

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 residential uses do not engage in activities with risk of upset. Impacts will be less than significant.

c) The project includes adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. No Impacts will occur.

d). The project is not located within a one-quarter mile of an existing school and in result, will not emit hazardous emissions or handle hazardous or acutely hazardous materials near a school. The impact will be less than significant.

e). The project site is not located on a site which is included on a list of hazardous materials sites as compiled pursuant to Government Code 65962.2 and as a result, it would not create a significant hazard to the public or the environment. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Airports

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

Source: Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

a), b), c), and d) The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density is not restricted.

The Airport Land Use Commission staff reviewed County of Riverside Case No. TR37134 (Tentative Tract Map), a proposal to divide an 18.36-acre area consisting of the above-referenced parcels located southerly of Central Avenue, northwesterly of Porter Street, and easterly of Palomar Road in the unincorporated community of Lakeview/Nuevo into 73 single-family residential lots.

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The elevation of Runway 14-32 at March Air Reserve Base/Inland Port Airport at its southerly terminus is approximately 1,488 feet above mean sea level (AMSL). Given the project site elevation of 1,448 feet AMSL and the proposed maximum building height of 40 feet, structures here would not exceed the elevation of that runway. The site is actually closer to Perris Valley Airport (19,281 feet). The elevation of the runway at Perris Valley Airport is 1413 feet AMSL. At a distance of 19,281 feet from that runway to the project, Federal Aviation Administration Obstruction Evaluation Service (FAA OES) review would be required for any structures with a top of roof exceeding 1,605 feet AMSL. As the maximum top point elevation at this site would be 1488 feet AMSL, review by the FAA OES was not required. The Airport Land Use Commission had a public hearing on November 3, 2016, and found the project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The proposed Project would have no effect on air transport activities or their flight paths. Therefore, there will be no impacts in this regard.

The Federal Aviation Administration (FAA) review would be required for any structures with top of roof elevation exceeding 1,642 feet AMSL. The elevation of Runway 14-32 at its southerly terminus is 1,488 feet above mean sea level (1,488 feet AMSL). At a distance of approximately 15,440 feet from the runway to the closest parcel within the site. The site's elevation is 1,516 feet AMSL and the proposed building height is 26 feet, for top point of elevation of 1,542 feet AMSL. Therefore, review of the proposed permanent structures by the FAA Obstruction Evaluation Service is not required because the project does not exceed their height requirement of 30 feet. The proposed project is 26 feet at the highest point of the structure. The Airport Land Use Commission had a public hearing on November 3, 2016, and found the project to be consistent with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan. The proposed Project would have no effect on air transport activities or their flight paths. Therefore, there will be less than significant impacts in this regard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Hazardous Fire Area

b) 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 in the Lakeview/Nuevo Area Plan, the highest danger of wildfires can be found in the most rugged terrain, especially in the Lakeview Mountains. Methods to address this hazard include avoidance of building in high-risk areas, creating setbacks that buffer development from hazard area, maintaining brush clearance to reduce potential fuel, establishing low-fuel landscaping, and utilizing fire-resistant building techniques. The proposed Nuevo Meadows development is not located in steep or rugged terrain, and is not susceptible to wildfires as are other sites in the Area Plan.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

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HYDROLOGY AND WATER QUALITY Would the project				
26. Water Quality Impacts				
b) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition prepared by United Engineering Group

Findings of Fact:

a) According to the project specific Flood Hazard Report, a large portion of the project site is located within site falls within Zone X. Zone X is defined as "Areas determined to be outside of the 0.2% annual chance floodplain." The site is undeveloped but has been disturbed. There are no existing concentrations of storm runoff (or observed washes) other than the outlet of the Porter Street Runoff. That runoff has created a vegetated area that spreads the flows back to sheet flow before continuing northwesterly. The site drains from southeast to northwest to a low point at the northwestern property line before continuing westerly in the roadside ditch or Central Avenue road section.

The primary contributing area is east of the subject property. There are two main concentration points for offsite flow. The first is a regional flow that originates well east of the site running out of the hills. There is an existing isolated pipe that outlets along the east side of Menifee, the "Nuevo - Slumpstone

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Street Storm Drain Line A". This outlet combined with the regional runoff concentrates at the intersection of Menifee and Central.

As identified in the approved Nuevo Meadows Drainage Report, TTM 36635, 263 cfs continues westerly down the Central Avenue road section and the roadside channel. The runoff from this area has been analyzed using the Rationale method for peak runoff. A 10 year peak of 150 cfs and a 100 year peak of 263 cfs will need to be accommodated at the northeastern edge of the subject property.

There is another concentration of offsite runoff that enters the subject site at a designed low point in Porter Street, near the southern tip of the subject site. This flow originates within the subdivision to the east. As it exists now, during peak events, runoff is not contained within the road section of Porter and crests the crown and sheet flows into the subject site. The runoff from this area has been analyzed using the Rationale method for peak runoff. A 10 year peak of 24 cfs and a 100 year peak of 41 cfs will need to be accommodated along the eastern edge of the subject property. The project will have no impact.

b- d) Regional offsite flow from the east will be collected at the new construction of the intersection of Central Avenue and Menifee Road. The extension of Porter will be eliminated, and the area can be used to control and accept the runoff that floods that intersection. From there the offsite runoff of 263 cfs will be routed westerly along the south side of Central within a 20' wide concrete trapezoidal channel. Depth of the channel will be 5', with 1.5:1 side slopes. There will be a 20' access easement and road along the south side of channel for maintenance and inspections. The trapezoidal channel will continue westerly until transitioning to a vertical side concrete channel in order to achieve sufficient depth at the western edge for the box culverts to go under Central Avenue. The vertical side channel will be roughly 7.7' deep at the culvert inlet. The two 4' x 8' box culverts will carry the flow under Central to the north side of the road. This realignment is due to the existing homes along the south side of Central. A channel cannot continue along that path without impacting existing buildings.

From the outlet along the north side of Central an earthen channel will convey the flows westerly into the San Jacinto River. The offsite channel is proposed to be a 46' wide channel, 4:1 side slopes, 14' bottom width, and depth of 4'. An access road and easement of 20' along the north side of the channel take the overall drainage easement width to 70' (with a 4' buffer from the ROW on the south side). If an additional access road is needed along the south side (and the street can't be used) then the section would grow to 86'.

Storm drain inlet and pipe will be installed to convey flow to a separate basin area. As mentioned in the existing condition section, the offsite flow originating east of the site is not completely controlled by Porter Street. To protect the proposed homes along the north side of Porter Street, two inlets are to be placed near the intersection of Penasco and Porter. These inlets will intercept the runoff and convey it through a storm drain to the basin area.

This will reduce the flow that gets to the existing low point in Porter, and eliminate the overtopping of the crown. Preliminary storm drain sizing indicates a 30" RCP storm drain will be sufficient to carry the offsite flows, and the onsite flows post treatment and detention. The Rationale Method was used to calculate the peak runoff for these areas. The expected flow for the "Regional Offsite" are a 10 year peak of 300 cfs and a 100 year peak of 526 cfs. The expected flow for the "Local Offsite" 10 year peak of 24 cfs and a 100 year peak of 41 cfs. The basin will be sized to allow for vegetation to establish and to retain the increased runoff from the 7 lots that front Porter (6,894 cf - 10 yr -24hr). It will overtop and

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flow into the proposed concrete channel along the south side of Central. For the local offsite, the existing low point in Porter will be maintained. The impact will be less than significant.

e). As indicated on the Flood Control District Flood Hazard Report, the project site is located within the 100-year Zone A flood plain 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) The project site is located only 0.2% 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). Project construction has the potential to result in sources of polluted runoff from activities such as clearing and grading, stockpiling of soils and materials, concrete pouring, painting, and asphalt surfacing which could have impacts on surface water quality. Construction of projects associated with the proposed Project would involve various types of equipment such as dozers, scrapers, backhoes, other earthmoving equipment, dump trucks, cranes, trucks, concrete mixers, and generators. Pollutants associated with these construction activities that could result in water quality impacts include sediment, trash, and oils. However, potential water quality impacts related to construction of the proposed Project are limited as a result of the nature of the proposed land uses and established regulatory mechanisms which govern the construction phase of the Project.

