current circulation element plan for the Lakeview/Nuevo Area Plan to match the circulation plan as proposed by the Specific Plan. Change of Zone No. 7055 proposes to change the zoning classification of the subject site from a mix of Light Agriculture, 10-acre minimum (A-1-10), Heavy Agriculture, 10-acre minimum (A-2-10), Light Agriculture with Poultry (A-P), Scenic Highway Commercial (C-P-S), Rural Commercial (C-R), Manufacturing – Service Commercial (M-SC), Residential Agricultural (R-A), Residential Agricultural, 1-acre minimum (R-A-1), Residential Agricultural, 10-acre minimum (R-A-10), Residential Agricultural, 2½-acre minimum (R-A-2½), Rural Residential (R-R), One-Family Dwellings (R-1), Highest Density Residential (R-7), and Natural Assets, 640-acre minimum lot size (N-A-640) to Specific Plan (SP) and adopt the associated Specific Plan zoning ordinance to establish the permitted uses and development standards for the Specific Plan Planning Areas. Development Agreement No. 73 proposes an agreement between the County of Riverside and the developer of the Specific Plan for development of the Villages of Lakeview. The Development Agreement has a term of 30 years and will grant the developer vesting rights to develop the Project in accordance with the terms of the agreement. EIR No. 471 studies the impacts of the project. Continued from September 6, 2017 and October 4, 2017.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

Spoke in favor:

John Snell, Applicant, 1156 N. Mountain Avenue, Upland, 91786

Jason Pack, Applicant's Representative, 3600 Lime Street, Riverside, 92505

Spoke in a neutral position:

Scott Sewell, Respondent, California Department of Fish and Wild Life

Jason Annett, Interested Party, 32571 Campo Drive, Temecula, 92592- did not speak, donated time

A.L. Ward, Interested Party, 16925 Evening Star, Riverside, 92506- did not speak, donated time

Spoke in opposition:

Betty J. Ward, Interested Party, 16925 Evening Star, Riverside, 92506- did not speak, donated time

Clinton Stoutenburgh, Neighbor, 22450 Wybenga Lane, Nuevo, 92567, 951-928-0560



**PLANNING COMMISSION
MINUTE ORDER
OCTOBER 18, 2017**

Kathryn McGiffen, Interested Party- did not speak, donated time
Mark Mason, Neighbor, 22388 Rosary Avenue, Nuevo, 92567, 951-928-1487- did not speak, donated time
Agnes Mason, Neighbor, 22311 Rosary Way, Nuevo, 92567- did not speak, donated time
Joyce Schwartz, Neighbor, P.O. Box 1327, Nuevo, 92567, 951-473-4446
Charles Keith, Neighbor, 35630 Desert Rose Way, Lake Elsinore, 92532
Kent Kobersteen, Neighbor, 27250 Murrieta Road #120, Menifee, 92586, 703-862-2928
Susan Nash, Interested Party, P.O. Box 4036, Idyllwild, 92549, 909-228-6710
Tom Paulek, Interested Party- did not speak, donated time
Steven Rapata, Neighbor, 33601 Stagecoach Road, Nuevo, 92567, 951-863-4645
Mher Torossian, Neighbor- did not speak, donated time
Steve Serna, Neighbor- did not speak, donated time
Frank Martinez, Neighbor- did not speak, donated time
Brian Harvey, Neighbor, 31491 Sunset Avenue, Nuevo, 92567- did not speak, donated time
Barry Sheinbaum, Neighbor
Kathleen Dale, Interested Party
Daniel Burruel, Neighbor, 30983 Orange Avenue, Nuevo, 92567- did not speak, donated time
Patricia M. Stabler, Neighbor, P.O. Box 243, Nuevo, 92567- did not speak
Sonya Alemdar, Neighbor, Woodcrest, 92508, 951-892-8897
John Love, Neighbor, 31815 Meadow Blossom, Lakeview, 92567, 951-833-1027
Gary S. Meredith, Neighbor, 29095 Rompano Way, Laguna Niguel, 92077
Paul Bukewihge, Interested Party, Santa Ana, 92704- did not speak, donated time
Kathy Sanguinet, Neighbor, 951-533-1122- did not speak
Kay Fecko, Neighbor, 951-928-7715- did not speak
Rebecca Cuckrum, Neighbor, 2500 Jonquil Drive, Upland, 91784- did not speak

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Kroencke, 2nd by Commissioner Shaffer

A vote of 4-0 (Commissioner Hake Abstained)

ADOPTED Planning Commission Resolution No. 2017-006; and

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

DENY Specific Plan No. 342; and

TENTATIVELY Certify Environmental Impact Report No. 471; and

TENTATIVELY Approve General Plan Amendment No. 720; and

TENTATIVELY Approve General Plan Amendment No. 721; and

TENTATIVELY Approve Alternative 7 as Specific Plan No. 342; and

TENTATIVELY Approve Change of Zone No. 7055; and

TENTATIVELY Approve Development Agreement No. 73.



**PLANNING COMMISSION
MINUTE ORDER
OCTOBER 18, 2017**

I. AGENDA ITEM 4.1

GENERAL PLAN AMENDMENT NO. 1171, CONDITIONAL USE PERMIT NO. 3741 – Intent to Adopt a Mitigated Negative Declaration for Environmental Assessment No. 42874 – Applicant: CR&R, David Fahrion – Representative: Trip Hord – Fifth Supervisorial District – Hemet-San Jacinto Zoning District – San Jacinto Valley Area Plan – Open Space: Conservation (OS-C) – Location: Southeasterly of Bridge Street, southwesterly of Gilman Springs Road, and northerly of Ramona Expressway – Zoning: Heavy Agriculture, 10-acre minimum (A-2-10).

II. PROJECT DESCRIPTION:

The General Plan Amendment proposes to amend the project site's General Plan Foundation Component from Open Space (OS) to Agriculture (AG) and amend its Land Use Designation from Conservation (C) to Agriculture (AG), on two (2) parcels, totaling 202 gross acres. The Conditional Use Permit proposes to permit an existing compost facility and increase from the existing Registration Tier I Permit level (12,500 cubic yards) to a Regional Tier II Composting Facility that will process up to 130,000 cubic yards of green and organic material at any one time on approximately 202 gross acres.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

No one spoke in favor, opposition or in a neutral position.

Speaker cards in opposition:

Tom Paulek, Interested Party, Friends of Northern San Jacinto Valley, Idyllwild- did not speak

Susan Nash, Interested Party- did not speak, donated time

No one spoke in favor or in a neutral opposition.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Kroencke, 2nd by Commissioner Sanchez

A vote of 5-0

CONTINUED to November 1, 2017.



**PLANNING COMMISSION
MINUTE ORDER
OCTOBER 18, 2017**

I. AGENDA ITEM 4.2

TENTATIVE TRACT MAP NO. 37028 – Intent to Adopt a Negative Declaration for Environmental Assessment No. 42844 – Applicant: MDMG – Engineer/Representative: VSL Engineering – Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Community Development: Medium High Density Residential (CD-MHDR) (5-8 DU/AC) – Location northerly of Benton Road, southerly of Thompson Road, easterly of Washington Street, and westerly of Lake Skinner – 43.93 acres – Zoning: Planned Residential (R-4).

II. PROJECT DESCRIPTION:

The Tentative Tract Map is a Schedule "A" Subdivision of 43.91 acres into 154 single-family residential lots with a minimum lot size of 4,696 sq. ft., three (3) lots for water quality basins, and one (1) lot for a drainage basin.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

Spoke in favor:

Larry Markham, Applicant's Representative, 41635 Enterprise Circle Suite B, Temecula, 92590

No one spoke in opposition or in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

Motion by Commissioner Taylor-Berger, 2nd by Commissioner Shaffer

A vote of 5-0

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 42844; and

APPROVE Tentative Tract Map No. 37028; subject to conditions of approval as modified at hearing.

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and JBL Investments, Inc., a California Corporation; Violet So Mirhan, Trustee of The KVM Irrevocable Trust; Edison T. So, Trustee of The Edison T. So Trust dated November 15, 1990; Jefferson T. So, Trustee of The Jefferson T. So Trust dated November 15, 1991; Elizabeth T. So, Trustee of The Elizabeth T. So Trust dated January 1, 1991; and Edison T. So, Successor Trustee of The Selu So Trust dated March 5, 1985 (collectively "PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 964-030-007 and 964-030-008 ("PROPERTY"); and,

WHEREAS, on October 14, 2015, PROPERTY OWNER filed an application for Tentative Tract Map No. 37028 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION");

WHEREAS, each and every individual PROPERTY OWNER authorized Violet So Mirhan to sign this Agreement on their behalf; and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. **Indemnification.** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. **Defense Cooperation.** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. **Representation and Payment for Legal Services Rendered.** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. **Payment for COUNTY's LITIGATION Costs.** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the

LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. **Return of Deposit.** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
JBL Investments, Inc.
Attn: Allen D. Su
1930 Alpha Ave.
Pasadena, CA 91030

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth

herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. **Amendment and Waiver.** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall

serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

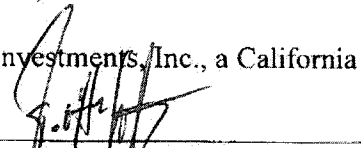
By: 
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 8/9/17

PROPERTY OWNER:

JBL Investments, Inc., a California Corporation; Violet So Mirhan, Trustee of The KVM Irrevocable Trust; Edison T. So, Trustee of The Edison T. So Trust dated November 15, 1990; Jefferson T. So, Trustee of The Jefferson T. So Trust dated November 15, 1991; Elizabeth T. So, Trustee of The Elizabeth T. So Trust dated January 1, 1991; and Edison T. So, Successor Trustee of The Selu So Trust dated March 5, 1985

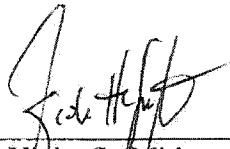
JBL Investments, Inc., a California Corporation

By: 
Violet So Mirhan, Agent for
Allen D. Su, President

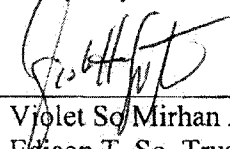
Dated: 7/20/17

[Signatures continued on following page]


FORM APPROVED COUNTY COUNSEL
BY: 
MICHELLE CLACK 8/7/17
DATE

By: 
Violet So Mirhan
Trustee of The KVM Irrevocable Trust

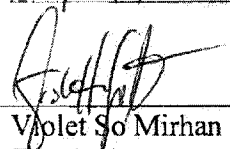
Dated: 7/20/17

By: 
Violet So Mirhan Agent for
Edison T. So, Trustee of The Edison T. So Trust dated November 15, 1990

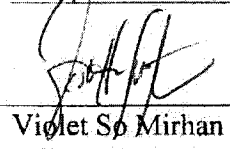
Dated: 7/20/17

By: 
Violet So Mirhan Agent for
Jefferson T. So, Trustee of The Jefferson T. So Trust dated November 15, 1991

Dated: 7/20/17

By: 
Violet So Mirhan Agent for
Elizabeth T. So, Trustee of The Elizabeth T. So Trust dated January 1, 1991

Dated: 7/20/17

By: 
Violet So Mirhan Agent for
Edison T. So, Successor Trustee of The Selu So Trust dated March 5, 1985

Dated: 7/20/17

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 02/20/2017
Date

before me, Joren Issagholian, Notary Public
Here Insert Name and Title of the Officer

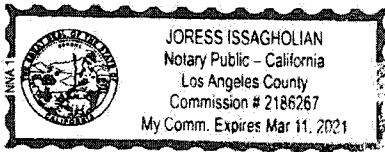
personally appeared Violette de Mirhan

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

[Signature]
Signature of Notary Public

Place Notary Seal Above

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Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: VIOLETTE DE MIRHAN

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: ALLEN D. SEL

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

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County of Los Angeles)

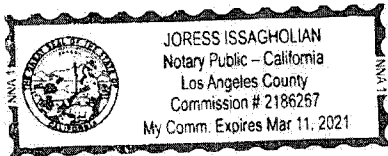
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personally appeared Violette S. Mirhan
Name(s) of Signer(s)

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Signature of Notary Public

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Capacity(ies) Claimed by Signer(s)

Signer's Name: VIOLETTE SO MIRHAN Signer's Name: _____

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| <input type="checkbox"/> Corporate Officer -- Title(s): _____ | <input type="checkbox"/> Corporate Officer -- Title(s): _____ |
| <input type="checkbox"/> Partner -- <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner -- <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact | <input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact |
| <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator | <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Signer Is Representing: KVM Signer Is Representing: _____

IRREVOCABLE TRUST

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

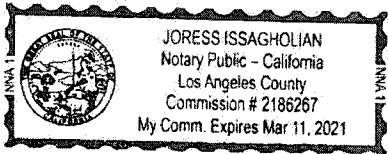
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State of California)
County of Los Angeles)
On 07/20/2017 before me, Jaron Issagholian, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Violette So Minhan
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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WITNESS my hand and official seal
Signature _____
Signature of Notary Public



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Capacity(ies) Claimed by Signer(s)

Signer's Name: VIOLETTE SO MINHAN Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: EDISON T. SO Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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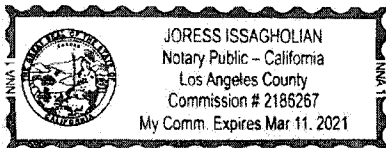
On 07/20/2017 before me Joreen Issagholian, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Violette So Mirhan
Name(s) of Signer(s)

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Capacity(ies) Claimed by Signer(s)

Signer's Name: VIOLETTE SO MIRHAN Signer's Name: _____

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| <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator | <input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Signer Is Representing: JEFFESON T. SO Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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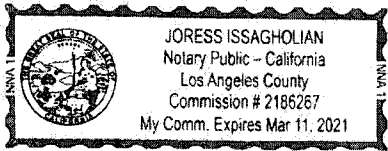
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State of California)
County of Los Angeles)
On 02/20/2017 before me, Joren Issagholian, Notary Public
Date Here Insert Name and Title of the Officer
personally appeared Violette So Mirhan
Name(s) of Signer(s)

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 Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____
 Partner — Limited General Partner — Limited General
 Individual Attorney in Fact Individual Attorney in Fact
 Trustee Guardian or Conservator Trustee Guardian or Conservator
 Other: _____ Other: _____
Signer Is Representing: ELIZABETH T. SO Signer Is Representing: _____

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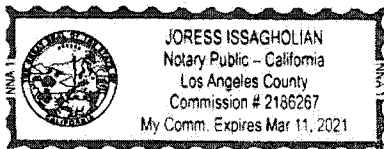
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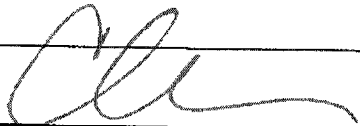
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| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Signer Is Representing: EDISON T. SO Signer Is Representing: _____

4.2

Agenda Item No.:
Area Plan: Southwest
Zoning District: Rancho California
Supervisory District: Third
Project Planner: Dave Alvarez
Planning Commission: October 18, 2017

TENTATIVE TRACT MAP NO. 37028
ENVIRONMENTAL ASSESSMENT NO. 42844
Applicant: MDMG INC.
Engineer/Representative: VSL Engineering



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

TENTATIVE TRACT MAP NO. 37028 proposes a Schedule "A" subdivision of 43.91 acres into one hundred and fifty four (154) single-family residential lots with a minimum lot size of 4,696 square feet, three (3) lots for water quality basins, and one (1) lot for a drainage basin.