During construction, the Project is required to comply with NPDES requirements. Preparation of a project-specific SWPPP, in accordance with the NPDES Statewide General Construction Permit, is required to reduce the discharge of pollutants into receiving waters. The General Permit requires development and implementation of a project-specific SWPPP to identify an effective combination of erosion control and sediment control BMPs to minimize or eliminate the discharge of pollutants into receiving waters. Further, BMPs for managing sources of non-storm water discharges and waste are required to be identified in the SWPPP. Thus, through regulatory compliance, impacts to water quality during construction are less than significant.

Development of the proposed Project will add impervious surface to the site. By increasing the percentage of impervious surfaces on the site, less water will percolate into the ground and more surface runoff will be generated. Paved areas and streets will collect dust, soil and other impurities that would then be assimilated into surface runoff during rainfall events. Potential pollutants for residential development include bacteria, nutrients, pesticides, sediments, trash/debris, and oil/grease.

For post-construction, a project-specific WQMP containing measures to effectively treat all pollutants of concern and hydrologic conditions of concern, developed in compliance with the County's MS4 permit, has been prepared. Implementation of site design, source control and low impact development (LID) retention BMPs to protect downstream areas from pollutants after construction, will reduce post-construction impacts to less significant. Therefore, impacts to water quality standards are less than significant

j))The soil types for this property are B per the Riverside County Flood Control Manual. The proposed treatment control BMP's for the project will be infiltration basins. The three basins are designed to provide treatment of the total 82,949 cf of runoff, which is the flow for the entire project. Thus, there are new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) which could result in significant environmental effects such as increased vectors or odors. The project proposes to use infiltration basins for treatment and mitigation of increased runoff of storm water. The Project site

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includes three water quality basins which has been designed to drain within a period not to exceed 24 hours. Thus, there are new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) which could result in significant environmental effects such as increased vectors or odors. The project is required to protect downstream properties from damages caused by alteration of the drainage patterns, i.e., concentration or diversion of flow. Protection shall be provided by constructing adequate drainage facilities including enlarging existing facilities and/or by securing a drainage easement. All drainage easements shall be shown on the final map and noted as follows: "Drainage Easement - no building, obstructions, or encroachments by landfills are allowed". Through adhering to Conditions of Approval (15. TRANS), the project will have a less than significant impact. The project will be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

27. Floodplains

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

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

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database. Preliminary Drainage Report (United Engineering Group on August 16, 2018)

Findings of Fact:

a-b) The site consists of 18.4 gross acres of vacant land. The site drains southeast to northwest with varying terrain at an approximate slope of 2 percent. The project is surrounded by a mix of existing development and open parcels. There are large single family lots on the North and West. Smaller developed subdivision type lots (7,000 sf on average) border the site on the south east. Northwest and northeast of the site there are undeveloped, but actively farmed open parcels.

According to the project specific Flood Hazard Report, a large portion of the project site is located within Zone X. Zone X is defined as "Areas determined to be outside of the 0.2% annual chance floodplain."

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The site is undeveloped but has been disturbed. There are no existing concentrations of storm runoff (or observed washes) other than the outlet of the Porter Street Runoff. That runoff has created a vegetated area that spreads the flows back to sheet flow before continuing northwesterly. The site drains from southeast to northwest to a low point at the northwestern property line before continuing westerly in the roadside ditch or Central Avenue road section.

The primary contributing area is east of the subject property. There are two main concentration points for offsite flow. The first is a regional flow that originates well east of the site running out of the hills. There is an existing isolated pipe that outlets along the east side of Menifee, the "Nuevo - Slumpstone Street Storm Drain Line A". This outlet combined with the regional runoff concentrates at the intersection of Menifee and Central.

There is another concentration of offsite runoff that enters the subject site at a designed low point in Porter Street, near the southern tip of the subject site. This flow originates within the subdivision to the east. As it exists now, during peak events, runoff is not contained within the road section of Porter and crests the crown and sheet flows into the subject site. The runoff from this area has been analyzed using the Rationale method for peak runoff. A 10 year peak of 24 cfs and a 100 year peak of 41 cfs will need to be accommodated along the eastern edge of the subject property. The impact will be less than significant.

The Synthetic Unit Hydrograph method was used to develop and analyze the proposed conditions. The T-year design event was analyzed for the 1, 3, 6, and 24 hr 2, 5, and 10 year events for the proposed conditions.

TRIADA EXISTING								
	Storm Duration							
	1 hour		3 hour		6 hour		24 hour	
Frequency	Q Peak	Volume	Q Peak	Volume	Q Peak	Volume	Q Peak	Volume
2 year	9.4	7813	1.0	4007	1.2	6850	0.4	10686
5 year	15.6	13397	3.7	8110	3.8	11219	0.5	14440
10 year	24.1	26032	10.5	19761	10.2	24296	0.7	17281

The proposed method of handling the increased runoff is to use infiltration basins. The total required volume is estimated to be the difference between the 10-yr 24 hr pre and post development runoff, or 82,949 cf. at time of final design detailed basin design, outlet design, and routing calculations will be required to confirm moderation of post development runoff.

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TRIADA PROPOSED	Storm Duration							
	1 hour		3 hour		6 hour		24 hour	
	Q Peak	Volume	Q Peak	Volume	Q Peak	Volume	Q Peak	Volume
2 year	13.7	19295	5.8	23242	6.5	38737	2.3	61981
5 year	20.6	27884	8.8	34348	9.2	52662	3.2	83757
10 year	27.7	36576	13.9	46012	13.7	66181	3.8	100230

The project proposes to use infiltration basins for treatment and mitigation of increased runoff of storm water. The project proposes three basins. One main basin, Basin C, and two smaller basins, Basins A and B. There is also need for Basin B to reestablish a vegetated area as mitigation for lost area near Porter. Basin A will provide a minimum volume of 5,446 cf, Basin B will provide a minimum of 6,894 cf, and Basin C will provide a minimum of 70,809 cf, for a total of 82,949 cf or 1.9 ac-ft. The smaller basins, Basins A and B, are necessary for isolated sections of lots that will front Porter Street and because of existing road grades must be handled independently.

c) Perris Dam is located approximately four (4.2) miles to the north of the project site. The grading plan for this development proposes to import fill in order to elevate the site above the water surface elevation for the floodplain. Therefore, the impact will be considered less than significant.

d).The closest water body to the Project site is the San Jacinto River, located directly north of the Project site. Storm water from the proposed Project will discharge into the San Jacinto River via the County's storm drain/flood control system. Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required.

LAND USE/PLANNING	Would the project			
28. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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"/>
c) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project proposes amending the projects site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units Per Acre) on two parcels totaling 18.39 gross acres. Located to the southeast of the project site are previously approved tentative tract map

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subdivisions and directly to the east of the project site is an approved Specific Plan for the establishment of approximately 114 mobile home residential units. In addition, located to the immediate east of the project site are existing scattered single family residential dwellings. Although the project site is transitioning from rural residential to a medium density residential, the project will not result in a substantial alteration of the present or planned land use of an area and the impact will be less than significant.

b). The project will not affect land uses within a city sphere of influence and/or within adjacent city or county boundaries. The project is located within vicinity to the City of Perris Sphere of Influence. The project complies with applicable land use designations within close vicinity to the project site. Located to the south, southeast, and northeast of the site are a land use designation of Medium Density Residential (MDR) which allows 2-5 du/ac. The project will have less than a significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a) The project proposes amending the projects site's General Plan Foundation Component from Rural Community (RC) to Community Development (CD) and to amend its Land Use Designation from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2 – 5 Dwelling Units Per Acre) on two parcels totaling 18.39 gross acres. The project proposes to change the site's zoning classification from Residential Agricultural (R-A) to Planned Residential (R-4). The R-4 zoning classification requires a minimum lot size of 3,500 square feet and a minimum lot width of 40 feet and a minimum lot length of 80 feet. As illustrated on the tentative tract map exhibit, the minimum residential lot size will be approximately 5,000 square feet, the minimum residential lot length is 80 feet and width 40 square feet. The proposed project as designed and conditioned is consistent with the proposed zoning classification of Planned Residential (R-4). The impact will be less than significant.

b)The project site is surrounded by properties which are zoned Rural Residential (R-R) to the west, south, and north, and Residential Agriculture (R-A) and Mobile Home Subdivisions & Mobile Home Parks (R-T) to the immediate east. Although the proposed zoning classification of R-4 allows for a

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smaller lot size than the existing surrounding zoning classifications, the project will be designed and conditioned to be consistent with the existing surrounding residential developments. Though the proposed residential lots are lesser in size than the existing neighboring lots to the north and west, the neighboring Specific Plan No.114 with 80 lots to the southeast is zoned Mobile Home Subdivisions & Mobile Home Parks (R-T) with a maximum lot size of 7,200 and a minimum lot size of 3,600. The applicant has proposed a trail as a buffer between larger lots to the north near Central Avenue and open space between the larger lots to the west. The project as designed will be compatible with both the existing zoning classifications and planned land uses along the project site. The project will have a less than significant impact.

d) The project site has a current Land Use Designation from Rural Community: Low Density Residential (RC: LDR) (1/2 Acre Minimum) and the project is proposing the Land Use Designation of Community Development: Medium Density Residential (CD: MDR) and allows for 2 to 5 dwelling units per acre. As illustrated on the proposed tentative tract map exhibit, the project proposes 3.89 dwelling units per acre which is within the allowable density of the Medium Density Residential (CD: MDR) land use designation. Further, the proposed project will be consistent with all other general plan requirements and policies. The project will be less than significant.

e) The project site is currently vacant and surrounded by single family residential dwellings on large lots to the west and north. Located to the south there is vacant property and higher density residential properties. The trail located along Central Avenue will also assist in creating a transitional buffer from the existing neighboring and proposed lots. Overall, the project will not disrupt or divide the physical arrangement of an established community. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a-d) According to Figure OS-5 *Mineral Resources* of the Riverside County General Plan, the project site is categorized as MRZ-3, areas where the available geologic information indicates that the mineral deposits are likely to exist; however, the significance of the deposit is undetermined. There are no mining operations within the vicinity of the project site. In addition, the land uses in the vicinity are

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residential and vacant property located to the north, east, west, and south. The project includes no component that would result in mining operation or use of any existing or abandoned mines. The project will have no impact.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

31. Airport Noise

b) 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

c) 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-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) The proposed project is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA) and in result, required review from the Airport Land Use Commission (ALUC). Upon completion of ALUC review, it was determined that the project was consistent with the March Air Reserve Base/Inland Port Airport Influence Area (AIA) and was condition for approval by ALUC. In addition, through the use of GIS, Planning staff determined that the project site is located (12.4) miles southwest of the March Air Reserve Base and the project site is located 3.6 miles northeast of the Perris Valley Airport. The project site is not located within two miles of a public airport or private airstrip and will not expose people residing or working in the project area to excessive noise levels. The impact will be less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

32. Railroad Noise

NA A B C D

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

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

The Project does not propose the construction of new or modification of existing rail lines and is not located within the vicinity of a rail line. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

The project is not directly adjacent to any Highway. There will be no significant impact.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

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

Source: Riverside County General Plan, Table N-1 ("Land Use Compatibility for Community Noise Exposure"); Project Application Materials, RK ENGINEERING GROUP, INC, June 16, 2016.

Findings of Fact:

a) The County of Riverside Noise Element and Ordinance contain land use compatibility guidelines for community noise. Among the various land uses, schools and single-family/multi-family residential uses are generally unacceptable in areas between 65 and 75 dBA CNEL and are conditionally acceptable in areas between 65 and 70 dBA CNEL. Vehicle noise can potentially affect the project site, as well as land uses located along nearby roadways. Because of the location and size of the project, the project will not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. 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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b) The project proposes to develop 73 single-family detached residential dwelling units. The primary source of traffic noise will come from Central Avenue and Menifee Road. The construction noise analysis utilizes the Federal Highway Administration (FHWA) Roadway Construction Noise Model, together with several key construction parameters. Key inputs include distance to the sensitive receiver, equipment usage, % usage factor (= % full throttle) and baseline parameters for the project site. This study evaluates the potential exterior noise impacts. For purposes of the project, the project was analyzed based on the different construction phases. Construction noise will be loudest during the grading, concrete, and building phases of construction.

TABLE 3
Future First Floor Interior Noise Impacts (dBA CNEL)

Lot	Noise Impacts at First Floor Building Façade	Interior Noise Reduction Required to Meet Interior Noise Standard of 45 dBA CNEL	First Floor Interior Noise Level with Standard California Construction Windows (STC ≥ 25)	
			"Windows Open" ¹	"Windows Closed" ²
34	63.7	18.7	51.7	43.7
51	66.0	21.0	54.0	46.0
72	60.2	15.2	48.2	40.2

The following assumptions relevant to short term construction noise impacts were used:

- It is anticipated that construction will occur over an approximate 1-year time period. Construction noise is expected to be the loudest during the grading, concrete, and building phases.
- Vibration impact is not anticipated because the project does not call for pile driving equipment.

Table 2 indicates the estimated exterior noise levels at the building façades of specific lots. The noise level will be approximately 69.4 to 66.0 dBA CNEL without the standard conditions of approval and 60.2 to 63.7 dBA CNEL with the standard conditions of approval. To reduce the exterior level to 65 dBA CNEL or less, 6-foot noise barriers are required for Lots 34, 35, and 72. Table 3 indicates the estimated exterior noise levels at the buildings facades at the first floor and when the windows are open and closed.

TABLE 2
Future First Floor Exterior Noise Levels (dBA CNEL)¹

Lot	Exterior Façade (Ground Level) Study Locations	Distance from Centerline (ft)	Unmitigated Exterior Noise Impacts			Noise Barrier Minimum Height (in feet) ²	Final Projected Exterior Noise Level
			Menifee Road	Central Avenue	Palomar Road		
34	1st Floor Façade	275	69.4	--	--	6.0	63.7
51	1st Floor Façade	60	--	--	66.0	0.0	66.0
72	1st Floor Façade	170	--	66.5	--	6.0	60.2

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The County of Riverside has established limits to the hours of operation regarding construction. Noise Element Policy, N.13.3, of the County's Noise Regulation, indicates that noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. The applicant will follow the Policy of the General Plan Noise Element.

The County of Riverside General Plan Noise Element specifies the maximum noise levels allowable for new developments impacted by transportation noise sources such as arterial roads, freeways, airports, and railroads. For noise sensitive residential uses the exterior noise levels shall not exceed 65 dBA CNEL. In addition, the County requires that residential developments achieve an indoor noise standard of 45 dBA CNEL with windows closed consistent with the California Building Code requirements. The proposed project will not expose people to noise levels in excess of the standards established in the General Plan or Municipal Code.

Traffic noise from vehicular traffic was projected using a version of the FHWA Traffic Noise Prediction Model (FHWA-RD-77-108). The FHWA model arrives at the predicted noise level through a series of adjustments to the key input parameters. Local roadway traffic data, traffic volumes, and percentages were obtained through the County of Riverside General Plan Level of Service (LOS) C buildout traffic volumes. RK projected the traffic noise levels to the nearest building facades of the project site (lots directly adjacent to subject roadways). The noise model assumes a flat topography condition (which is a worst-case scenario). Traffic noise levels were projected to the first and second floor for all residential areas. The building facades vary in horizontal distance 4-2 from the centerline of the analyzed roadway.

**TABLE 1
Roadway Parameters and Vehicle Distribution**

Roadway	Classification	Lanes	LOS C Capacity ADT ¹	Speed (MPH)	Site Conditions
Menifee Road	Urban Arterial	4	28,700	40	Hard
Central Avenue	Secondary	4	20,700	40	Hard
Palomar Road	Secondary	4	20,700	40	Hard

Operation of the proposed Project will not produce substantial levels of noise as the residential units are not noise-generating equipment. Therefore, operational noise will be less than significant. Regarding the Project's construction noise, according to Section 2 of Ordinance No. 847, noise emanating from private construction projects located within one-quarter of a mile from an inhabited dwelling, such as the proposed Project, is exempt from Ordinance No. 847's noise standards provided that 1) construction does not occur between the hours of 6:00 PM – 6:00 AM during the months of June through September, or between the hours of 6:00 PM – 7:00 AM during the months of October through May. Therefore, adherence of Riverside County Ordinance No. 847 will ensure that impacts to construction noise will be less than significant.

d) Per the FTA's vibration threshold for sensitive buildings, residences, and institutional land uses under conditions where there are an infrequent number of events per day. The applicable threshold for this project is 80 vibration decibels (VdB) at residences (FTA, 2006). Any "excessive" groundborne

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vibration that would occur from the project would be generated during project construction. Equipment used during construction of the proposed project that would generate the highest levels of vibration include the following:

- Large bulldozer: vibration level of 87 at 25 feet
- Small bulldozer: vibration level of 58 at 25 feet
- Loaded truck: vibration level of 86 at 25 feet
- Jackhammer: vibration level of 79 at 25 feet

The closest construction activity to the existing residences is excavation between the project and the existing residences to the north, which is a distance of approximately 25 feet. Mitigation Measure NOI-2 has been included to require that excavation within 50 feet of existing residential uses be done with smaller excavators and not heavy dozers. Therefore, less than significant impacts are anticipated from the operation of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

c) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

e) Affect a County Redevelopment Project Area?

f) Cumulatively exceed official regional or local population projections?

g) 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)?