The project site is located northerly of Benton Road, southerly of Thompson Road, easterly of Washington Street, and westerly of Lake Skinner.

BACKGROUND:

Highway 79 Policy Area

The project is located within the Highway 79 Policy Area. Residential developments within this policy area are required to be consistent with SWAP 9.2, and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area. This 9% reduction would require the proposed project to be limited to 209 dwelling units. The proposed project will result in 154 dwelling units, which is below the maximum allowed by the policy area by 55 units.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Medium Density Residential (CD:MDR) and Community Development: Medium High Density Residential (CD: MHDR).
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Medium High Density Residential (CD: MHDR) to the north, Public Facilities (PF) to the north and east, Rural Community: Estate Density Residential (RC: EDR) to the south, and Rural Community: Estate Density Residential (RC: EDR), Open Space-Conservation (OS-C), and Community Development: Commercial Retail (CD: CR) to the west.

- | | |
|-----------------------------------|---|
| 3. Existing Zoning (Ex. #2): | Planned Residential (R-4) |
| 4. Surrounding Zoning (Ex. #2): | Planned Residential (R-4) and One Family Dwelling (R-1) to the north, Rural Residential (RR) to the east, Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) to the south. Specific Plan (SP) and Mobile Home Subdivision- 2 ½ Acre Minimum (R-T-R- 2 ½) to the west. |
| 5. Existing Land Use (Ex. #1): | The project site is currently vacant. |
| 6. Surrounding Land Use (Ex. #1): | Vacant land to the east, scattered single family dwellings to the west and north, vacant to the south. |
| 7. Project Data: | Total Acreage: 43.91
Total Proposed Residential Lots: 154
Proposed Min. Lot Size: 4,696 square feet
Schedule: A |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

STAFF RECOMMENDS THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPTa MITIGATED NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. 42844, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE TENTATIVE TRACT MAP NO. 37028, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated into the staff report.

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

1. The project site is designated Community Development: Medium Density Residential (CD:MDR) and Community Development: Medium High Density Residential (CD: MHDR) and is located in the Rancho California Area Plan.
2. The General Plan's Land Use Element provides that the density range for Medium Density Residential is 2 to 5 dwelling units per acre, which allows for lot sizes that typically range from 5,500 to 20,000 square feet. This language does not require lots sizes to be within this range, just that these are typical lot sizes for the density. Furthermore, the General Plan's Land Use Element provides that the density range for Medium High Density Residential is 5 to 8 dwelling units per acre, which allows for lot sizes that typically range from 4,000 to 6,500 square feet. This language does not require lots sizes to be within this range, just that these are typical lot sizes for the density. The proposed residential subdivision will have 154 residential lots, with a density of 3.59 dwelling units per acre. Therefore, the map's density is consistent with the 2 to 5 dwelling units per acre allowed with the CD:MDR and has an overall density less than the 5 to 8 dwelling units per acre within the CD:MHDR land use designation, however the density for this designation is 5.91 (as outlined in finding 4), which is consistent with the 5-8 dwelling units per acre. Additionally, as

TENTATIVE TRACT MAP NO. 37028
ENVIRONMENTAL ASSESSMENT NO. 42844
Planning Commission Staff Report
Page 3 of 6

illustrated on the proposed tentative tract map exhibit, the residential lot sizes range from a minimum of 4,696 square feet to a maximum lot size of 20,088 square feet, and an average lot size of 4,700 square feet.

3. The project site is surrounded by properties which are designated Community Development: Medium High Density Residential (CD: MHDR) to the north, Public Facilities (PF) to the east, Rural Community: Estate Density Residential (RC: EDR) to the south, and Rural Community: Estate Density Residential (RC: EDR), Open Space-Conservation (OS-C), and Community Development: Commercial Retail (CD: CR) to the west.
4. The project site is located within the Highway 79 Policy Area, and policy SWAP 9.2 requires a maximum residential density of the midpoint of the existing designation minus 9%. The project site is comprised of two parcels. Parcel 964-030-007 would allow a density of 3.185 dwellings units per acre. Parcel 964-030-008 would allow a density of 5.91 dwelling units per acre, thus allowing a maximum of 209 dwellings for the entire site. The project is proposing 154 residential lots, which is 55 under the maximum allowed.
5. The zoning classification for the project site is Planned Residential (R-4).
6. The R-4 zone is consistent with the existing General Plan Land Use designation of Medium Density Residential (CD:MDR)(2-5 DU/AC) and Medium High Density Residential (CD: MHDR)(5-8 DU/AC). As discussed above, parcel 964-030-007 would allow a density of 3.185 dwellings units per acre. Parcel 964-030-008 would allow a density of 5.91 dwelling units per acre, thus allowing a maximum of 209 dwellings for the entire site. The project site is proposing 154 residential lots.
7. The project site is surrounded by properties which are zoned One Family Dwelling (R-1) and Planned Residential (R-4) to the north, Specific Plan (SP) and Mobile Home Subdivision- 2 ½ Acre Minimum (R-T-R- 2 ½) to the west, Rural Residential (RR) to the east, and Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) to the south.
8. The proposed residential lots comply with the development standards for the R-4 zone and all other applicable provisions of Ordinance No. 348. More specifically:

The development standards for the R-4 zone require a minimum lot size of 3,500 square feet. The project complies with this lot standard because the minimum lot size for the project site is 4,700 square feet.

The development standards for the R-4 zone require a minimum lot depth of 80 feet. The proposed project complies with this development standard because the minimum lot depth is 80 feet.

The development standards for the R-4 zone require a minimum lot width of 40 feet pursuant to Ordinance No. 348, Section 8.93 or 35 feet if located on a knuckle or cul-de-sac, pursuant to Ordinance No. 460 Section 3.8. The proposed residential lots comply with the minimum width requirements of the R-4 zone because the minimum width for a residential lot is 40 feet and 35 feet if within a knuckle or cul-de-sac.

9. The proposed residential lot subdivision is consistent with the Schedule "A" map requirements of Ordinance No. 460 Section 10.5, and with other applicable provisions of Ordinance No. 460, such as, street improvements, domestic water supply and distribution system, sewage disposal, fire

TENTATIVE TRACT MAP NO. 37028
ENVIRONMENTAL ASSESSMENT NO. 42844
Planning Commission Staff Report
Page 4 of 6

hydrants/protection, fencing, and electrical and communications facility as shown on the attached Exhibit A and Condition of Approval 50.PLANNING.1).

10. Located within project vicinity is vacant land to the east, scattered single-family dwellings to the west and south, and an auto repair shop to the north.
11. The project site is physically suitable for single-family development and density because the project site is located adjacent to single-family residential dwellings, and because the project will connect to the existing infrastructure in proximity to the project site (roads, sewer, water).
12. Assembly Bill 52 became effective on July 1, 2015. In accordance with AB 52, notices were sent on November 16, 2015 to three Native American tribes who had requested to be noticed pursuant to AB 52. Rincon deferred to Pechanga or Soboba and did not request consultation on this project. Requests for consultation were received from Soboba and Pechanga. Consultation was initiated with Soboba on January 13, 2016. This project was again discussed in person on March 16, 2016, June 30, 2016 and April 12, 2017. Soboba did not identify any tribal cultural resources but did request to monitor during ground disturbing activities. A request for consultation was received from Pechanga dated December 14, 2015. This project was discussed in person and by telephone on January 12, 2016, June 30, 2016, December 7, 8, 13, and 15, 2016 and August 16, 2017. Information provided by Pechanga included information that there was a placename and an archaic site nearby but not within the project. No tribal cultural resources were identified within the project by Pechanga and consultation was concluded on August 24, 2017. Condition of Approval 60.PLANNING.24 was placed on the project for monitoring.
13. This project is located within Criteria Cell 5567 of the Western Riverside County Multiple Species Habitat Conservation Plan. With being located within Criteria Cell 5567 of the MSHCP, the project was subject to the Habitat Acquisition Negotiation Strategy (HANS). HANS 2055 was completed for the project site during the review for General Plan Amendment No. 954 and Change of Zone No. 7739. On June 6, 2011, a letter was submitted by the County Biologist that identified the MSHCP conservation required for this property was not outlined. The project site has completed a Habitat Acquisition and Negotiation Strategy Review
14. The project site is located within a "Moderate" to "Very High Fire Hazard" severity zone and a "State Responsibility Area" for fire protection services. Therefore, the map has been designed so that it is in compliance sections 4290 and 4291 of the Public Resources Code by requiring that the site have fuel modification standards acceptable to the Riverside County Fire Department (as noted in Condition of Approval 50.FIRE.1) and compliance with building code requirements for buildings within a very high fire severity zone. Additionally, fire protection and suppression services will be available through Riverside County Fire Department
15. This project is partially located within the Stephen's Kangaroo Rat Fee Area. Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits which include maps within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development (COA 60.PLANNING.15). Payment of the SKRHCP Mitigation Fee for this project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

16. Environmental Assessment No. 42844 identified the following potentially significant impacts:

a. Air Quality

b. Geology / Soils

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

CONCLUSIONS:

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

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. A City Sphere of Influence;
 - b. A Fault Zone;
 - c. A County Service Area;
 - d. A 100-year flood plain, an area drainage plan; and
 - e. A Community Advisory Council Area.
3. The project site is located within:
 - a. The boundaries of the Southwest Area Plan;
 - b. The Temecula Valley Unified District;
 - c. A Moderate to High Fire Hazard Area;
 - d. A Dam inundation area;
 - e. The Santa Margarita Watershed;
 - f. The Valley-Wide Recreation and Parks District;
 - g. The Criteria Cell of Western Riverside Multi-Species Habitat Conservation Plan; and
 - h. The Stephens Kangaroo Rat Fee Area

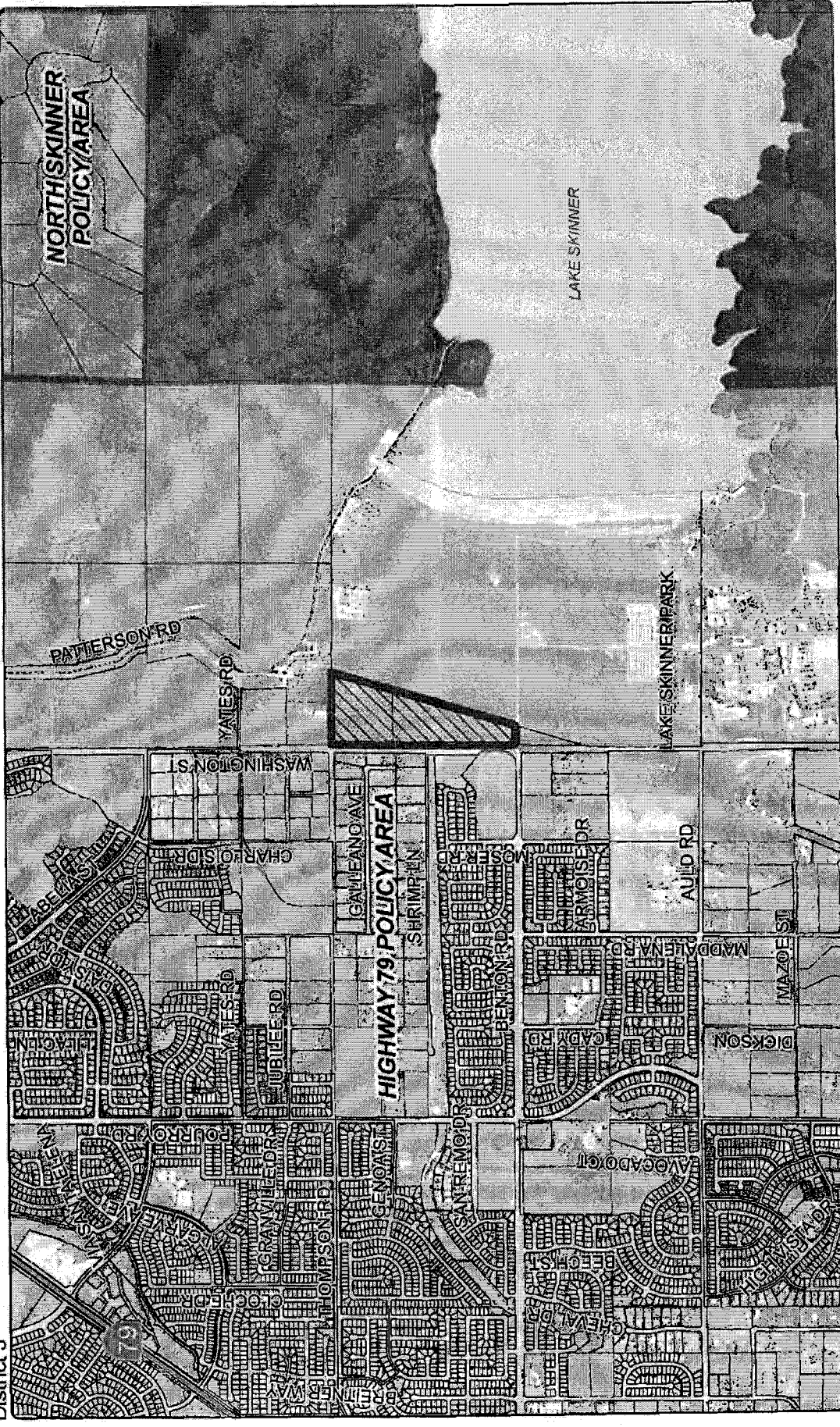
TENTATIVE TRACT MAP NO. 37028
ENVIRONMENTAL ASSESSMENT NO. 42844
Planning Commission Staff Report
Page 6 of 6

4. The subject site is currently designated as Assessor's Parcel Numbers 964-030-007 and 964-030-008.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
TR37028
VICINITY/POLICY AREAS**

Date Drawn: 08/29/2017
Vicinity Map

Supervisor: Washington
District 3



Author: Vinnie Nguyen



Zoning Area: Rancho California

REPRODUCED FROM: © 2003, The County of Riverside, adopted as a General Plan Ordinance, and the local size data systems, for information purposes. Riverside County Planning Department. This map contains different types of land use areas as provided for in the General Plan Ordinance. For more information, contact the Planning Department Office at (951) 952-3300, FAX (951) 952-3300, or visit the Riverside County Planning Department Website at: <http://www.riversidecountyplanning.com>

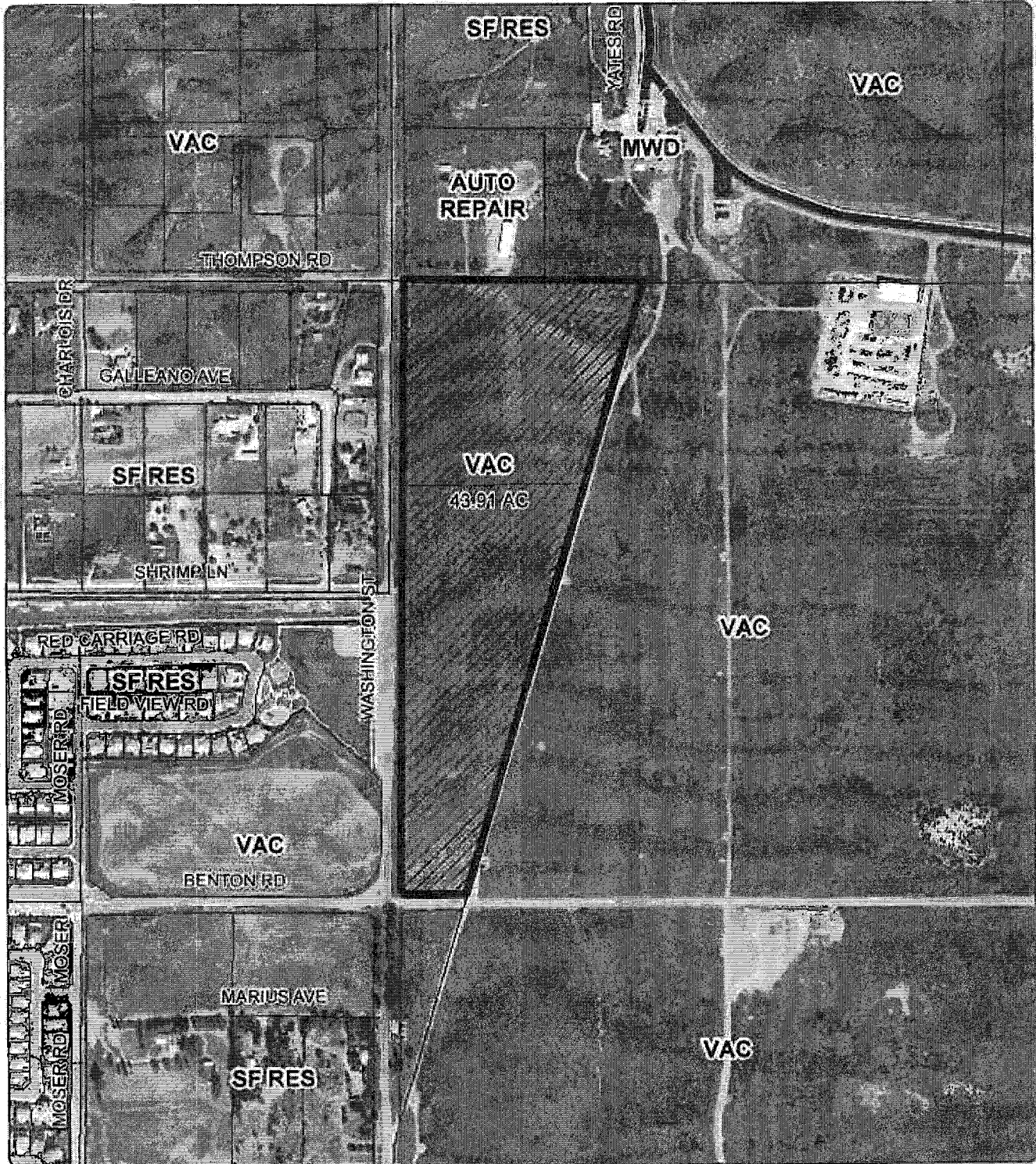
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR37028

LAND USE

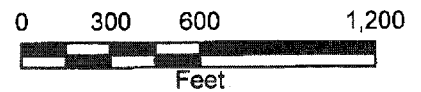
Supervisor: Washington
District 3

Date Drawn: 08/29/2017
Exhibit 1



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2005, 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.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT

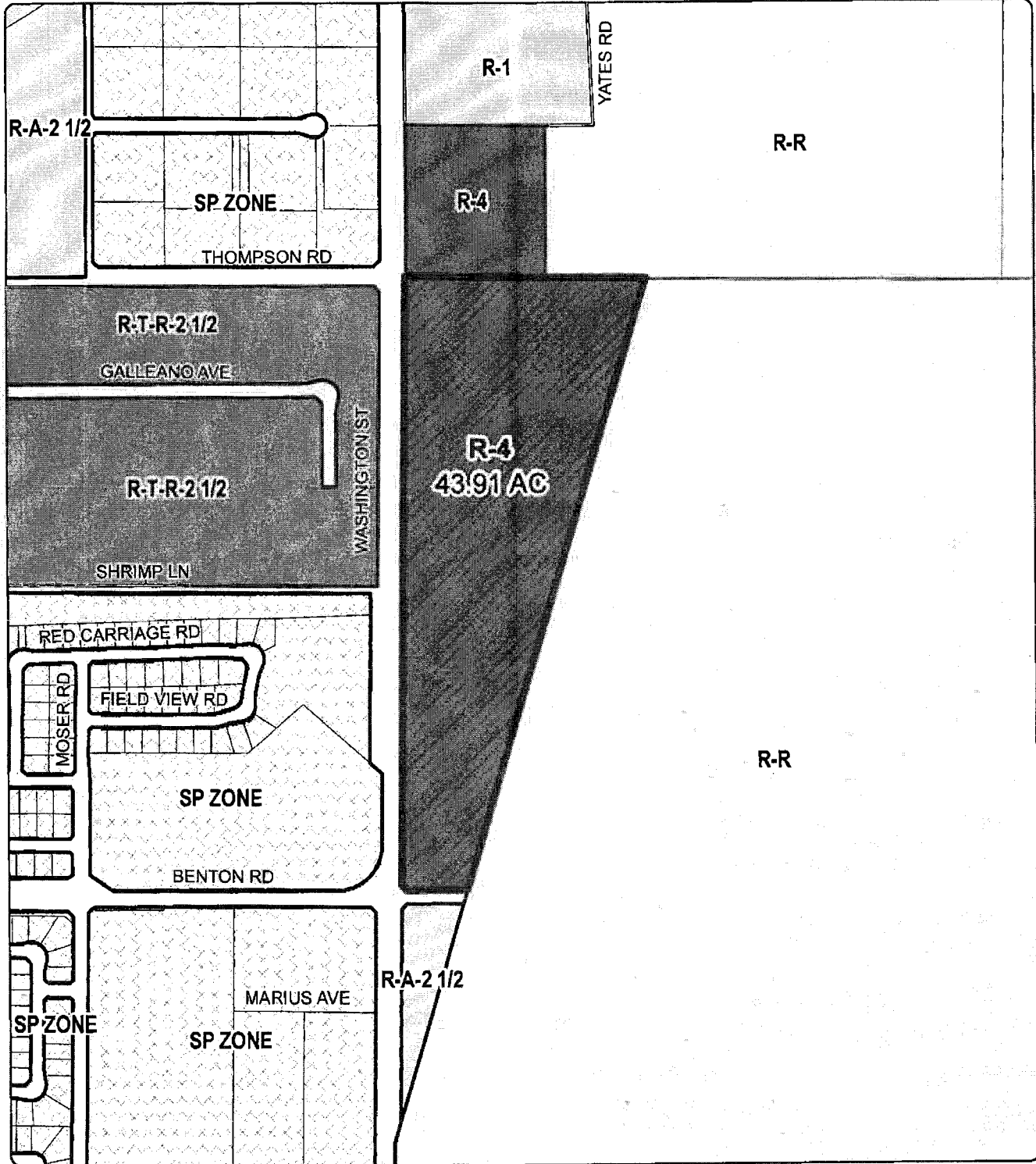
TR37028

Date Drawn: 08/29/2017

Supervisor: Washington
District 3

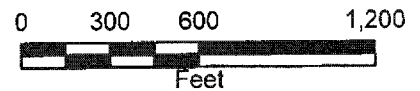
EXISTING ZONING

Exhibit 2



Zoning Area: Rancho California

Author: Vinnie Nguyen



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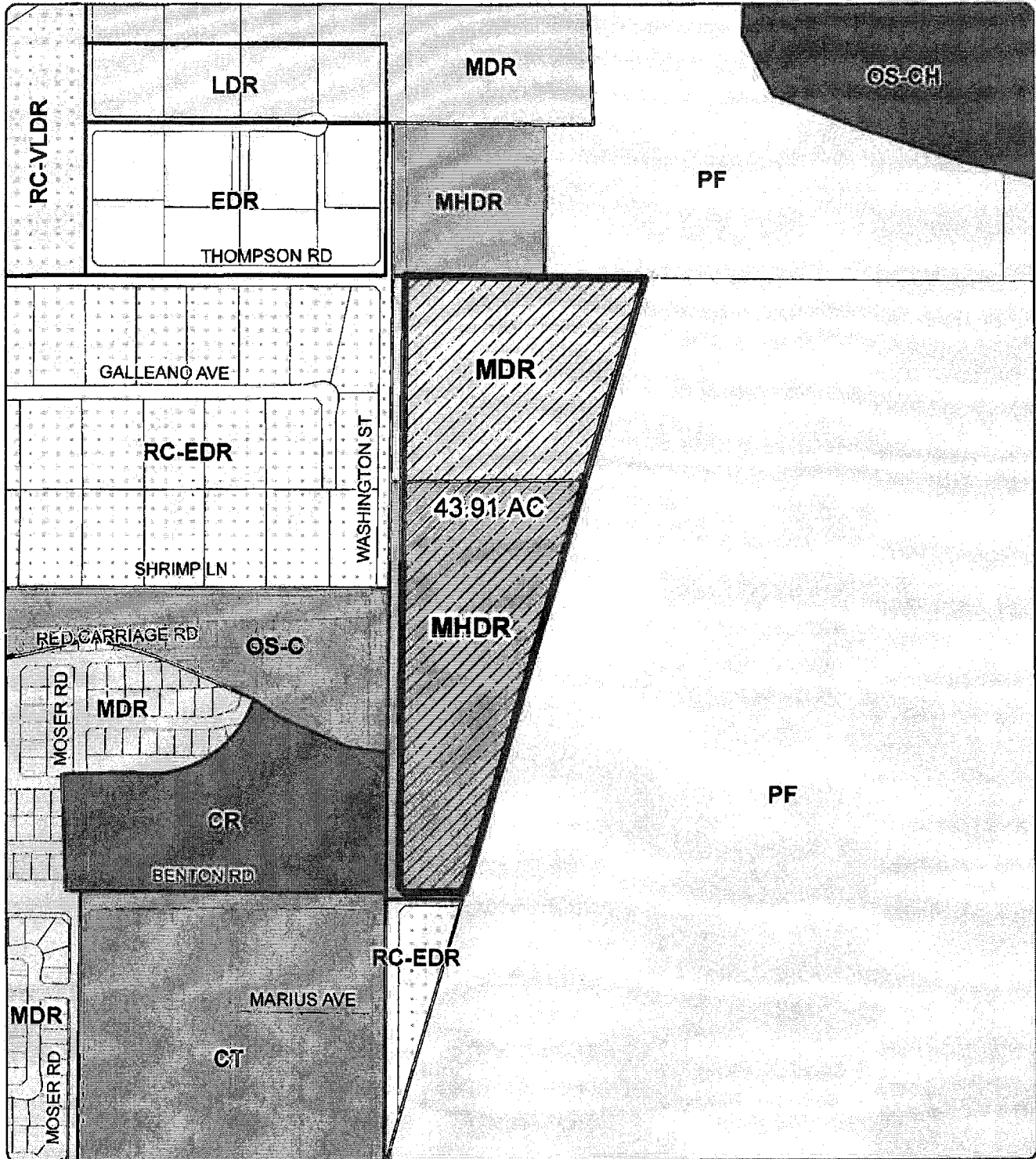
RIVERSIDE COUNTY PLANNING DEPARTMENT

TR37028

EXISTING GENERAL PLAN

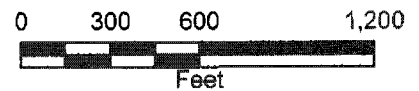
Supervisor: Washington
District 3

Date Drawn: 08/29/2017
Exhibit 5

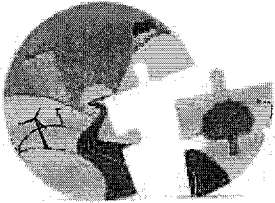


Zoning Area: Rancho California

Author: Vinnie Nguyen



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RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: Tentative Tract Map No. 37028

Based on the Environmental Assessment, it has been determined that the proposed project, will not have a significant effect upon the environment.

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

COMPLETED/REVIEWED BY:

By: Dave Alvarez Title: Project Planner Date: 9/28/2017

Applicant/Project Sponsor: Larry Markham Date Submitted: 10/14/2015

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: Dave Alvarez Date: 9/28/2017

The Negative Declaration may be examined, along with documents referenced in the environmental assessment, if any, at:

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

For additional information, please contact Dave Alvarez at 951-955-5719.

Please charge deposit fee case#: TR37028

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA 42844
Project Case Type (s) and Number(s): Tentative Tract Map No. 37028
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Dave Alvarez, Project Planner
Telephone Number: 951-955-1417
Applicant's Name: MDMG, Larry Markham
Applicant's Address: 41635 Enterprise Circle, Temecula CA 92590

I. PROJECT INFORMATION

A. Project Description: A Schedule "A" subdivision of 43.91 acres into one hundred and fifty four (154) single-family residential lots with a minimum lot size of 4,696 square feet, three (3) lots for water quality basins, and one (1) lot for a drainage basin.

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

C. Total Project Area: 43.91

Residential Acres: 43.91	Lots: 154	Units: 154	Projected No. of Residents: 471
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
Other: N/A			

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

Street References: Northerly of Benton Road, southerly of Thompson Road, easterly of Washington Street, and westerly of Lake Skinner.

E. Section, Township & Range Description or reference/attach a Legal Description: Township 7 South, Range 2 West, Section 3

F. Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently undeveloped and surrounded by single family residential dwellings to the north and west, Metropolitan Water District (MWD) Robert A. Skinner Filtration Plant to the south, and Lake Skinner to the east.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project is consistent with the Community Development: Medium Density Residential (CD:MDR) and Community Development: Medium High Density Residential (CD:MHDR) land use designations and with all other sections of the Riverside County General Plan Land Use Element.
- 2. Circulation:** The project is consistent with the Highway 79 Policy Area through the implementation of mitigation measures and is consistent with the Circulation Element.

3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
 4. **Safety:** The proposed project is not within a high fire hazard area or a fault zone. However, the proposed project is in an area susceptible to subsidence and an area with a very high potential for liquefaction. The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees.
 5. **Noise:** Sufficient mitigation measures against foreseeable noise sources in the area have been provided for through the design of the proposed project. The project will not generate noise levels in excess of standards established in the Riverside County General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
 6. **Housing:** The proposed project meets all applicable Housing Element policies.
 7. **Air Quality:** The proposed project 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
- D. Land Use Designation(s):** Medium Density Residential (2-5 DU/AC) and Medium High Density Residential (MHDR) (5-8 DU/AC).
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** Highway 79
- G. Adjacent and Surrounding:**
1. **Area Plan(s):** Southwest
 2. **Foundation Component(s):** Rural, Open Space, and Community Development
 3. **Land Use Designation(s):** Medium Density Residential (MDR) and Public Facilities (PF) to the north, Conservation Habitat (CH) to the east, Estate Density Residential (EDR), Conservation (C), and Commercial Retail (CR) to the west, and Conservation Habitat (CH) to the south.
 4. **Overlay(s), if any:** N/A
 5. **Policy Area(s), if any:** N/A
- H. Adopted Specific Plan Information**
1. **Name and Number of Specific Plan, if any:** N/A

2. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Planned Residential (R-4)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: One-Family Dwelling (R-1) and Planned Residential (R-4) to the north, Specific Plan (SP) and Mobile Home Subdivision- 2 ½ Acre Minimum (R-T-R- 2 ½) to the west, Rural Residential (RR) to the east, and Residential Agricultural- 2 ½ Acre Minimum (R-A-2 ½) to the south.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

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

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

Signature

Dave Alvarez, Project Planner

Printed Name

September 27, 2017

Date

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

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

Findings of Fact:

- a) As indicated on Figure C-9 "Scenic Highways", the project site is not located within close vicinity to a highway that is designated as a County or State Eligible or State Designated scenic highway. The closest scenic highway to the project site is Highway 79 and as illustrated on Figure C-9, the section of the highway that is designated as a County Eligible scenic highway is located approximately seven (7) miles to the south of the project site. The project will have no impact.
- b) The project site is located in an unincorporated area of Riverside County and is currently vacant with relatively flat topography. The proposed project will not damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. The project will be developed pursuant to the Countywide Design Standards and Guidelines and therefore will not create an aesthetically offensive project. Due to distance and intervening topography, the project will have a less than significant impact.