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 73-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 no significant impact.

b) The project proposes to construct a 73-lot residential subdivision. The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. The project will have no 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 73-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 no significant impact.

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

e-f) The proposed Project will construct a total of 73 dwelling units and generate a total of approximately 243 persons. It is unlikely that the Project could create off-site population growth because the Project site abuts existing medium density residential development to the southwest. All lands surrounding the Project site are planned by the Riverside County General Plan for development with residential uses at various densities, and it is unlikely that development of the Project site with residential uses would induce these nearby properties to be developed in accordance with their existing General Plan land use designations because there are no regional improvements proposed by the Project that would remove obstacles to development, such as the construction of a regional sewer line. Accordingly, the Project's impacts associated with population inducement would be 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:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be moderated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Therefore, the impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. The Project shall comply with County Ordinance No. 659 to prevent any potentially significant 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.

38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Nuevo and Perris Unified School District correspondence, GIS database

Findings of Fact:

The closest public school within close vicinity is Sky View Elementary which is located approximately 2.3 miles to the northwest of the project site. In addition to the existing elementary school, there is multiple high schools located a minimum of 2.5 miles from the project site. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. The impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. 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:

The closest public library within close vicinity is the Perris library which is located approximately 3 miles to the west of the project site. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project shall comply with County Ordinance No. 659 to mitigate the potential effects to library 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.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

41. Parks and Recreation

b) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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 will include recreational facilities and will not involve the expansion of recreational facilities which might have an adverse physical effect on the environment. As illustrated on the proposed tract map and Design Manual, there will be recreational trails and open space within the proposed development. The recreational trail consist of heavy vegetation along a meandering sidewalk. This trails will be located along Central Avenue which is located at north portion of the site. The project will have no impacts.

b). In total, the project contains 2.73 acres of open space and trails recreational facility, which will be provided within the project scope. In result, the project will not include the use of existing neighborhood or Regional Park or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The proposed open space intended for recreation may not meet the County standard of five (5) acres per 1,000 residents. As presented, the proposed project would have

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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approximately 234 residents (3.21 residents x 73 units) which would require 1.25 acres of dedicated recreation space. The impact will be less than significant.

c). The project is not located within an existing County Parks and Recreation District but is located within the Lakeview/Nuevo/Romoland County Service Area (CSA) No. 146. This particular County Service Area which offers library and street lighting services. With not being within an existing Parks and Recreation District, the project site does not fall within an existing Parks and Recreation Plan. The impact will be less than significant.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

42. Recreational Trails

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

Findings of Fact:

Condition of Approval (COA) 50.PARKS.3, requires that prior to map recordation, the applicant shall offer a project exhibit/trail plan identifying the proposed trail network(s) under the jurisdiction of the Regional Park and Open-Space District for review and approval for dedication to Riverside County Regional Park and Open-Space District or County managed Landscape and Lighting Maintenance District, or Community Service Area CSA 146 for trails purposes. Said dedication will be offered on behalf of the vested interest of the citizens of Riverside County and will not become part of the Districts maintained trail system. 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

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

b) 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?

c) 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?

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

Source: Riverside County General Plan

Findings of Fact:

a) The proposed grading activities may require the transport of grading equipment to and from the Project site, and may result in minor related circulation activities, during the short-term. However, the proposed Project which will ultimately result in the construction of seventy-three (73) single-family residential structures will not result in an increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program. In addition, Condition of Approval 10. TRANS. 3 states that the 73 residential lot subdivision will not require a Traffic Study. The Transportation Department has stated that to determine whether a project would be subject to a Traffic Study you would consider one trip per dwelling unit during the peak hours of 4:00 p.m. – 6:00 p.m.

Typically 100 peak trips would trigger the need for a traffic study. Full build-out of the map with residential housing would result in 73 vehicle trips during the peak hours. Furthermore, based upon the County's Traffic Impact Analysis Preparation Guide, single family residential tracts of less than 100 lots are typically exempt from having to perform a traffic impact analysis. Regardless, while an impact analysis was not completed, given the existing infrastructure already in place, the small number of additional peak trips that will be added to the circulation, and the required payment of development impact fees. Therefore, this project does not meet the threshold with the Riverside County Transportation Department to require a Traffic Study.

This project is located in the Lakeview/Nuevo area. An Infrastructure Phasing Plan (IPP) has been prepared for the Lakeview/Nuevo area. 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. This 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 time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first. Impacts are anticipated to be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The proposed Project will not result in a substantial increase of traffic due to the small increase in vehicle trips during construction and ultimately operation of the Project site. The Project will not 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. Impacts are less than significant.

c-d) Future development of the Project site will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks nor will it alter waterborne, rail or air traffic. No impact will occur.

e) The future development of the proposed Project site will not require modifications to any existing public right-of-way resulting in a hazardous design feature such as sharp curves. Driveways into the Project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the Project site. The existing roadway providing access to the Project is already designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. Therefore, no impact will occur.

f) Future development of the Project site will not result in the need for new or altered maintenance of roads. No impact will occur.

g) The proposed Project will ultimately allow for the construction of 73 single-family residences. Short-term impacts will occur to the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and Ordinance No. 499 requiring an encroachment permit from Riverside County Department of Transportation to assure that the safety of the traveling public is protected during construction will ensure that less than significant impacts will occur during construction.

h) Compliance with Riverside County Fire Departments development standards in terms of length of driveway, turnaround, slope, gate width and opening, will ensure that adequate emergency access into and out of the Project site is available. In addition, the project is required to have secondary emergency access available due to the Project site being located within a Very High Fire Hazardous Area. Therefore, less than significant impacts will occur with incorporation of Fire Department's development standards and condition of approval 50. FIRE 4

i) The Project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impact will occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the Lakeview/ Nuevo Area Plan, the Project site is not located near any bike trails. No impact will occur.

Mitigation: No mitigation measures are required

Monitoring: No monitoring measures are required

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

b) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) 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"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a) The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities. The applicant provided a water will-serve letter to the Environmental Health Department and will connect to the public sewer system. The impacts are considered less than significant.

b) EMWD will provide water and sewer service to the subject project. The provisions of service are contingent upon the developer completing the necessary arrangements in accordance with EMWD rules and regulations. The impacts are considered less than significant

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

b) 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"/>
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c) 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"/>
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Source: Department of Environmental Health Review

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 proposed project is for the subdivision of an 18.39 acre site into 73 residential parcels. Development of the project site is not proposed at this time; however, the subdivision could ultimately lead to development of 73 single-family residences. A soils percolation report submitted to the Environmental Health Department has determined that the on-site wastewater treatment system proposed for the 73 parcels and 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. Conditions of approval will ensure that any impacts associated with this new on-site disposal system will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

b) 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"/>
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c) 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"/>
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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

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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

Findings of Fact:

a-b) Electricity and gas service will be provided by Southern California Edison. 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) Water quality measures included in the proposed Project and the WQMP and SWPPP prepared for the Project would protect the quality of water discharged from the site during both construction and operational activities. Therefore, the Project would have a less than cumulatively considerable impact on water quality. The site is not located within a flood hazard zone. Therefore, the proposed Project would have a less than cumulatively considerable impact related to hydrology

e) According to COA 50.TRANS.6, a separate street lighting plan is required 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 is located in the Lakeview/Nuevo Area. An Infrastructure Phase Plan (IPP) has been prepared for the Lakeview/Nuevo area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. The project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB 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: Staff review, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated.