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

Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

- a) As indicated on the GIS database, the proposed project site is located approximately 20.49 miles from the Mt. Palomar Observatory. The project site is located within the designated Zone B of the Special Lighting area that surrounds the Mt. Palomar Observatory. In accordance with Riverside County Ordinance No. 655, the project design and development will be subject to specific methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. Through the incorporation of project lighting requirements outlined in Riverside County Ordinance No. 655, the impact will be reduced to a level of than significant. In addition, a note shall be placed on the Environmental Constraints Sheet that identifies the project site is located within Zone B of County Ordinance No. 655 and the project will be designed to incorporate lighting requirements of Riverside County Ordinance No. 655 (as noted in Condition of Approval 50.PLANNING.19). Therefore impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Expose residential property to unacceptable light levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The proposed project will result in a new source of light and glare from the addition of security lighting, street lights, as well as vehicular lighting from cars traveling on adjacent roadways. In order to avoid potential impacts related to new sources of light, the project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly from adjoining properties or public right-of-ways. This is a standard Condition of Approval and is not considered mitigation pursuant to CEQA. In result, this project will be designed to be consistent with existing neighboring residential developments. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and | <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
Monitoring Program of the California Resources Agency, to non-agricultural use?				
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<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-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

- a) According to Figure OS-2 "Agricultural Resources", the project site has a designation of Farmland of Local Importance and in result, the project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The project will have no impact.
- b) The project site is located approximately 0.28 miles to the north of property that is zoned for agricultural uses (A-1 zoning classification), and in result, the project will not conflict with existing agricultural zoning. In addition, the project site is not located within a Williamson Act contract or within a Riverside County Agricultural Preserve. According to Map My County, the closest agricultural preserve is the Winchester Preserve which is located 1.3 miles to the northeast. The project will have no impact.
- c) As previously addressed, the project is located approximately 0.28 miles or 1,400 feet from agricultural zoning to the southwest of the project site. The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property. Therefore there will be no impacts.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. 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 section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
forest land to non-forest use?				
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. Therefore there are no impacts.

b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.

c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Thus, no impacts would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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, Air Quality Impact Report dated April 19, 2016

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

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

a) 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 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 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 does not involve a General Plan or Specific Plan Amendment and 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) The project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of SCAQMD. The SCAQMD was created by the 1977 Lewis-Presley Air Quality Management Act, which merged four county air pollution control bodies into one regional district. Under the Act, the SCAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with federal and state air quality standards. As discussed above, the Project site is located within the South Coast Air Basin, a 6,745-square mile sub region of the SCAQMD, which includes portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. The larger South Coast district boundary includes 10,743 square miles.

The SCAB is bound by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Los Angeles County portion of the Mojave Desert Air Basin is bound by the San Gabriel Mountains to the south and west, the Los Angeles / Kern County border to the north, and the Los Angeles / San Bernardino County border to the east. The Riverside

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County portion of the Salton Sea Air Basin is bound by the San Jacinto Mountains in the west and spans eastward up to the Palo Verde Valley.

The regional climate has a substantial influence on air quality in the SCAB. In addition, the temperature, wind, humidity, precipitation, and amount of sunshine influence the air quality.

The annual average temperatures throughout the SCAB vary from the low to middle 60s (degrees Fahrenheit). Due to a decreased marine influence, the eastern portion of the SCAB shows greater variability in average annual minimum and maximum temperatures. January is the coldest month throughout the SCAB, with average minimum temperatures of 47°F in downtown Los Angeles and 36°F in San Bernardino. All portions of the SCAB have recorded maximum temperatures above 100°F.

Although the climate of the SCAB can be characterized as semi-arid, the air near the land surface is quite moist on most days because of the presence of a marine layer. This shallow layer of sea air is an important modifier of SCAB climate. Humidity restricts visibility in the SCAB, and the conversion of sulfur dioxide to sulfates is heightened in air with high relative humidity. The marine layer provides an environment for that conversion process, especially during the spring and summer months. The annual average relative humidity within the SCAB is 71 percent along the coast and 59 percent inland. Since the ocean effect is dominant, periods of heavy early morning fog are frequent and low stratus clouds are a characteristic feature. These effects decrease with distance from the coast.

More than 90 percent of the SCAB's rainfall occurs from November through April. The annual average rainfall varies from approximately nine inches in Riverside to fourteen inches in downtown Los Angeles. Monthly and yearly rainfall totals are extremely variable. Summer rainfall usually consists of widely scattered thunderstorms near the coast and slightly heavier shower activity in the eastern portion of the SCAB with frequency being higher near the coast.

Due to its generally clear weather, about three-quarters of available sunshine is received in the SCAB. The remaining one-quarter is absorbed by clouds. The ultraviolet portion of this abundant radiation is a key factor in photochemical reactions. On the shortest day of the year there are approximately 10 hours of possible sunshine, and on the longest day of the year there are approximately 14 1/2 hours of possible sunshine.

The importance of wind to air pollution is considerable. The direction and speed of the wind determines the horizontal dispersion and transport of the air pollutants. During the late autumn to early spring rainy season, the SCAB is subjected to wind flows associated with the traveling storms moving through the region from the northwest. This period also brings five to ten periods of strong, dry offshore winds, locally termed "Santa Anas" each year. During the dry season, which coincides with the months of maximum photochemical smog concentrations, the wind flow is bimodal, typified by a daytime onshore sea breeze and a nighttime offshore drainage wind. Summer wind flows are created by the pressure differences between the relatively cold ocean and the unevenly heated and cooled land surfaces that modify the general northwesterly wind circulation over southern California. Nighttime drainage begins with the traditional cooling of the mountain slopes. Heavy, cool air descends the slopes and flows through the mountain passes and canyons as it follows the lowering terrain toward the ocean. Another characteristic wind regime in the SCAB is the "Catalina Eddy," a low level cyclonic (counterclockwise) flow centered over Santa Catalina Island which results in an offshore flow to the southwest. On most spring and summer days, some indication of an eddy is apparent in coastal sections.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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In the SCAB, there are two distinct temperature inversion structures that control vertical mixing of air pollution. During the summer, warm high-pressure descending (subsiding) air is undercut by a shallow layer of cool marine air. The boundary between these two layers of air is a persistent marine subsidence/inversion. This boundary prevents vertical mixing which effectively acts as an impervious lid to pollutants over the entire SCAB. The mixing height for the inversion structure is normally situated 1,000 to 1,500 feet above mean sea level.

A second inversion-type forms in conjunction with the drainage of cool air off the surrounding mountains at night followed by the seaward drift of this pool of cool air. The top of this layer forms a sharp boundary with the warmer air aloft and creates nocturnal radiation inversions. These inversions occur primarily in the winter, when nights are longer and onshore flow is weakest. They are typically only a few hundred feet above mean sea level. These inversions effectively trap pollutants, such as NOX and CO from vehicles, as the pool of cool air drifts seaward. Winter is therefore a period of high levels of primary pollutants along the coastline.

Air Quality Standards

Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated and in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) currently in effect are shown in Table 6-1.

The determination of whether a region's air quality is healthful or unhealthful is determined by comparing contaminant levels in ambient air samples to the state and federal standards presented in Table 6-1. The air quality in a region is considered to be in attainment by the state if the measured ambient air pollutant levels for O3, CO, SO2, NO2, PM10, and PM2.5 are not equaled or exceeded at any time in any consecutive three-year period; and the federal standards (other than O3, PM10, PM2.5, and those based on annual averages or arithmetic mean) are not exceeded more than once per year. The O3 standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when 99 percent of the daily concentrations, averaged over three years, are equal to or less than the standard

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

TABLE 6-1: AMBIENT AIR QUALITY STANDARDS

Ambient Air Quality Standards							
Pollutant	Averaging Time	California Standards ¹		National Standards ²			
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷	
Ozone (O ₃) ⁸	1 Hour	0.09 ppm (180 µg/m ³)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry	
	8 Hour	0.070 ppm (137 µg/m ³)		0.070 ppm (137 µg/m ³)			
Respirable Particulate Matter (PM ₁₀) ⁹	24 Hour	50 µg/m ³	Gravimetric or Beta Attenuation	150 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis	
	Annual Arithmetic Mean	20 µg/m ³		—			
Fine Particulate Matter (PM _{2.5}) ⁵	24 Hour	—	—	35 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis	
	Annual Arithmetic Mean	12 µg/m ³	Gravimetric or Beta Attenuation	12.0 µg/m ³			15 µg/m ³
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m ³)	—	Non-Dispersive Infrared Photometry (NDIR)	
	8 Hour	9.0 ppm (10 mg/m ³)		9 ppm (10 mg/m ³)			
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m ³)		—			
Nitrogen Dioxide (NO ₂) ¹⁰	1 Hour	0.18 ppm (339 µg/m ³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m ³)	—	Gas Phase Chemiluminescence	
	Annual Arithmetic Mean	0.035 ppm (57 µg/m ³)		0.053 ppm (100 µg/m ³)			Same as Primary Standard
Sulfur Dioxide (SO ₂) ¹¹	1 Hour	0.25 ppm (655 µg/m ³)	Ultraviolet Fluorescence	75 ppb (196 µg/m ³)	—	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)	
	3 Hour	—		—			0.5 ppm (1300 µg/m ³)
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm (for certain areas) ¹²			—
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas) ¹⁰			—
Lead ^{12,13}	30 Day Average	1.5 µg/m ³	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption	
	Calendar Quarter	—		1.5 µg/m ³ (for certain areas) ¹²			Same as Primary Standard
	Rolling 3-Month Average	—		0.15 µg/m ³			
Visibility Reducing Particles ¹⁴	8 Hour	See footnote 13	Beta Attenuation and Transmittance through Filter Tape	No National Standards			
Sulfates	24 Hour	25 µg/m ³	Ion Chromatography				
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Ultraviolet Fluorescence				
Vinyl Chloride ¹²	24 Hour	0.01 ppm (26 µg/m ³)	Gas Chromatography				

See footnotes on next page ...

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above $150 \mu\text{g}/\text{m}^3$ is equal to or less than one. For PM2.5, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr. ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
8. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.
9. On December 14, 2012, the national annual PM2.5 primary standard was lowered from $15 \mu\text{g}/\text{m}^3$ to $12.0 \mu\text{g}/\text{m}^3$. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at $35 \mu\text{g}/\text{m}^3$, as was the annual secondary standard of $15 \mu\text{g}/\text{m}^3$. The existing 24-hour PM10 standards (primary and secondary) of $150 \mu\text{g}/\text{m}^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
10. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
11. On June 2, 2010, a new 1-hour SO₂ standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO₂ national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.
 Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
12. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
13. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard ($1.5 \mu\text{g}/\text{m}^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
14. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

For more information please call ARB-PIO at (916) 322-2990

California Air Resources Board (10/1/15)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 (PM2.5), 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 in Table 6-2.

TABLE 6-2 ATTAINMENT STATUS OF CRITERIA POLLUTANTS IN THE SOUTH COAST AIR BASIN (SCAB)

Criteria Pollutant	State Designation	Federal Designation
Ozone - 1hour standard	Nonattainment	No Standard
Ozone - 8 hour standard	Nonattainment	Nonattainment
PM ₁₀	Nonattainment	Attainment
PM _{2.5}	Nonattainment	Nonattainment
Carbon Monoxide	Attainment	Attainment
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
Lead ^a	Attainment	Attainment

Without implementation of Mitigation Measures (listed at the end of this section), emissions during construction activity will exceed SCAQMD's localized significance thresholds for PM2.5 during site preparation. Table 6-3 identifies the localized impacts at the nearest receptor location in the vicinity of the Project.

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

TABLE 6-3: LOCALIZED SIGNIFICANCE SUMMARY CONSTRUCTION (WITHOUT MITIGATION)

On-Site Site Preparation Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Site Preparation	81.81	44.36	11.37	7.19
Maximum Daily Emissions	81.81	44.36	11.37	7.19
SCAQMD Localized Threshold	313	1,679	15	6
Threshold Exceeded?	NO	NO	NO	YES

On-Site Grading Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Grading	91.51	51.70	7.80	5.14
Maximum Daily Emissions	91.51	51.70	7.80	5.14
SCAQMD Localized Threshold	336	1,834	16	7
Threshold Exceeded?	NO	NO	NO	NO

Year	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM10	PM2.5
2015	7.55	91.62	52.79	0.07	11.58	7.24
2016	7.60	87.43	0.07	7.84	5.02	4.76
2017	78.38	58.58	42.80	0.07	4.58	3.81
Maximum Daily Emissions	78.38	91.62	52.79	7.84	11.58	7.24
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	YES	NO	NO	NO	NO	NO

With implementation of Mitigation Measures, emissions during construction activity will not exceed SCAQMD's localized significance thresholds. Table 6-4 identifies the localized impacts at the nearest receptor location in the vicinity of the Project.

TABLE 6-4: LOCALIZED SIGNIFICANCE SUMMARY CONSTRUCTION (WITH MITIGATION)

On-Site Site Preparation Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Site Preparation	56.89	42.63	10.13	6.71
Maximum Daily Emissions	45.87	23.89	9.63	5.62
SCAQMD Localized Threshold	313	1,679	15	6
Threshold Exceeded?	NO	NO	NO	NO

On-Site Grading Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Grading	78.65	44.62	7.19	4.58
Maximum Daily Emissions	78.65	44.62	7.19	4.58
SCAQMD Localized Threshold	336	1,834	16	7
Threshold Exceeded?	NO	NO	NO	NO

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

Year	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
2015	6.31	78.75	45.88	0.07	9.84	5.68
2016	7.59	75.11	44.53	0.07	7.25	4.49
2017	62.80	58.84	42.99	0.07	4.58	3.81
Maximum Daily Emissions	62.80	78.75	45.88	0.07	9.84	5.68
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

Operational-source emissions without implementation of mitigation measures are summarized on Table 6-5. Project operational-source emissions would not exceed applicable SCAQMD regional thresholds of significance.

TABLE 6-5: OPERATIONAL EMISSIONS

Operational Activities – Summer Scenario	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
Area Source	12.73	0.15	13.02	6.80E-04	0.28	0.28
Energy Source	0.15	1.26	0.54	8.03E-03	0.10	0.10
Mobile	5.54	17.51	62.00	0.17	11.45	3.23
Total Maximum Daily Emissions	18.42	18.92	75.56	0.18	11.83	3.61
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO
Operational Activities – Winter Scenario	Emissions (pounds per day)					
	VOC	NOx	CO	SOx	PM10	PM2.5
Area Source	12.73	1.50E-01	13.02	6.80E-04	0.28	0.28
Energy Source	0.15	1.26	0.54	8.03E-03	0.1	0.1
Mobile	5.4	18.25	57.83	0.15	11.45	3.23
Total Maximum Daily Emissions	18.28	19.66	71.39	0.16	11.83	3.61
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

The project with incorporation of the mitigation measure will not violate any air quality standards or contribute substantially to an existing or projected air quality violation.

c) "Cumulatively considerable" means that the incremental effects of a 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 shown in the analysis in response to 6.b, above, local and regional Project construction and operational impacts are less than significant, with incorporation of Mitigation Measures. Therefore, implementation of the proposed Project will not 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). Impacts are less than significant.

d) The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July 2008. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The potential impact of Project-generated air pollutant emissions at sensitive receptors has also been considered. Sensitive receptors can include uses such as long term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors.

Results of the LST analysis indicate that the Project will not exceed the SCAQMD localized significance thresholds during construction. Therefore sensitive receptors would not be subject to a significant air quality impact during Project construction.

The proposed Project would not result in a CO "hotspot" as a result of Project related traffic during ongoing operations, nor would the Project result in a significant adverse health impact as discussed in detailed in the Air Quality Impact Analysis. Thus a less than significant impact to sensitive receptors during operational activity is expected.

Therefore, implementation of the proposed Project will not expose sensitive receptors which are located within 1 mile of the Project site to Project substantial point source emissions. Impacts are considered less than significant.

e) Although The project proposing a use that would also generally not be classified as a sensitive receptor, surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, impacts are considered less than significant.

f) Heavy-duty equipment in the Project area during construction will emit odors. The Project is required to comply with Rule 402 during construction. Rule 402 requires that a person not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. No other sources of objectionable odors have been identified for the construction phase of the proposed Project. While the Project may create objectionable odors during construction, these are of short-duration, and will cease once the construction phase of development is completed.

Standard building design filters and exhaust systems will be required as part of the brewing process and would be expected to suppress any potentially objectionable odors. No other sources of objectionable odors have been identified for the operations phase of the proposed Project. As stated above, the Project is required to comply with Rule 402. Odors from restaurant activity and operations are not expected to meet the criteria of being a nuisance. Therefore, impacts are considered less than significant.

Mitigation:

MM AQ-1

Only "Zero-Volatile Organic Compounds" paints (no more than 50 gram/liter of VOC) and/or High Pressure Low Volume (HPLV) applications consistent with South Coast Air Quality Management District Rule 1113 shall be used to exterior surfaces.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM AQ-2

During site preparation and grading activity, the contractor shall ensure that all Rubber Tired Dozers shall be California Air Resources Board (CARB) Tier 3 Certified or better.

Monitoring: Monitoring will occur through the Building and Safety plan check process.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

Source: GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a) The project site is located within the Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) Southwest Area Plan. The project site is located within an MSHCP Criteria Cell and therefore was subject to the Habitat Evaluation and Acquisition Negotiation Strategy process (HANS)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and Joint Project Review (JPR). Additionally, the project must still demonstrate consistency with Section 6.0 of the MSHCP. A brief consistency analysis is provided herein.

On August 15, 2011, the Regional Conservation Authority found the project (HANS 2055) consistent with both Criteria and Other Plan requirements.

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

According to the MSHCP Consistency Analysis prepared by Principe and Associated dated May 29, "historical drainages" are present on the project site. Riparian vegetation and/or habitats are not present along these drainages. It was determined that suitable riparian/riverine habitats for the terrestrial and aquatic species are not located on the project site. It was determined that the project site does not contain seasonal aquatic features that could provide suitable habitats for endangered and threatened species of fairy shrimp (i.e, seasonal wetlands, vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds, or other human-modified depressions like tire ruts, etc.). The project is consistent with Section 6.1.2 of the MSHCP.

Section 6.1.3 (Protection of Narrow Endemic Plant Species)

The project site is located within Narrow Endemic Plant Species Survey Area 4 (Munz's onion, San Diego ambrosia, Many-stemmed dudleya, Spreading navarretia, California Orcutt grass, and Wright's trichocoronis). According to the MSHCP Consistency Analysis prepared by Principe and Associates dated May 29, 2015, the project site does not contain suitable habitat for Narrow Endemic Plant Species; therefore, focused surveys were not conducted. The project site is consistent with Section 6.1.3 of the MSHCP.

Section 6.1.4 (Guidelines Pertaining to the Urban/Wildlands Interface)

According to the MSHCP Consistency Analysis prepared by Principe and Associates dated May 29, 2015, the project is not subject to the Guidelines Pertaining to the Urban/Wildlands Interface. The project site is consistent with Section 6.1.4 of the MSHCP.

Section 6.3.2 (Additional Survey Needs and Procedures)

The project site is located within Criteria Area Species Survey Area 4 (Davidson's saltscale, Parish's brittlescale, Thread-leaved brodiaea, Smooth Tarplant, Round-leaved filaree, Coulter's Goldfields, and Little Mousetail). According to the MSHCP Consistency Analysis prepared by Principe and Associates dated May 29, 2015, the project site does not contain suitable habitat for Criteria Area Plant Species; therefore, focused surveys were not conducted. The project is also located within the required habitat assessment survey area for burrowing owl. Focused breeding season surveys were conducted between April 2 and April 30, 2015. No burrowing owls or burrowing owl sign was observed during the focused surveys. The project has been conditioned by the County of Riverside prior to grading permit issuance for a 30-day pre-construction burrowing owl survey. The project is consistent with Section 6.3.2 of the MSHCP.

The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts 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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b-c) According to the MSHCP Consistency Analysis prepared by Principe and Associates dated May 29, 2015, based on a review of pertinent biological literature, candidate sensitive or special status plant or wildlife species have not been recorded on the site. A low abundance and diversity of wildlife species was observed inhabiting and foraging at the site. This is due to the presence of the wheat crop on 90 percent of the site surface.

During the 2015 Nesting Season Survey burrowing owls were not observed. There was no evidence of either active habitats presently occupied by burrowing owls or habitats abandoned within the last three years at the site. The soils present on the site do not provide required growing habitats for candidate sensitive or special status plant species that are restricted to clay and or saline alkali soils. Seasonal aquatic features that could provide suitable habitats for candidate sensitive or special status species of fairy shrimp are not present on the site. No impacts to endangered, or threatened, candidate, sensitive, or special status species will occur.

d) The project is not located within or adjacent to a wildlife corridor or native wildlife nursery site. The project site does contain habitat suitable for nesting birds with a small patch of Riversidean Sage Scrub. Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 1st through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The County of Riverside has conditioned the project prior to grading permit issuance for a pre-construction nesting bird survey (as noted in Condition of Approval 80.EPD.1). The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. Impacts will be less than significant with adherence to the County of Riverside conditions of approval.

e) No riparian habitat is present on the project site. No sensitive natural communities are present on the project site, with the exception of a small patch of disturbed Riversidean Sage Scrub. Impacts will be less than significant.

f) No perennial or seasonal aquatic features that could be classified as federally protected wetlands are present on the project site. The historical drainages present on the project site do not qualify as federally protected wetlands because they do not meet the three criteria of a wetland as defined in Section 404 of the Clean Water Act (hydrophytic vegetation, hydric soils and hydrology). No impacts will occur.

g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No oak trees are located on the project site. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Source: Project Application Materials; Keller 2017; PDA05061 "An Updated Phase I Cultural Resources Assessment of Tentative Tract Map 37028; APN 964-030-007, 008; +40.0 Acres of Land Near Murrieta, Riverside County, California, Section 3, Township 7 South, Range 2 West, SBBM USGS Bachelor Mountain, California Quadrangle, 7.5' Series

Findings of Fact:

a) Based upon analysis of records and a survey of the property by a County approved archaeologist, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property by a County approved archaeologist, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Project Application Materials, Keller 2017; PDA05061 "An Updated Phase I Cultural Resources Assessment of Tentative Tract Map 37028; APN 964-030-007, 008; +40.0 Acres of Land Near Murrieta, Riverside County, California, Section 3, Township 7 South, Range 2 West, SBBM USGS Bachelor Mountain, California Quadrangle, 7.5' Series

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project site has been surveyed by County approved archaeologist Jean Keller and it has been determined that there is one archaeological resource present. This resource is P-33-026669, a single bedrock milling feature. An archaeological technical study entitled, "An Updated Phase I Cultural Resources Assessment of Tentative Tract Map 37028; APN 964-030-007, 008; +40.0 Acres of Land Near Murrieta, Riverside County, California, Section 3, Township 7 South, Range 2 West, SBBM USGS Bachelor Mountain, California Quadrangle, 7.5' Series", prepared by Jean Keller, dated March 2017, evaluated the significance of the archaeological resources and has determined that the archaeological resource is not significant pursuant to the State of California Environmental Quality Act (CEQA) Guidelines, Section 15064.5. Moreover, if the resource is not considered a significant archaeological resource pursuant to CEQA Section 15064.5 loss of these resources cannot contribute to a potentially significant cumulative impact. Nevertheless, an attempt will be made to relocate the feature in an area where it will not be disturbed in the future. Therefore impacts will be less than significant.

c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, and Geotechnical Report dated April 28, 2017

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

a) The proposed project is not located within an Alquist-Priolo Earthquake Fault Zone. The proposed project will not expose people or structures to potential substantial adverse effects including the risk of loss, injury, or death. California Building Code (CBC) requirements pertaining to residential development will mitigate the potential impact to a level of less than significant. As CBC requirements are applicable to all commercial development they are not considered mitigation for CEQA implementation purposes. The impact is considered less than significant.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geotechnical Report dated April 28, 2017, and County Geologist Review

Findings of Fact:

a) According to Map My County (GIS Database), the project site is located within an area of moderate, yet inactive liquefaction area. The project will be required to comply with California Building Code (CBC) requirements pertaining to the proposed development. Through compliance with CBC requirements, the impact will be reduced to a level of less than significant. Since CBC regulations are required for all proposed development, it is not considered a unique mitigation measure under CEQA. Furthermore the Geotechnical Report dated April 28, 2017 does not anticipate the project site to be subject to liquefaction or seismic settlement. Impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," Figures S-13 through S-21 (showing General Ground Shaking Risk), Geotechnical Report dated April 28, 2017, and Project review by County Geologist

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Through the use of Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map", maps showing General Ground Shaking Risk, and the review from the County Geologist, it has been determined that there are no known active or potentially active faults that traverse the site and the site is not located within close vicinity to an Alquist-Priolo Earthquake Fault zone. The primary seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. California Building Code (CBC) requirements pertaining to development will reduce the potential impact to a level of less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Landslide Risk

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

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

Findings of Fact:

a) Through the use of Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," the project has a slope of less than 15%. The topography of the project site is relatively flat with the elevation ranging from 1,396 feet above sea level to 1,492 feet above sea level. The Geology Report submitted for this project site determined that there is the potential for lateral spreading and collapse hazards are low. The project will incorporate the California Building Code (CBC) requirements pertaining to new construction will minimize the potential for grading failure or loss of life due to strong seismic ground shaking by ensuring that building pads are graded pursuant to applicable design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Therefore, the project would result in a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. 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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geotechnical Report dated April 28, 2017, and Project review by County Geologist

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials, Geotechnical Report dated April 28, 2017, and Project review by County Geologist

Findings of Fact:

a) The Project site is located approximately 3,000 feet west of Lake Skinner and is located within a dam hazard zone, as illustrated by the Riverside County General Plan, Southwest Area Plan, Figure 10, *Southwest Area Plan Special Flood Hazards Areas*. Additionally, Figure 10, *Southwest Area Special Plan Flood Hazards Areas* illustrates that the Project site is located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards or volcanic hazards. However, as indicated in the Approved Geotechnical Report, dated April 28, 2017, there is a potential hazard for seiches.

If a seismically-induced seiche were to occur within Lake Skinner water could possibly breach causing flooding through a majority of the western portions of the project. In recognition of this possibility, the *Southwest Area Plan* includes two policies intended to attenuate the risk of dam failure to persons or property. Specifically, Policy SWAP 24.3 Adhere to the flood proofing, flood protection requirements, and flood management review requirements of Riverside County Ordinance No. 458 regulating flood hazards. Additionally, SWAP 24.4 Require proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow to be submitted to the Riverside County Flood Control and Water Conservation District for review. The Riverside County Flood Control has reviewed and conditioned the project (as noted in Conditions of Approval 10.FLOOD.1; 10.FLOOD.3; 10.FLOOD.4; 10.FLOOD.6; 10.FLOOD.9; 10.FLOOD.12; 10.FLOOD.13; 10.FLOOD.15; 10.FLOOD.17), therefore impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials, Geotechnical Report dated April 28, 2017, and Project review by County Geologist

Findings of Fact:

a) The Project will minimally change the topography and surface relief features. These changes will be required in order to re-contour the Project topography in a manner to accommodate 154 single-family homes, roadways, landscaping and drainage/water quality facilities. The grading is necessitated to the existing physical developments adjacent to the project site. Grading activities will follow the natural slopes of the project site and will not alter any significant elevated topographic features located on the site. Impacts are considered less than significant.

b) No slopes with a slope greater than two to one (2:1) (horizontal run: vertical rise) are proposed on the project site. Proposed grading activities on the site are required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved. (COA: 10.BS GRADING.9). This is a standard condition of approval and is not considered unique mitigation under the California Environmental Quality Act (CEQA). The impact will be less than significant.

c) The project will not result in grading that effects or negates subsurface sewage disposal systems. The project will be served for water and sewer by the Eastern Municipal Water District (EMWD). All grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Geotechnical Report dated April 28, 2017, and Project review by County Geologist

Findings of Fact:

a) The proposed commercial recreational facility may result in substantial soil erosion or the loss of topsoil during grading activities. Implementation of grading Best Management Practices (BMPs) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES) and has been conditioned (COA 10. GRADE. 6 and 10. GRADE. 7). Impacts will be less than significant.

b) The proposed project may be located on expansion soil, however, California Building Code (CBC) requirements pertaining to all proposed structures shall reduce the potential to a level of less than significant. Since CBC requirements are applicable to all proposed development, it is not considered unique mitigation under CEQA. Impacts will be less than significant.

c) The project site will acquire both water and sewer service from the Eastern Municipal Water District (EMWD) as indicated on the proposed exhibit and will serve letter. It will be the responsibility of the applicant to ensure that all requirements to obtain services are met as outlined in 10.EHEALTH.1. The project will not involve septic tanks and the impact will be less than significant

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion

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

b) Result in any increase in water erosion either on or off site?

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) Implementation of the proposed project will involve grading activities. Standard grading procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general grading permit, will minimize potential for erosion during grading activities. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. These requirements are standard conditions and not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The potential for on-site erosion will increase due to the grading phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. These requirements are standard conditions and not considered mitigation pursuant to CEQA. 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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Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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. No. 460, Article XV & Ord. No. 484

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

20. Greenhouse Gas Emissions

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Urban Crossroads Greenhouse Gas Analysis dated April 19, 2016

Findings of Fact:

CEQA Guidelines 15064.4 (b) (1) states that a lead agency may use a model or methodology to quantify greenhouse gas emissions associated with a project (40).