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 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)?

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable. As demonstrated in Sections 1 – 50 of this Environmental Assessment Initial Study. As illustrated in the EA the project will not have any impacts that cannot be reduced to less than significant with appropriate and conditions of approval. Therefore, no cumulative impacts are anticipated to occur. The proposed project of a Schedule "A" subdivision of 18.39 gross acres into 73 single family residential lots. The impact will be less than significant.

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

Source: Staff review, project application

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

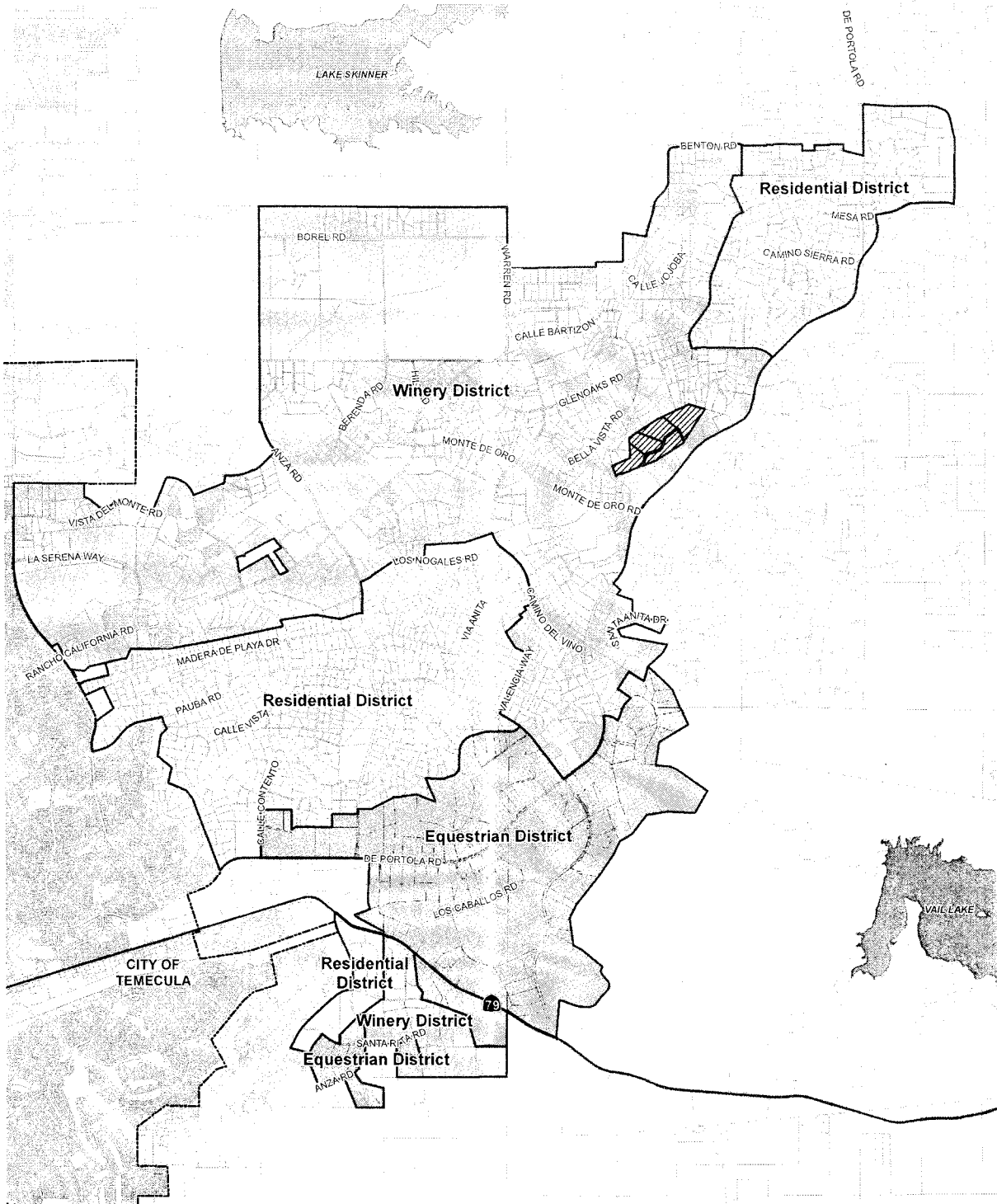
Earlier Analyses Used, if any:

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

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

VII. AUTHORITIES CITED

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



Data Source: Riverside County 2011

- Existing Wineries (Less than 20 acres gross)
- Highways
- Equestrian District
- City Boundary
- Residential District
- Winery District
- Winery District Overlay
- Waterbodies

Figure 4B

Jan. 12, 2018

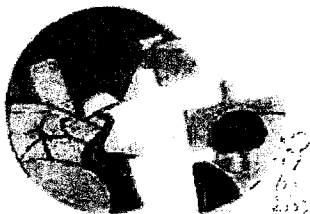
0 0.5 1 Miles

Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source or other third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



GPA No. 1202
**PROPOSED TEMECULA VALLEY
 WINE COUNTRY POLICY AREA
 WITH DISTRICTS**

File: \\work\MSD\GIS\Projects\REC\Fig_4B - Wine Country Policy Area for PCPA - 2018.mxd



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: GPA 1202, CZ 7885, and TR 37254

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

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

COMPLETED/REVIEWED BY:

By: Deborah Bradford Title: Contract Project Planner Date: February 28, 2018

Applicant/Project Sponsor: Koll Custom Homes Inc., c/o Greg Koll Date Submitted: March 12, 2018

ADOPTED BY: Board of Supervisors

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Deborah Bradford at (951) 955-6646.

Revised: 03/12/18
Y:\Planning Master Forms\Templates\CEQA Forms\Mitigated Negative Declaration.docx

Please charge deposit fee case#: ZEA42839 ZCFG6216

FOR COUNTY CLERK'S USE ONLY

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42839
Project Case Type (s) and Number(s): GPA No. 1202, CZ No. 7885, TR 37254, and AG Preserve Case No. 1056
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person / EA Preparer: Deborah Bradford
Telephone Number: (951) 955-6646
Applicant's Name: Koll Custom Home Inc. Attention: Greg Koll
Applicant's Address: P.O. Box 1658 Temecula CA. 92593

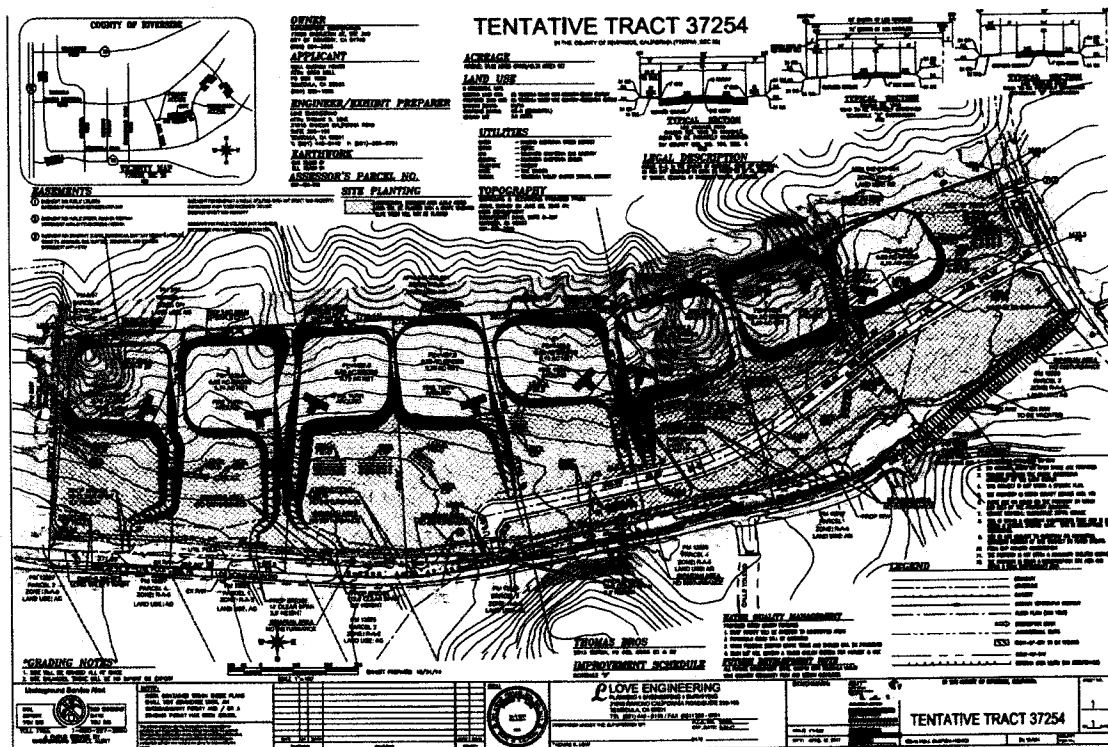
I. PROJECT INFORMATION

Project Description:

GENERAL PLAN AMENDMENT NO. 1202 (Foundation Amendment) –The applicant is proposing to amend the boundaries of the Wine Country – Winery District and the Wine Country – Residential District within the Temecula Valley Wine Country Policy Area by removing the subject property consisting of 51.54 gross acres from the Wine Country – Winery District and placing it within the Wine Country – Residential District. General Plan Amendment No. 1202 (GPA No. 1202) will amend Figure 4B of the Southwest Area Plan to show the revised boundaries of these two Wine Country Districts.