On October 2, 2013, the SCAQMD in conjunction with the California Air Pollution Control Officers Association (CAPCOA) released the latest version of the California Emissions Estimator Model™ (CalEEMod™) v2013.2.2. The purpose of this model is to more accurately calculate construction source and operational-source criteria pollutant (NOx, VOC, PM10, PM2.5, SOx, and CO) and greenhouse gas (GHG) emissions from direct and indirect sources; and quantify applicable air quality

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and GHG reductions achieved from mitigation measures (41). Accordingly, the latest version of CalEEMod™ has been used for this Project to determine construction and operational air quality impacts. Output from the model runs for operational activity are provided in Appendix 3.1.

a) Operational activities associated with the proposed Project will result in emissions of CO2, CH4, and N2O from the following primary sources:

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions
- Solid Waste
- Water Supply, Treatment and Distribution

AREA SOURCE EMISSIONS

Hearths/Fireplaces

GHG emissions would result from the combustion of wood or biomass and are considered biogenic emissions of CO2. The emissions associated with use of hearths/fireplaces were calculated based on assumptions provided in the CalEEMod model. The Project is required to comply with SCAQMD Rule 445, which prohibits the use of wood burning stoves and fireplaces in new development. In order to account for the requirements of this Rule, the unmitigated CalEEMod model estimates were adjusted to remove wood burning stoves and fireplaces. As the project is required to comply with SCAQMD Rule 445, the removal of wood burning stoves and fireplaces are not considered a mitigation, although it must be identified as such in CalEEMod in order to treat the case appropriately.

Landscape Maintenance Equipment

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the Project. CalEEMod default parameters were used to estimate emissions associated with landscape maintenance equipment for the Project scenario.

ENERGY SOURCE EMISSIONS

Combustion Emissions Associated with Natural Gas and Electricity

GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO2 and other GHGs directly into the atmosphere are considered direct emissions associated with a building. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are considered to be indirect emissions. CalEEMod default parameters were used to estimate electricity and natural gas demand for the Project scenario.

MOBILE SOURCE EMISSIONS

Vehicles

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GHG emissions will also result from mobile sources associated with the Project. These mobile source emissions will result from the typical daily operation of motor vehicles by visitors and residents.

SOLID WASTE

Residential land uses will result in the generation and disposal of solid waste. A large percentage of this waste will be diverted from landfills by a variety of means, such as reducing the amount of waste generated, recycling, and/or composting. The remainder of the waste not diverted will be disposed of at a landfill. GHG emissions from landfills are associated with the anaerobic breakdown of material. CalEEMod default parameters were used to estimate GHG emissions associated with the disposal of solid waste for the Project scenario.

WATER SUPPLY, TREATMENT AND DISTRIBUTION

Indirect GHG emissions result from the production of electricity used to convey, treat and distribute water and wastewater. The amount of electricity required to convey, treat and distribute water depends on the volume of water as well as the sources of the water. CalEEMod default parameters were used to estimate GHG emissions associated with water supply, treatment and distribution for the Project scenario

As shown on Table 20-1, the Project will result in approximately 2,854.48 MTCO2e per year; the proposed project would not exceed the County of Riverside's screening threshold of 3,000 MTCO2e per year as established by SCAQMD and County of Riverside's Climate Action Plan (CAP). Thus, project-related emissions would not have a significant direct or indirect impact on GHG and climate change and would not require additional analysis.

TABLE 20-1: TOTAL PROJECT GREENHOUSE GAS EMISSIONS

Emission Source	Emissions (metric tons per year)			
	CO ₂	CH ₄	N ₂ O	Total CO ₂ E
Annual construction-related emissions amortized over 30 years	50.48	0.01	--	50.73
Area	40.09	3.36E-03	6.90E-04	40.37
Energy	533.14	0.02	7.99E-03	536.04
Mobile Sources	2,082.30	0.07	--	2,083.73
Waste	37.22	2.19	--	83.19
Water Usage	50.81	0.33	8.36E-03	60.42
Total CO ₂ E (All Sources)	2,854.48			
Threshold	3,000			
Significant?	NO			

b) The purpose of the Climate Action Plan (CAP) is to provide guidance on how to analyze GHG emissions and determine significance during the CEQA review of proposed development projects within the County of Riverside. To address the state's requirement to reduce GHG emissions, the County of Riverside prepared its CAP with the goal of reducing GHG emissions within the County by 15% below "existing" 2008 levels by the year 2020. The County's target is consistent with the AB 32 target and ensures that the County of Riverside will be providing GHG reductions locally that will

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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complement state efforts to reduce GHG emissions. Because the County's CAP addresses GHG emissions reductions and is consistent with the requirements of AB 32 and international efforts to reduce GHG emissions, compliance with the CAP fulfills the description of mitigation found in the State CEQA Guidelines.

The CAP identifies a two-step approach in evaluating GHG emissions. First, a screening threshold of 3,000 MTCO₂e per year is used to determine if additional analysis is required. Projects that exceed the 3,000 MTCO₂e per year will be required to achieve at least a 25% reduction of GHG emissions from a 2011 year level of efficiency compared to the mitigated Project buildout year.

As shown on Table 20-1 (above), the Project will result in approximately 2,854.48 MTCO₂e per year; the proposed project would not exceed the County of Riverside's screening threshold of 3,000 MTCO₂e per year. Thus, project-related emissions would not have a significant direct or indirect impact on GHG and climate change nor would it conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and would not require additional analysis. Therefore 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

21. Hazards and Hazardous Materials

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

Source: Project Application Materials

Findings of Fact:

a) The proposed residential project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because these activities are not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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associated with residential uses. The project scope consists of the construction of one hundred and fifty four (154) residential lots; the project will not introduce activities that will cause hazard to the public. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.

b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as mentioned in section 21a, the project does not engage in activities with risk of upset. Impacts will be less than significant.

c) The proposed subdivision has adequate access for emergency response vehicles and personnel; therefore, the project will not impair the implementation of, or physically interfere with an emergency plan and/or emergency evacuation plan. Impacts are considered less than significant.

d) The project site is not located within one-quarter mile of an existing or proposed school site. Both Temecula Preparatory School and French Valley Elementary School are greater than 1,320 feet from the proposed Project site. The project will have no impact.

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

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

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

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

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

Base on the available data, the proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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create a significant hazard to the public or the environment. The impact is considered less than significant

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

22. Airports

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

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

Findings of Fact:

a) The proposed project site is not located within an existing Airport Master Plan. The closest airport to the project site is French Valley Airport, which is located approximately 2.9 miles southwest of the project site. Due to the project not being located within an existing Airport Master Plan, the project will not result in an inconsistency with an Airport Master Plan. Therefore the project will have no impact.

b) According to Map My County, the project site is not located within an existing Airport Land Use Plan and will not require review from the Airport Land Use Commission (ALUC). Therefore the project will have no impact.

c) As previously addressed, the project site is not located within an airport land use plan or within two (2) miles of a public airport or public use airport. The proposed subdivision will not result in a safety hazard for people residing or working in the proposed project area. The project will have no impact.

d) Through reviewing aerial photographs of the project site and surrounding vicinity, the proposed project is not located within close vicinity of a private airstrip or heliport. The project will not result in a safety hazard for people residing or working in the proposed project area. The project will have no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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23. Hazardous Fire Area

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

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

Findings of Fact:

a). As indicated on Figure S-11 "Wildfire Susceptibility", the project site is located within a moderate to high wildfire area. The project will be required to adhere to Riverside County Ordinance No. 787 and CBC guidelines, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. With implementation of these standard measures, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

24. Water Quality Impacts

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

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

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

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

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

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

g) Otherwise substantially degrade water quality?

h) Include new or retrofitted stormwater Treatment

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?

Source: Riverside County Flood Control District Flood Hazard Report/Condition, and Preliminary Hydrology and Hydraulic Study dated September 12, 2016

Findings of Fact:

a) Grading planned by the Project generally would maintain the site's existing general topographic conditions. The project site will convey the onsite flows via subsurface storm drain to one of three onsite bioretention basins. The basins will treat the onsite flows for water quality purposes and address hydromodifications. The offsite flows will be conveyed through or around the project site to existing storm drain infrastructure without comingling with onsite flows. The onsite and tributary offsite areas are ultimately tributary to the existing Benton Creek Channel which terminates at the southwest corner of Shrimp Lane and Washington Street. This channel is considered a fully hardened and maintained channel, therefore mitigation of increased runoff is not required. However, the project site is still required to address hydromodifications as part of the requirements of the Water Quality Management Plan. According to the Water Quality Management Plan (WQMP) the area along Washington Avenue that is tributary to the low point adjacent to Bioretention Basin C was not able to be treated for water quality or hydromodifications due to existing vertical constraints. However, the proposed drainage facilities will adequately convey the 100-year flow rates and the proposed Bioretention Basins have been designed to adequately treat the onsite flows for water quality purposes as well as address hydromodifications.

Accordingly, because the Project has been designed to minimize changes to the site's existing topography and incorporates BMP's to ensure that erosion and sediment does not result in substantial erosion on- or off- site, impacts would be 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 Margarita Watershed and is within the jurisdiction of the California Regional Water Control Board, San Diego 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

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

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 basins. The bottom of the 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) As addressed in section 24a, the development of this property shall be coordinate with the development of adjacent properties to ensure that watercourses remain unobstructed and stormwaters are not diverted from one watershed to another. This may require the construction of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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temporary drainage facilities or offsite construction and grading. A drainage easement shall be obtained from the affected property owners for the release of concentrated or diverted storm flows. A copy of the recorded drainage easement shall be submitted to the District for review and has been conditioned (COA 10.FLOOD.6). In addition, the property's street and lot grading shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions. Onsite runoff will be conveyed and collected by curb and gutter and storm drain system. Prior to leaving the development, the low flows or first flush would be diverted and routed through a detention/water quality basin for water treatment. The project site will contain three basins on site. The water treatment would be consistent with Riverside County Stormwater Quality Best Management Practice Design Handbook (MDS, 2015a, p. 4). The proposed Project would not result in runoff water that would exceed the capacity of existing or planned storm water drainage systems. Based on the analysis presented in the Project's hydrology study (Hydrology and Hydraulic Study prepared by JLC Engineering and Consulting), post-development runoff from the site would decrease during 100-year storm events. Therefore the project will have a less than significant impact.

e) As indicated on the Flood Control District Flood Hazard Report, the project site is located within the 100-year Zone D floodplain limits of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The project site will be re-graded to be out of the flood plain. The impact is considered less than significant.

f) As previously addressed in finding section 24e, the project site is located within the limits of an existing flood plain. The proposed project site will be re-graded to keep buildable pads out of the flood plain and in result, the structures will not impede or redirect water flows. The impact will be considered less than significant.

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 additional impact would occur.

h) The proposed water quality basins designed to filter the Project's stormwater are strategically placed at the downstream points of the Project site's drainage areas. Runoff from the Project site would be collected in the basins 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 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Floodplains				
Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.				
NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>		R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The proposed project will incorporate conditions of approval (COA 10. BS GRADE.1; 10. BS GRADE.3; 10. BS GRADE.6-12; 10. BS GRADE.13; 10. BS GRADE.19; and 10. BS GRADE.23-24) and incorporate BMP's so that the development of the project site would not substantially alter the existing drainage pattern of the site or alter any course of a stream or river that would increase the rate or amount of surface on- or off-site. As described in threshold 24.d, the project site will have three basins on site to handle drainage flows with the development of the project which will not alter off-site flows. Therefore, there will be a less than significant impact.

b) The proposed Project will install new stormwater treatment facilities to meet County requirements to capture and manage the discharge of surface runoff without any substantial change in the rate or amount. With the requirement of the SWPPP and incorporation of BMP's, compliance with development standards and conditions of approval, impacts associated with this issue area will be less than significant.

c) As mentioned in the Hydrology and Water Quality Section 24a, the grading plan for this development proposes to import fill in order to elevate the site above the water surface elevation for the floodplain. A majority of the Project site has a high risk of inundation in the event of failure of a levee. To reduce the inundation possibility, the Southwest Area Plan includes two policies intended to attenuate the risk of flooding to persons or property. Specifically, Policy SWAP 24.3 Adhere to the flood proofing, flood protection requirements, and flood management review requirements of Riverside County Ordinance No. 458 regulating flood hazards. Additionally, SWAP 24.4 Require proposed development projects that are subject to flood hazards, surface ponding, high erosion potential or sheet flow to be submitted to the Riverside County Flood Control and Water Conservation District for review. Therefore, the impacts will not expose people or structures to a significant risk of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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loss, injury or death involving flooding, including flooding as a result of the failure of a levee and impacts are considered less than significant.

d) The proposed Project is not forecast to substantially change the amount of surface water in any water body, including during future storms up to the 100-year runoff volume. The closest body of water is 3,000 feet to the east (Lake Skinner). Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

26. Land Use

a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a) The proposed project will not result in a substantial alteration of the present or planned land use of an area. The existing land use designation will remain as Medium Density Residential (MDR) and Medium High Density Residential (MHDR). Surrounding Land Use Designations consist of and Public Facilities (PF) to the north, Conservation Habitat (CH) to the east, Estate Density Residential (EDR), Conservation (C), and Commercial Retail (CR) to the west, and Conservation Habitat (CH) to the south. In addition, the project site is located adjacent to existing single-family residential dwellings to the west of the project site. The development of the 43.91 acres into 154 single-family residential lots will not result in a substantial alteration of the present or planned land use of the area. The impact will be less than significant.

b) The project is not located within a City Sphere of Influence and/or within adjacent City or County Boundaries. In addition, the project will be consistent with the surrounding land uses within vicinity of the project site. Located to the west of the site are single-family residences. Therefore impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

27. Planning

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

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

Findings of Fact:

a) Through a previous entitlement (CZ7739) the zoning classification of the project site was altered from Light Agricultural-5 Acre Minimum (A-1-5) to Planned Residential (R-4). The project has been designed and conditioned to be consistent with the development standards of the R-4 zoning classification. More specifically, the minimum lot size for a residential lot will be 4,700 square feet which is greater than the minimum lot size requirement of 3,500 square feet. In addition, as illustrated on the tentative tract map exhibit, each residential lot will have a minimum lot width of forty (40) feet and a minimum length of eighty (80) feet. The project will be consistent with the R-4 zoning classification and will have no impact.

b) The proposed project is zoned Planned Residential (R-4) and is surrounded by zoning classifications which consist of Rural Residential (R-R) to the east, Planned Residential (R-4) to the north, Residential Agricultural-2 ½ Acre Minimum (R-A-2 ½) to the south, and Specific Plan (SP) and Mobile Home Subdivision-Rural-2 ½ Acre Minimum (R-T-R-2 ½) to the west. Overall, the existing zoning classification of R-4 is consistent with the surrounding zoning classifications and intensities of the neighboring developments. The project will have a less than significant impact.

c) The project site is surrounded by single-family residential and scattered single-family residential dwellings to the west and north, Lake Skinner to the east, and vacant property to the south. The project will be designed to be compatible with the surrounding single-family residential dwellings that are located to the west of the project site. The project will have a less than significant impact.

d) The existing zoning classification of Planned Residential (R-4) is consistent with the existing General Plan Land Use designation of Medium Density Residential (CD:MDR)(2-5 DU/AC) and Medium High Density Residential (CD:MHDR)(5-8 DU/AC). The General Plan's Land Use Element provides that the density range for Medium Density Residential is 2 to 5 dwelling units per acre, which allows for lot sizes that typically range from 5,500 to 20,000 square feet. This language does not require lots sizes to be within this range, just that these are typical lot sizes for the density. Furthermore, the General Plan's Land Use Element provides that the density range for Medium High Density Residential is 5 to 8 dwelling units per acre, which allows for lot sizes that typically range from 4,000 to 6,500 square feet. This language does not require lots sizes to be within this range, just that these are typical lot sizes for the density. The proposed residential subdivision will have 154 residential lots, with a density of 3.59 dwelling units per acre. This density is consistent with the 2 to 5 dwelling units per acre allowed with the CD:MDR and a density less than the 5 to 8 dwelling units per acre within the CD:MHDR land use designation. Additionally, as illustrated on the proposed tentative tract map exhibit, the residential lot sizes range from a minimum of 4,696 square feet to a maximum

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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lot size of 20,088 square feet, and an average lot size of 4,700 square feet. The project will have no impact.

e) The Project is consistent with the existing and proposed General Plan land use designations, zoning and developed uses. There is no low-income or minority community on the Project site; therefore, this is not applicable. The area surrounding the Project is either currently developed with commercial and manufacturing uses, or is planned for these types of uses. Based on this information, Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

28. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

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

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

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

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

Findings of Fact:

a-b) The project site is located within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact would constitute a log of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. The project does not propose any mineral extraction on the project site. The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, 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. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Therefore, 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.

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

29. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The project site is not located within close vicinity of an existing public airport. The closest public airport is French Valley Airport which is located approximately 2.9 miles southwest of the project site. Due to the distance, the noise generated by overhead aircraft will have a less than significant impact.

b) The project site is not located within close vicinity of an existing private airstrip. According to the GIS database, there is no private airstrip within sight of the project site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

30. Railroad Noise

NA A B C D

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As indicated on Figure C-1 "Circulation Plan" of the Riverside County General Plan, the project site is not located within close vicinity to an existing rail line. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project site is not located within close vicinity to an existing highway. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

No additional noise sources have been identified near the project site that will contribute a significant amount of noise to the project. The project will have no impact.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

33. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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general plan or noise ordinance, or applicable standards of other agencies?

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

Source: Preliminary Noise Impact Analysis prepared by Urban Crossroads dated June 3, 2016, Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials

Findings of Fact:

Noise has been simply defined as "unwanted sound." Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies which are audible to the human ear.

Environmental noise descriptors are generally based on averages, rather than instantaneous, noise levels. The most commonly used figure is the equivalent level (Leq). Equivalent sound levels are not measured directly but are calculated from sound pressure levels typically measured in A-weighted decibels (dBA). The equivalent sound level (Leq) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period and is commonly used to describe the "average" noise levels within the environment.

Peak hour or average noise levels, while useful, do not completely describe a given noise environment. Noise levels lower than peak hour may be disturbing if they occur during times when quiet is most desirable, namely evening and nighttime (sleeping) hours. To account for this, the Day-Night Average Noise Level (LDN) and the Community Noise Equivalent Level (CNEL), representing a composite 24-hour noise level is utilized. The LDN and CNEL are weighted averages of the intensity of a sound, with corrections for time of day, and averaged over 24 hours. The LDN time of day corrections include the addition of 10 decibels to dBA Leq (Equivalent Continuous Sound Level) sounds levels at night between 10:00 p.m. and 7:00 a.m. The CNEL time of day corrections require the addition of 5 decibels to dBA Leq sound levels in the evening from 7:00 p.m. to 10:00 p.m., in addition to the corrections for the LDN. These additions are made to account for the noise sensitive time periods during the evening and night hours when sound appears louder. LDN and CNEL do not represent the actual sound level heard at any particular time, but rather represents the total sound exposure. The County of Riverside relies on the 24-hour CNEL level to assess land use compatibility with transportation related noise sources, and therefore, this analysis uses the CNEL noise level to apply the more conservative evening hour corrections to the 24-hour noise levels.

To ensure noise-sensitive land uses are protected from high levels of noise (N 1.1), 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 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

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

Policy N 4.1 of the Noise Element sets a stationary-source exterior noise limit not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m. To prevent high levels of construction noise from impacting noise-sensitive land uses, policies N 12.1 through 12.3 identify construction noise mitigation requirements for new development located near existing noise-sensitive land uses.

Policy 15.3 establishes the vibration perception threshold for rail-related vibration levels, which was utilized in the Project's noise impact analysis as a threshold for determining potential vibration impacts associated with Project construction.

a) No permanent increases in ambient noise levels are anticipated during the construction phase of the Project. Construction by its nature is temporary. Construction related impacts to ambient noise levels are further discussed below in Section 33.b.

Operational noise sources would be those typically associated with single-family residences (automobiles, landscaping equipment, and occasional gatherings) and may result in an incremental increase in ambient noise levels. The Project site is located in an area with existing and single-family residences. Hence, there will be compatible with the surrounding uses in terms of noise levels. Residential land uses are typically quiet in nature. Any impacts are considered less than significant.

b) The Project's only potential to result in a substantial temporary or periodic increase in noise levels would be during short-term construction activities, as long-term operation of the Project would not result in the generation of substantial temporary or periodic noise increases.

The Project construction noise impacts would include both short-term mobile equipment and long-term stationary equipment. Short-term mobile construction activities (e.g., nail guns, hammers, power saws, drills, etc.) generated throughout the Project site are not staged or stationary. The long-term construction equipment would consist of generators, compressors, and pumps. It is expected that the Project construction activities would consist primarily of short-term mobile equipment.

c) As noted in the previous section, the project construction will not expose people to generation of noise levels in excess of established standards with the incorporated mitigation. The project noise analysis also determined that project operation would not exceed applicable noise standards with the incorporated mitigation to limit hours of operation. Therefore impacts are considered less than significant with mitigations incorporated. The Riverside County General Plan Noise Element finds noise levels between 50 and 70 dBA either as normally acceptable or conditionally acceptable. Riverside County Ordinance No. 847 limits noise within most residential land use designations to no more than 55 dBA between 7 a.m. to 10 p.m. and 45 dBA between 10 p.m. and 7 a.m. The temporary construction-related noise impacts are expected to create temporary and intermittent high-level noise. Construction noise is temporary, intermittent and of short duration and would not present any long-term impacts. The noise analysis prepared by Urban Crossroads for the project determined that construction noise impacts on the nearby residential land uses could reach 71dBA, which would exceed the typical criteria. However, pursuant to Ordinance No. 847 construction that is between the hours of 6 a.m. and 6 p.m. from June through September and from 7 a.m. to 6 p.m. from October through May are exempt from the provisions of the ordinance. Additionally, the General Plan Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Element direct construction to establish hours of operation to prevent or mitigate excessive or adverse noise impacts on surrounding areas. The project is conditioned to comply with the construction hours limitations of Ordinance No. 847 and mitigation is included to provide additional noise attenuation measures during construction. The noise analysis determined with the incorporation of these existing regulations and proposed mitigation that impacts would not be substantial on the nearby residential uses. Accordingly, there would be a less than significant impact with the mitigation incorporated.

d) Temporary increases in ground-borne vibration or ground-borne noise levels will occur during the construction phase only. These impacts will be of short duration and will cease once the construction phase of the Project is completed. Therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

34. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

a) The project site is currently vacant. The project proposes to construct a 154-lot residential subdivision. Therefore, the proposed project will not displace a substantial amount of housing or people, necessitating the construction of replacement housing elsewhere. The project will have a less than significant impact.

b) The development proposes approximately 154 single-family residential lots on 43.91 acres. The project will not create a demand for additional housing, particularly housing affordable households earning 80% or less of the County's median income. The project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) As mentioned in above in Subsection a, the project site is currently vacant. The project proposes to construct a 154-lot residential subdivision. Therefore, the proposed project will not displace a substantial amount of housing or people, necessitating the construction of replacement housing elsewhere. The project will have a less than significant impact.

d) The project is not located within a County Redevelopment Project Area. The project will have no impact.

e) The project will not cumulatively exceed official regional or local population projections. The project proposes approximately 154 single family residential dwellings on approximately 43.91 acres. The Land Use Element of the General Plan identifies that the persons per dwelling unit standard for western Riverside County is 3.01. According to SCAG's 2012-2035 RTP, Riverside County's population is projected to increase by 277,000 from 2008 to 2020 and by 155,000 from 2020 to 2025. The population growth generated by the proposed project is well within the growth forecasts developed for the RTP. Impacts will be less than significant.

f) The project proposes 154 single-family residences on 43.91 acres (gross), and would have a build-out population of approximately 471 persons (3.06 persons per single-family residential household). The General Plan Land Use Plan designation of MDR on 18.3 acres, 2-5 dwelling units/acre could allow a population ranging from approximately 113.22 people (at the bottom of the density range), up to 280 people (at the top of the density range). Addition to the MDR, the General Plan Land Use Plan designation also has MHDR on 25.6 acres, 5-8 dwelling units/acre could allow a population ranging from approximately 392 people (at the bottom of the density range), up to 627 people (at the top of the density range). The proposed 154 single-family dwelling units will directly induce population growth to the area.

The Project is consistent with the General Plan Land Use Plan designation of MDR and MHDR. The Project is proposing an intensification of population and housing that was clearly anticipated under the General Plan Land Use Plan designation of CD:MDR and CD:MHDR. Site infrastructure will be built as part of this Project. Implementation of the proposed project will not induce substantial population growth in an area, therefore impacts will be 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:

35. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

36. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Schools

Source: Temecula Valley Unified School District correspondence, GIS database

Findings of Fact:

The project site is located within the Temecula Valley Unified School District (TVUSD). The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior issuance of building permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

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.

38. Libraries

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

Future development of the project site will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project will be required to pay these development impact fees prior to issuance of building permits. This is a standard condition of approval 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.

39. Health Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

40. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Com-

<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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munity Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

a) The Project proposes 154 single-family residences on 43.91 acres (gross) and would have a build-out population of approximately 471 persons (based on 3.06 persons per single-family residential household). This increase in population to the Project area will have a direct impact upon recreational facilities. No recreational facilities are provided on-site. Section 10.35 A, B, and C of Ordinance No. 460 state the following as it pertains to parkland dedication:

- A. This section is adopted pursuant to Section 66477 of the Government Code which provides for the dedication of land or the payment of fees in lieu thereof for park and recreational facilities as a condition of approval of a tentative map or parcel map;
- B. Whenever land that is proposed to be divided for residential use lies within the boundaries of a public agency designated to receive dedications and fees pursuant to this section, a fee and/or the dedication of land shall be required as a condition of approval of the division of land;
- C. It is hereby found and determined by the Board of Supervisors that the public interest, convenience, health, welfare, and safety requires that three acres of land for each 1,000 persons residing within the County of Riverside shall be devoted to neighborhood and community park and recreational facilities unless a Community Parks and Recreation Plan, as approved by the Board of Supervisors, determines that the amount of existing neighborhood and community park area exceeds that limit, in which case the Board determines that the public interest, convenience, health, welfare and safety requires that a higher standard, not to exceed five acres of land per 1,000 persons residing within the County, shall be devoted to neighborhood and community park and residential purposes.

The Project would generate the need for approximately 2.36 acres (at 5 acres per 1,000 persons). Since no facilities are provided on-site, the payment of in-lieu fees will be required, prior to final map approval. Prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Payment of the DIF is required and is not considered unique mitigation under CEQA. Therefore impacts are considered less than significant.

b) The proposed Project will use existing neighborhood or regional parks or other recreational facilities. These impacts as anticipated in the General Plan, based on the General Plan Land Use Map designation of Medium Density Residential (MDR) and Medium High Density Residential (MHDR). Impacts are considered incremental, and less than significant after payment of in-lieu parkland fees and the DIF and park fee-in-lieu, such that substantial physical deterioration of the facility would not occur or be accelerated. Therefore impacts 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) The Project is not located within a Community Service Area. The project is within the Valley-Wide Recreation and Parks District. Since no facilities are provided on-site, the payment of in-lieu fees will be required, prior to final map approval. Therefore, there are no impacts to these type of recreational resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

41. Recreational Trails

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

Findings of Fact:

The project site is within a Regional Trail and shall be required that prior to map recordation, the applicant shall offer the Combination Trail (Regional Trail/Class I bike path) shown on the Site Plan for dedication to Riverside County Regional Park and Open-Space District or for trails purposes. The project applicant shall also prepare and submit a project exhibit/trail plan identifying the proposed trail (Class 1 bike path and regional trail) under the jurisdiction of the Regional Park and Open-Space District and/or entity for review and approval. Standard Conditions of Approval have been imposed (50.PLANNING.9-10). These Conditions of Approval are not considered mitigation measures. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

42. 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 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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: Traffic Impact Analysis dated April 19, 2016

Findings of Fact:

a) Riverside County General Plan Policy C 2.1 states that the County will maintain the following County-wide target level of service (LOS): LOS C on all County-maintained roads and conventional State Highways. As an exception, LOS D may be allowed in Community Development areas at intersections of any combination of Secondary Highways, Major Highways, Arterial Highways, Urban Arterial Highways, Expressways or conventional State Highways. LOS E may be allowed in designated Community Centers to the extent that it would support transit-oriented development and pedestrian communities. As such, LOS D has been considered acceptable at any intersection within the County of Riverside because all of the study area intersections are classified as Secondary Highways or a higher classification.

For the purposes of this analysis, the following thresholds of significance have been applied to study area intersections located within the County of Riverside to identify significant impacts through a comparison of Existing and EAP traffic conditions:

- If an intersection is projected to operate at an acceptable level of service (i.e., LOS D or better) under Existing traffic conditions and the addition of project traffic, as measured by 50 or more peak hour trips, is expected to cause the intersection to operate at an unacceptable level of service (i.e., LOS E or F), the impact is considered significant;
- If an intersection is projected to operate at LOS E or LOS F under Existing, and the addition of project traffic, as measured by 50 or more peak hour trips, the impact is considered significant.

Cumulative traffic impacts are deficiencies that are not directly caused by the Project, but occur as a result of regional growth combined with that or other nearby cumulative development projects. The Project's contribution to a particular cumulative transportation deficiency is deemed cumulatively considerable if the Project adds significant traffic to the forecasted deficiency (as measured by the 50

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or more peak hour trip threshold). A Project's contribution to a cumulatively considerable impact can be reduced to less than significant if the Project is required to implement or fund its fair share of improvements designed to alleviate the potential cumulative impact. If full funding of future cumulative improvements is not reasonably assured, a temporary unmitigated cumulative impact may occur until the needed improvement is fully funded and constructed.

The intersection LOS analysis is based on the traffic volumes observed during the peak hour conditions using traffic count data collected in May 2015. The following peak hours were selected for analysis:

- Weekday AM Peak Hour (peak hour between 7:00 AM and 9:00 AM)
- Weekday PM Peak Hour (peak hour between 4:00 PM and 6:00 PM)

The weekday AM and weekday PM peak hour count data is representative of typical weekday peak hour traffic conditions in the study area. The raw manual peak hour turning movement traffic count data sheets are included in the Appendix of the Traffic Impact Analysis. These raw turning volumes have been flow conserved between intersections with limited access, no access and where there are currently no uses generating traffic.

Existing weekday average daily traffic (ADT) volumes on arterial highways throughout the study area (shown on Exhibit 3-6 of Traffic Impact Analysis). Existing ADT volumes are based upon factored intersection peak hour counts collected by Urban Crossroads, Inc. using the following formula for each intersection leg:

- Weekday PM Peak Hour (Approach Volume + Exit Volume) x 10.6535 = Leg Volume

For those roadway segments which have 24-hour tube count data available in close proximity to the study area, a comparison between the PM peak hour and daily traffic volumes indicated that the peak-to-daily relationship of approximately 9.39 percent would sufficiently estimate ADT volumes for planning-level analyses. As such, the above equation utilizing a factor of 10.6535 estimates the ADT volumes on the study area roadway segments assuming a peak-to daily relationship of approximately 9.39 percent (i.e., $1/0.0939 = 10.6535$). Existing weekday AM and PM peak hour intersection volumes (shown on Exhibit 3-6 of Traffic Impact Analysis).