CHANGE OF ZONE NO. 7885 – The applicant proposes to amend the zoning classification for the subject property from Citrus/Vineyard, 10-acre minimum lot size (CV-10) to Wine Country – Residential (WC-R).

TENTATIVE TRACT MAP NO. 37254 – The applicant is proposing a Schedule D subdivision to divide a 51.54 gross acre lot into 8 single-family residential lots. The lots range in size from 6 to 8.5 gross acres.



AGRICULTURAL PRESERVE NO. 1056 (DIMINISHMENT/CANCELLATION)/AGRICULTURAL PRESERVE NOTICE NO. 173 - The applicant proposes to delete (diminish) 48.52 acres from Rancho California Agricultural Preserve No. 11 and cancel the land conservation contract executed for Rancho California No. 11, Amendment #3, Map No. 389. The applicant also filed an application for a notice of nonrenewal for the abovementioned land conservation contract.

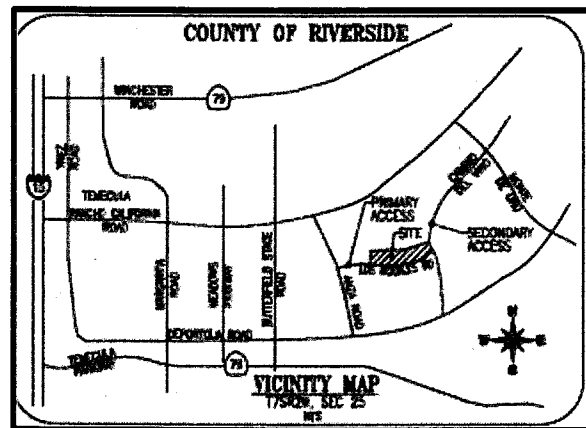
A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area: 51.54 gross acres

Residential Acres: 51.5 gross acres	Lots: 8	Units:	Projected No. of Residents: 25
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 927-450-002

Street References: The Project site is located north of Los Nogales Road, south of Monte de Ono Road, west of Camino Del Vino, and east of Anza Road.



Vicinity Map

D. Section, Township & Range Description or reference/attach a Legal Description: Section: 25, Township: 7S, Range: 2W

E. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is comprised of approximately 51.54 gross acres which consists primarily of grape vines and moderate amounts of annual weeds and grasses. The Long Valley Wash is located along the southern portion of the Project site. Topography of the site is relatively moderate with the terrain being generally gently sloping and steepening to the north and ranges in elevations from 1,386 – 1,480 feet above mean sea level (amsl). The Project site is surrounded by vacant land, scattered residential development, agricultural land and vineyards.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Southwest Area Plan and within the Temecula Valley Wine Country Policy Area – Winery District. The applicant is proposing a General Plan Amendment to change the Policy Area to the Residential District. As provided in the General Plan, in summary, the vision for Riverside County is the following: “Riverside County is a family of special communities in a remarkable environmental setting.” The Temecula Valley Wine Country Policy Area was developed to ensure the long term viability of the wine industry while protecting the community’s equestrian rural lifestyle, and promote and preserve the distinctive character of this unique area within the Southwestern Area Plan. By amending the policy area from the winery district to the residential district the subject property will not conflict with this vision or the purpose of the Policy Area because the subject property is consistent with the usage and the zoning of the surrounding properties will ensure that by amending the policy area to residential the preservation of the community’s unique character will continue.
2. **Circulation:** The Project has adequate circulation facilities and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project is located within the Western Riverside County Multi-Species Habitat Conservation Plan (WRMSHCP), but is not within a Criteria Cell. An incised channel of Long Valley Wash is located on the project site. The Long Valley Wash is located within the southern portion of the site and construction of the bridges crossing the wash must comply with the “Guidelines for Construction of Wildlife Crossings” set forth in Section 7.5.2 of the MSHCP Volume 1. The streambed and its associated Riparian Forest and Scrub habitats meet the definition of MSHCP Riparian/Riverine Areas. Long Valley Wash and its associated Riparian Forest and Riparian scrub habitats will remain on the site in their existing conditions and will be 100% avoided. Conditions of approval will be required to ensure consistency with all applicable Multipurpose Open Space policies.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project’s design. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** Ultimate development of the Project site will result in 8 single family residences. Residential uses are considered sensitive uses and as stated in the Noise Element requires a “serene environment”. The Project site is located in an area with land use designations that allow for residential uses and is not located in an area that allows for the development of high noise producing uses such as airports or heavy manufacturing uses. The proposed Project will comply with all applicable Noise Element policies and specifically Policy N 1.3 and N 1.4.
6. **Housing:** The proposed Project is for residential development on land that is currently vacant; therefore, implementation of the Project does not entail the displacement of existing housing nor does it create a need for new housing; thus, the Project will not conflict with General Plan Housing Element policies.
7. **Air Quality:** The proposed Project includes site preparation and construction-related activities. The Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.

8. **Healthy Communities:** Ten foot wide community trails will be included within the project design and located along the southern portion of Los Nogales Road and along the western edge of Camino Del Vino. The location of the trails within the subdivision will encourage pedestrian activity which is consistent with the policies of the Healthy Communities Element.

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

C. **Foundation Component(s):** Agricultural

D. **Land Use Designation(s):** Agricultural

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

F. **Policy Area(s), if any:** Temecula Valley Wine Country Policy Area – Winery District

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** Southwest

2. **Foundation Component(s):** Agricultural

3. **Land Use Designation(s):** Agricultural

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

5. **Policy Area(s), if any:** Temecula Valley Wine Country Policy Area – Winery District and Temecula Valley Wine Country Policy Area – Residential District.

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:** Citrus/Vineyard, 10-acre lot minimum (C/V-10)

J. **Proposed Zoning, if any:** Wine Country – Residential, 5-acre lot minimum (WC-R)

K. **Adjacent and Surrounding Zoning:** Residential Agricultural, 5-acre lot minimum (R-A-5), Citrus/Vineyard. 10-acre lot minimum, Wine-Country - Winery

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.

Aesthetics

Agriculture & Forest Resources

Air Quality

Hydrology / Water Quality

Land Use / Planning

Mineral Resources

Transportation / Traffic

Tribal Cultural Resources

Utilities / Service Systems

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

IV. DETERMINATION

On the basis of this initial evaluation:

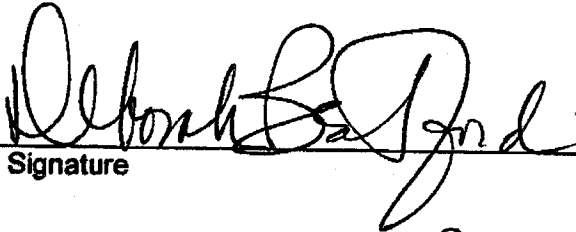
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

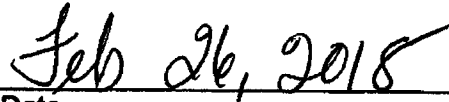
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the

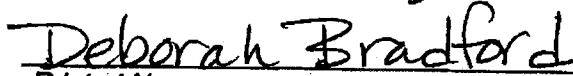
negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.



Signature



Date



Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

a) The project site is located approximately seven (7) miles east of Interstate 15, a County Eligible Scenic Highway. Due to the distance of the Project site from Interstate 15 negligible visual impacts will occur along this corridor. Therefore, less than significant impacts will occur.

b) The proposed Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Short-term impacts to the aesthetics of the site will be impacted during construction. Once construction is completed, the 51.54 gross acre site will be developed with eight (8) single-family residences with approximately 26 acres of vineyard planting. Development of this site from a vacant lot to a developed site with homes and vineyards will result in an aesthetically pleasing development, compatible with the unique quality of the Temecula Valley Wine Country Policy Area. Lastly, the existing riparian and scrub habitat located along Long Valley Wash will remain in its current form. Therefore, a less than significant impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The Project site is located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory. Riverside County Ordinance No. 655, 'Regulating Light Pollution' restricts the use of certain light fixtures which may have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of Riverside County Ordinance No. 655 (COA 50. PLANNING 1) into the proposed Project, impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must comply to obtain project approval, they are not considered mitigation. While ultimate development will increase the number and distribution of light sources in the vicinity of the project, impacts related to this issue will be less than significant level, due to adherence to County's lighting standards. The project would not create substantial light and glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. The project site is in immediate proximity of other existing and planned similar uses. Through County policies, including Ordinance No. 655, light spillage on surrounding properties would not occur and while there would be an increased amount of nighttime lighting over existing conditions, given the size and use of the site, coupled with 50% of the site remaining as vineyards, impacts would be minimal. Therefore, less than significant impacts will occur in regards to new lighting sources affecting day or nighttime views and the exposure of unacceptable light levels to adjacent properties.

Mitigation: No Mitigation Required.

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

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials. "A Guide to the Farmland Mapping and Monitoring Program 2004 Edition" prepared by California Department of Conservation.
<http://www.conservation.ca.gov/dlrp/fmmp/Pages/overview.aspx>

Findings of Fact:

a) According to the Farmland Mapping and Monitoring Program (FMMP), the project site is comprised of approximately 50% Prime Farmland which is located along the southern portion of the project site. The remaining 50% is comprised of Unique Farmland and is located on the northern portion of the project site. Small portions of the Project site along the northern and southern boundaries are designated as Other Lands. Below are the defining factors of these designations:

Prime Farmland – Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Unique Farmland – Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Other Lands – Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits and water bodies smaller

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

As proposed, the General Plan Amendment, Change of Zone, and Tentative Tract Map will result in the ultimate development of 8 single-family residences and some loss of farmland will occur. However, the majority of the proposed 8 residential housing pads are outside of the prime farmland area which is along the southern portion of the site. The Tentative Tract Map exhibit indicates and notes that approximately 50 % of the project site will be located in a permanent easement devoted to vineyard planting. This easement will be mapped and recorded prior to final Map recordation. The easement shall be held in perpetuity and will be maintained by the Heavenstone Ranch Corp, Inc., as stated in Condition of Approval, 050 Planning 1. Although, not a requirement of the property owner to keep the site in an agricultural use, 50% will remain as agricultural use. Although the project will convert primarily Unique Farmland and some Prime Farmland to non-agricultural uses, this conversion alone does not necessarily result in a significant impact. As shown on the FMMP, there is a number of areas designated as Unique and Prime Farmland that will remain in the area and the current proposed change represents a small portion to the total farmland area just locally. Furthermore, by requiring an easement to maintain 50% of the property, which is identified as Prime Farmland, as active vineyards, the proposed project actually helps ensure long-term viability of the site to be utilized as active farmland. Therefore, less than significant impacts will occur in regards to conversion of agricultural land to non-agricultural uses.

b) The project site is currently within the Temecula Valley Wine Country Policy Area – Winery District and zoned Citrus/Vineyards with a 10 acre minimum lot size (C/V-10); however, the project site is proposed to be added to the Temecula Valley Wine Country Policy Area – Residential District and rezoned to Wine Country – Residential, which is not considered an agricultural zone, pursuant to Section 21.3 of Riverside County Ordinance No. 348. Therefore, once the site is rezoned, the project will not conflict with agricultural zoning or uses and less than significant impacts will occur in regards to this issue area.

However, the project site is currently located within Rancho California Agricultural Preserve No. 11 (Map No. 853B), having being added to this preserve on September 23, 1976 with the adoption of Map No. 389, and a Land Conservation Contract was executed for the project site and took effect as of January 1, 1977, according to recorded instrument number 122118.

Therefore, the project applicant has also filed (1) an application for a Notice of Nonrenewal within an Agricultural Preserve, (2) an application to diminish the size of Rancho California Agricultural Preserve No. 11 by 51.54 gross acres (being the project site), and (3) a petition to cancel the land conservation contract for the portion of the agricultural preserve being diminished. If the portion of the agricultural preserve is diminished and the land conservation contract cancelled, as described above, less than significant impacts will occur because the lands associated to the project will no longer be subject to a Williamson Act contract or an agricultural preserve as previously stated, and impacts would be less than significant. Furthermore, as discussed prior, 50% of the site will be maintained in perpetuity as active farmland, helping ensure the long-term viability of the overall site and preserving the majority of the land identified as Prime Farmland.

c) The applicant is proposing a change of zone from Citrus/Vineyard (C/V) to Wine Country-Residential (WC-R). Ordinance No. 625 defines land zoned for primarily agricultural purposes as A-1, A-P, A-2, A-D, and C/V. Property directly north of the project site is zoned Wine Country-Winery (WC-W), to the east, and west Citrus/Vineyard (C/V), and to the south Residential Agricultural (R-A). Uses permitted in these zoning classification allows for single-family development, and agricultural uses such as,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vineyards, groves, field crops and processing and packaging of agricultural or horticultural products. The proposed change of zone to WC-R will not result in an incompatibility with agriculturally zoned property in that the permitted uses are primarily the same as in the agriculturally defined zones. The only agriculturally defined zone is to the east of the project site; however, given that the Project site will be developed with vineyards an incompatibility of a non-agricultural uses adjacent to agricultural uses would not occur. Therefore, less than significant impacts will occur in regards to this issue area.

d) The proposed General Plan Amendment, Change of Zone, and Tentative Tract Map will result in approximately 50% of the Project site being converted from agricultural uses to eight (8) residential lots. However the remaining 50% of the project site will be comprised of a dedicated easement in perpetuity for the planting of vineyards as stated in Condition of Approval 050 Planning 1. The Wine Country Policy Area - Winery District does not require an applicant to retain their property in agricultural production nor does the current zoning of the project site. The applicant of their own accord is choosing to keep 50% of the site for vineyard planting. Therefore less than significant impacts will occur in that 50% of the site, which is classified as Prime Farmland, will remain in agricultural production in perpetuity, which will help offset any of the losses tied to the residential parcels.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project is not located within the boundaries of a 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. The project will have no impact.

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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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; therefore, no impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

AIR QUALITY Would the project DB worked on 2/21/18

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, "Benton Road Residential Air Quality Impact Analysis", dated November 2, 2016, prepared by Urban Crossroads.

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 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 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This project involve a General Plan Amendment but is not considered a significant project.

According to the consistency analysis presented above and the analysis presented in section b) below, the proposed project will not conflict with the AQMP; no impact will occur.

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

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

South Coast Air Basin Attainment Status – Riverside County

Pollutant	Federal	State
O ₃ (1-hr)	No Data	Nonattainment
O ₃ (8-hr)	Nonattainment	Nonattainment
PM ¹⁰	Attainment	Nonattainment
PM ^{2.5}	Nonattainment	Nonattainment
CO	Unclassified/Attainment	Attainment
NO ₂	Unclassified/Attainment	Attainment
SO ₂	Attainment	Attainment
Pb	Unclassified/Attainment	Attainment

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

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

Construction Emissions

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Although a project specific air quality analysis was not performed, such analysis has been performed for other projects within the County that are also located within the South Coast Air Basin. Emissions for the purposes of this section are not dependent on a specific location but merely the anticipated amount of emissions and its relation to daily emission thresholds established for the South Coast Air Basin. One particular analysis was performed by Urban Crossroads for a 34 unit residential subdivision on approximately 20 acres and will be used in this analysis for reference. Although the reference project is smaller in size (20 acres) compared to the proposed project (51 acres), CalEEMod assumes only so many acres are graded and so much equipment is operating at a time producing so much emissions per day. Therefore, regardless of the difference in project size, the same assumptions would be made by the modeling on the amount of grading occurring on a particular day at maximum and the resulting emission levels would not differ between the reference project and proposed project.