Improvement strategies have been recommended at intersections that have been identified as deficient to reduce each location's peak hour delay and improve the associated LOS grade to an acceptable LOS (LOS D or better). The effectiveness of the proposed recommended improvements is presented in Table 5-2 for E+P traffic conditions. Worksheets for E+P conditions, with improvements, HCM calculations are provided in the Appendix of this Traffic Impact Analysis.

b) Trip generation represents the amount of traffic which is both attracted to and produced by a development. Determining traffic generation for a specific project is therefore based upon forecasting the amount of traffic that is expected to be both attracted to and produced by the specific land uses being proposed for a given development.

Trip generation rates used to estimate Project traffic are shown in Table 42-1, and a summary of the Project's trip generation is also shown in Table 42-1. The Project is estimated to generate a net total of 1,485 trip-ends per day on a typical weekday with approximately 117 AM peak hour trips, and 154

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PM peak hour trips. The trip generation rates are based upon data collected by the Institute of Transportation Engineers (ITE) in their published *Trip Generation* manual, 9th Edition, 2012.

The purpose of the Highway 79 Policy Area is to address transportation infrastructure capacity within the Policy Area, specifically along Winchester Road (SR-79). Applicable policies are located in the Circulation Element of the General Plan.

SWAP 9.1- Accelerate the construction of transportation infrastructure in the Highway 79 Policy Area. The County shall require that all new development projects demonstrate adequate transportation infrastructure capacity to accommodate the added traffic growth. The County shall coordinate with cities adjacent to the policy area to accelerate the usable revenue flow of existing funding programs, thus assuring that transportation infrastructure is in place when needed.

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

TABLE 42-1- PROJECT TRIP GENERATION

Project Trip Generation Rates										
Land Use ²	ITE LU Code	Units ²	AM Peak Hour			PM Peak Hour			Daily	
			In	Out	Total	In	Out	Total		
Single Family Detached Residential	210	DU	0.19	0.56	0.75	0.63	0.37	1.00	9.52	

Project Trip Generation Summary										
Project	Quantity	Units ²	AM Peak Hour			PM Peak Hour			Daily	
			In	Out	Total	In	Out	Total		
TTM No. 37028	156	DU	30	87	117	98	58	156	1,485	

Compliance

The Project is zoned for medium density residential within Parcel 2, which is located north of Shrimp Lane and is approximately 27.85 acres. Parcel 1, located south of Shrimp Lane, is zoned for medium-high density residential and is approximately 16.06 acres. Medium density residential allows for 2 to 5 dwelling units per acre, whereas medium-high density residential allows for 5 to 8 dwelling units per acre.

As shown on Table 42-2, a midpoint of 6 dwelling units per acre was used for Parcel 1 and 3 dwelling units per acre for Parcel 2, totaling 180 allowable dwelling units for the site per the General Plan. The General Plan with a 9% reduction, per the Highway 79 Policy Area, is estimated to allow a net total of 1,559 trip-ends per day on a typical weekday with approximately 123 AM peak hour trips, and 164 PM peak hour trips. As shown on Table 42-2, the proposed 156 dwelling units for the Project is using approximately 13% less than the allowable density and is in compliance with the Highway 79 Policy Area

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

TABLE 42-2- HIGHWAY 79 POLICY AREA

Maximum Density				
Parcel	Acres	Density	DU per AC ²	Dwelling Units ^{2,3}
1	16.06	Medium-High	5 - 8	95
2	27.85	Medium	2 - 5	84
Total:				180
Proposed Density:				133

Trip Generation Rates									
Land Use	ITE LU Code	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
SFDR ⁴	210	DU	0.19	0.56	0.75	0.63	0.37	1.00	9.52

Trip Generation Comparison									
TUM No. 37028	Quantity	Units ¹	AM Peak Hour			PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
General Plan	180	DU	34	101	135	113	67	180	1,714
General Plan with 5% Reduction			31	92	123	103	61	164	1,559
Proposed	156	DU	30	87	117	98	58	156	1,485
		Variance ⁵ :	-1	-4	-6	-5	-3	-6	-74

c) The closest airport is the French Valley Airport, which is located approximately 2.9 miles to the southwest of the Project site, and not located within any airport influence area. Based on this distance, implementation of the 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. No impacts are anticipated.

d) The closest airport is the French Valley Airport, which is located approximately 2.9 miles to the southwest of the Project site. Airport Land Use Commission (ALUC) review is not required since the project is located outside the airport influence area. Based on this distance, implementation of the Project will not alter air traffic. There are no railroad lines in proximity to the Project. The closest active rail line is the Metrolink, located in Perris, CA, approximately 23+ miles to the north of the Project site. Lastly, waterborne traffic does not exist in proximity to the Project site. Therefore, implementation of the proposed Project will not alter waterborne, rail, or air traffic. No impacts are anticipated.

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). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs, etc. The impacts are considered less than significant.

f) The proposed project will create an increase in vehicle trips to this area, thus creating an increase in road maintenance. The project site is located in the Southwest Area. An Infrastructure Phase Plan (IPP) has been prepared for the Southwest area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBB) is under active consideration. The project will be required to participate in the RBB and pay its share of RBB fees, including an interim RBB fee as determined by the County, prior to the issuance of a Certificate of Occupancy or upon final inspection (90.TRANS.4). In addition, the project shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824 (90.TRANS.1). The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Conditions of Approval are not considered unique mitigation under CEQA and in result, the impact will be less than significant.

g) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. The impacts will be less than significant.

h) The Project site is not identified as an emergency access route under any local or regional plans. Any potential Project effects to the surrounding circulation system would be minimal during construction, and access routes would remain available to ensure the adequate provision of emergency services to the area during Project construction. Thus, during construction of the proposed Project, there would be a less than significant impact.

i) According to the Southwest Area Plan Figure 8, Southwest Area Plan Trails and Bikeway System, there is a designated trails along Washington Street. The proposed project will not conflict with adopted policies supporting alternative transportation. The project will have a less than significant impact. There has been no identified need for location of bus stops or other related facilities to include with the development of the proposed Project. Accordingly, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43. Tribal Cultural Resources

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:

a. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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b. 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	<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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(c) of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: Native American Consultation

Findings of Fact: In compliance with Assembly Bill 52 (AB52), notices about this project were sent on November 16, 2015 to three Native American groups who had requested to be noticed pursuant to AB 52. Rincon deferred to Pechanga or Soboba and did not request consultation on this project. Requests for consultation were received from Soboba and Pechanga. Consultation was initiated with Soboba on January 13, 2016. This project was again discussed in person on March 16, 2016, June 30, 2016 and April 12, 2017. Soboba did not identify any tribal cultural resources but did request to monitor during ground disturbing activities. A request was received from Pechanga dated December 14, 2015. This project was discussed in person and by telephone on January 12, 2016, June 30, 2016, December 7 and 8, 2016, December 13, 2016, December 15, 2016 and August 16, 2017. Information provided by Pechanga included information that there was a placename and an archaic site nearby but not within the project. No tribal cultural resources were identified within the project by Pechanga and consultation was concluded on August 24, 2017. Because there were no tribal cultural resources identified within the project, there will be no impact in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

The project site is within a Regional Trail and shall be required that prior to map recordation, the applicant shall offer the Combination Trail (Regional Trail/Class I bike path) shown on the Site Plan for dedication to Riverside County Regional Park and Open-Space District or for trails purposes. The project applicant shall also prepare and submit a project exhibit/trail plan identifying the proposed trail (Class 1 bike path and regional trail) under the jurisdiction of the Regional Park and Open-Space District and/or entity for review and approval. Standard Conditions of Approval have been imposed (50.PLANNING.9-10). These Conditions of Approval are not considered mitigation measures. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Eastern Municipal Water District (EMWD) (COA: 10.E HEALTH.1), and it is the responsibility of the developer to satisfy this requirement. The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, nor will it have an impact on the supply of water available to serve the project. The impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The project is conditioned to obtain potable water and sanitary sewer service from the Eastern Municipal Water District (EMWD) (COA 10.E HEALTH.1) and it is the responsibility of the developer to meet this requirement. Overall, this project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, nor will it have an impact on the supply of water available to serve the project. The 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
47. Solid Waste				
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a-b) The project will be served by Riverside County Waste Management. The development will comply with federal, state, and local statutes and regulations related to solid wastes. The proposed project will not require nor result in the construction of new landfill facilities, including the expansion of existing facilities. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source:

Findings of Fact:

a-b) Electricity will be provided by Southern California Edison and gas by Southern California Gas Company. The project will not require the expansion or construction of new power or natural gas facilities, thus causing significant environmental effects. No impacts will occur.

c) Telephone service will be provided by Verizon and cable service will be provided by Time Warner. The project will not require the construction of new communication systems, thus causing significant environmental effects. No impacts will occur.

d) The project has been conditioned (COA 60.FLOOD.5) to pay fees to mitigate the effect of the impact upon drainage facilities caused by the proposed development.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project has been conditioned (COA 50.TRANS.6) to submit a separate street lighting plan for this project. The street lighting plan will be designed in accordance with County Ordinance No. 460 and Streetlight Specification Chart found within Ordinance No. 461. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. No impacts will occur.

f) The project site will need to build and improve roads to access the proposed project site. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBD) is under active consideration. The project will be required to participate in the RBBD and pay its share of RBBD fees, including an interim RBBD fee as determined by the County, prior to the issuance of a Certificate of Occupancy or upon final inspection (90.TRANS.4). In addition, the project shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824 (90.TRANS.1). The Conditions of Approval are not considered unique mitigation under CEQA and in result, the impact will be less than significant.

g) No governmental services are expected to be required for the project, there no impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source:

Findings of Fact:

a) The proposed project will not conflict with any adopted energy conservation plans. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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California history or prehistory?

Source: Staff review, Project Application Materials

Findings of Fact: 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.

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

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
| 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 type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|--------------------------|

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

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: N/A

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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TRACT MAP Tract #: TR37028

Parcel: 964-030-008

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 MAP- PROJECT DESCRIPTION RECOMMND

The land division hereby permitted is for a Schedule "A" subdivision of 43.91 acres into one hundred and fifty four (154) single-family residential lots with a minimum lot size of 4,696 square feet, three (3) lots for water quality basins, and one (1) lot for a drainage basin.

10. EVERY. 2 MAP - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the TENTATIVE MAP, which action is brought within the time period provided for in California Government Code, Section 66499.37; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the TENTATIVE MAP, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

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10. GENERAL CONDITIONS

10. EVERY. 3 MAP- DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Tentative Tract Map No. 37028 shall be henceforth defined as follows:

TENTATIVE MAP = Tentative Tract Map No. 37028, dated October 14, 2016.

FINAL MAP = Final Map or Parcel Map for the TENTATIVE MAP whether recorded in whole or in phases.

10. EVERY. 4 MAP - 90 DAYS TO PROTEST RECOMMND

The land divider has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of the approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 MAP - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, stockpiling, over excavation and recompactation, and base or paving which require a grading permit are subject to the included Building and Safety Department conditions of approval.

10.BS GRADE. 3 MAP - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 MAP - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

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10. GENERAL CONDITIONS

10.BS GRADE. 5 MAP - PRE-CONSTRUCTION RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

10.BS GRADE. 6 MAP - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A

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10. GENERAL CONDITIONS

10.BS GRADE. 6 MAP - NPDES INSPECTIONS (cont.) RECOMMND

Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 MAP - EROS CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 MAP - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 MAP - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 10 MAP - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist and/or Building and Safety Engineer for all proposed cut or fill slopes over 30 feet in vertical height or cut slopes steeper than 2:1 (horizontal to vertical) - unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

10.BS GRADE. 11 MAP - MINIMUM DRNAGE GRADE RECOMMND

inimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

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10. GENERAL CONDITIONS

10.BS GRADE. 12 MAP - DRNAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 13 MAP - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 19 MAP - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 MAP - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 MAP - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE RECOMMND

TR37028 is proposing potable water and sanitary sewer service from Eastern Municipal Water District (EMWD). It is the responsibility of the developer to ensure that all requirements to obtain potable water service and sanitary sewer service are met with the appropriate purveyor(s) as well as all other applicable agencies.

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10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - WATER AND SEWER SERVICE (cont.) RECOMMND

Any existing onsite wastewater treatment system and/or onsite water well shall be properly removed or abandoned under permit with the Department of Environmental Health.

10.E HEALTH. 2 USE - NOISE STUDY RECOMMND

Noise Consultant: Urban Crossroads
41 Corporate Park, Suite 300
Irvine, CA 92606

Noise Study: "Tentative Tract Map No. 37028, Preliminary Noise Impact Analysis, County of Riverside," June 3, 2016 (08709-11)

Based on the County of Riverside, Industrial Hygiene Program's review of the aforementioned Noise Study, TR37028 shall comply with the recommendations set forth under the Industrial Hygiene Program's response letter dated October 31, 2016 c/o Steve Uhlman.

For further information, please contact the Industrial Hygiene Program at (951) 955-8980.

10.E HEALTH. 3 USE - ECP COMMENTS RECOMMND

The Environmental Cleanup Program (ECP) has reviewed the environmental site assessment report submitted for this project. Based on the information provided in the reports and a site visit conducted by ECP staff and with the provision that the information was accurate and representative of site conditions, the ECP concludes no further environmental assessment is required for this project.

If contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

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10. GENERAL CONDITIONS

FIRE DEPARTMENT

10.FIRE. 1 MAP-#50-BLUE DOT REFLECTORS

RECOMMND

Blue retroreflective pavement markers shall be mounted on private streets, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

10.FIRE. 2 MAP-#16-HYDRANT/SPACING

RECOMMND

Schedule A fire protection approved standard fire hydrants, (6"x4"x2 1/2") located one at each street intersection and spaced no more than 330 feet apart in any direction. Minimum fire flow shall be 1,000 GPM for 2 hour duration at 20 PSI. Shall include perimeter streets at each intersection and spaced 1,000 feet apart.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 MAP FLOOD HAZARD REPORT

RECOMMND

Bluebeam Session ID: 089-642-972
Tract Map 37028 is a proposal for a Schedule "A" subdivision of 43.93 acres for residential use in the French Valley area. The site is located on the east side of Washington Street between Thompson and Benton Roads.

The site is situated on the side of a slight ridge-line, but still has some offsite stormwater runoff from a tributary drainage area of approximately 80 acres from the Lake Skinner Recreation Area to the east. Some of these offsite flows enter the site near the southeasterly corner through an existing 18-inch pipe while the bulk of the flows spill over the berm. The southern half of the site naturally drains into the District's owned and maintained Warm Springs Valley - Red Carriage Road Storm Drain (project number 7-0-00213/drawing number 7-0401), which is a tributary to Warm Springs Valley - Benton Creek Channel (project number 7-0-00167/drawing number 7-0401). These tributary offsite flows were not allocated for in the design of Red Carriage Road Storm Drain and would exceed the capacity of the storm drain. The applicant's engineer has proposed to route the storm flows down with the central basin and a splitter structure in order to maintain the flowrate capacity for the storm drain. This basin is also intended to be used for water quality mitigation and will