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

The table below titled Reference Project Maximum Daily Construction Emissions summarizes the results of the CalEEMod outputs from the reference 34 unit project. Based on the results of the model, maximum daily emissions from the construction of the reference project will not exceed established SCAQMD thresholds. Since the project as noted above would be anticipated to result in substantially less emissions compared to the reference project, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for construction established by SCAQMD.

Reference Project Maximum Daily Construction Emissions (lbs/day)

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

Operational Emissions

Long-term emissions are evaluated at build-out of a project. The project is assumed to be operational in 2019. Long-term criteria air pollutant emissions will result from the operation of the proposed project. Long-term emissions are categorized as area source emissions, energy source emissions, and mobile source emissions. The table below titled Reference Project Maximum Daily Operational Emissions summarizes the results of the CalEEMod outputs from the reference 34 unit project. Based on the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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results of the model, maximum daily emissions from the operation of the reference project will not exceed established SCAQMD thresholds.

Reference Project Maximum Daily Operational Emissions (lbs/day)

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

The project as proposed would be anticipated to have reduced emissions given the project represents 8 units (10 maximum units pursuant to the General Plan Amendment) compared to the 34 units analyzed in this reference air quality analysis. Therefore, the proposed project would also be anticipated to not exceed maximum daily emission thresholds for operation established by SCAQMD. Therefore, both short-term construction and long-term operational emissions will not exceed the daily thresholds established by SCAQMD and impacts will be less than significant.

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

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

Surrounding land uses within 1 mile of the project include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The nearest school (Crown Hill Elementary School) is located approximately 3 miles to the southwest of the project; therefore, no impacts would occur to schools within ¼-mile of the project site.

Carbon Monoxide Hotspots

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Existing CO concentrations in the immediate project vicinity are not available. Ambient CO levels monitored in the Riverside-Rubidoux Station showed a highest recorded 1-hour concentration of 2.7 ppm (State standard is 20 ppm) and a highest 8-hour concentration of 1.6 ppm (State standard is 9 ppm) during the past 3 years. The highest CO concentrations would normally occur during peak traffic hours; hence, CO impacts calculated under peak traffic conditions represent a worst-case analysis.

Given the relatively low level of CO concentrations in the project area, project-related vehicles are not expected to result in the CO concentrations exceeding the State or federal CO standards. Since no CO hot spot would occur, there would be no project-related impacts on CO concentrations.

Localized Significance Threshold Analysis

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

Similar to the discussion prior as it relates to regional emission thresholds for criteria pollutants, the reference project (a 34 unit residential project that was proposed within the Temecula Valley SRA) was utilized to compare against the proposed eight unit residential development as it relates to LST analysis.

The tables below titled Reference Project On-Site Preparation Construction LST Emissions and Reference Project On-Site Grading Construction LST Emissions identify the emissions during construction at residences 25 meters (82 feet) away from that reference project, which are well below the SCAQMD thresholds of significance. These also include consideration of existing regulations as previously noted.

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

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

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

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

Similar to the analysis on regional emissions, the modeling assumes only so many acres are graded and so much equipment is operating at a given time. Therefore, regardless of the difference in project size, the same assumptions would be made by the modeling on the amount of grading occurring in a particular day at maximum and the resulting emission levels would not differ between the reference project and proposed project. The proposed project is also further from the nearest sensitive receptors

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(approximately 350 feet) compared to the reference project (approximately 82 feet); which in regards to air quality emissions and dispersal rates, is a substantial difference. Therefore, the proposed project would also be anticipated to not exceed maximum daily LST emission thresholds for construction established by SCAQMD.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a proposed project, if the project includes stationary sources, or attracts mobile sources that may spend long periods queuing and idling at the site (e.g., transfer facilities and warehouse buildings). The proposed project does not include such uses, and thus, due to the lack of significant stationary source emissions, no long-term localized significance threshold analysis is needed. Therefore, based on the analysis for CO and LST, impacts to sensitive receptors are considered less than significant.

e) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include but are not limited to long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The proposed development would not be located within one mile of an existing substantial point source emitter as none are known to exist in the immediate area. Therefore, the project would not result in the construction of a sensitive receptor near a point source emitter less than significant impacts would occur.

f) The Project presents the potential for generation of objectionable odors in the form of diesel exhaust during construction in the immediate vicinity of the project site. Impacts of construction-related odors cannot be quantified because it is subjective to each person's sensitivity to smell. Recognizing the short-term duration and quantity of emissions in the Project area, and the small number of nearby residences (approximately 21), approximately 63 people would be exposed to these odors. Although not significant in numbers of people, being bothered by odors to just one person can be a nuisance. Odors due to exhaust from construction vehicles and equipment will be short-term and negligible. Further, construction activities would primarily occur during daytime hours (see mitigation measure MM NOI-1) when most people are at work. Therefore, less than significant impacts will occur due to exposure of a substantial number of people to objectionable odors.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?				
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003); MSHCP Consistency Analysis prepared by Principe and Associates dated May 17, 2017 (PDB06519); Nesting Season Survey for Burrowing Owl prepared by Principe and Associates dated April 25, 2017 (PDB06518)

Findings of Fact:

a) The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan within the Southwest Area Plan. The project site is not located within an MSHCP Criteria Cell; therefore, the project is not subject to the Habitat Evaluation and Acquisition Negotiation Strategy process (HANS) or Joint Project Review (JPR). Although the project site is not located within a Criteria Cell, consistency with Section 6.0 of the MSHCP must still be demonstrated. A brief consistency analysis is provided herein.

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

An incised channel of Long Valley Wash is located on the project site. The streambed and its associated Riparian Forest and Scrub habitats meet the definition of MSHCP Riparian/Riverine Areas.

Long Valley Wash is present along the site's south property line and was mapped as an intermittent blueline stream when the USGS Topography Map was compiled in 1953. The intermittent blueline stream designation was removed in the area located between Anza Road and Camino Del Vino when the map was photo revised in 1973. The channel of this historic wash is incised over 10 feet into the terrain in the eastern portion of the site, and basically disappears in the western portion of the site, where it is incised less than one-foot into the terrain. Associated Riparian Forest and Riparian scrub

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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habitats within this area will remain on the site in their existing conditions and are designed to be 100% avoided as shown on the proposed Tentative Tract Map. According to the MSHCP Consistency Analysis prepared by Principe and Associates, the project as designed will not result in impacts to Riparian/Riverine Areas. The County of Riverside has conditioned the project prior to building permit issuance to ensure that the design of the four proposed bridges will not impact the MSHCP Riparian/Riverine habitat within Long Valley Wash. Construction of the bridges must follow the "Guidelines for Construction of Wildlife Crossings", set forth in Section 7.5.2 of the MSHCP Volume 1. The County of Riverside has also conditioned the project prior to grading permit issuance to ensure that all MSHCP Riparian/Riverine Habitat is mapped and labeled on the grading plans.

Other kinds of aquatic features that could provide suitable habitat for endangered and threatened species of fairy shrimp are not present on the site (i.e., vernal pools or swales, vernal pool-like ephemeral ponds, stock ponds or other human-modified depressions such as tire ruts, etc.). The project will be consistent with Section 6.1.2 of the MSHCP with adherence to Riverside County conditions of approval.

Section 6.1.3 (Protection of Narrow Endemic Plant Species)

According to the MSHCP Consistency Analysis prepared by Principe and Associates, the project site is not located with a Narrow Endemic Plant Species Survey Area. The project 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, the project site is not located adjacent to an MSHCP Conservation Area. Therefore, the project is not subject to the Urban/Wildlands Interface Guidelines. The project 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 the required habitat assessment survey area for burrowing owl. According to the Nesting Season Survey for Burrowing Owl report prepared by Principe and Associates, suitable habitat was observed on the project site; therefore, four focused surveys were conducted during breeding season. The surveys were conducted on March 30, April 6, April 13, and April 20, 2017. No burrowing owls or burrowing owl sign were observed during any of the surveys. Therefore, despite the lack of onsite indicators for burrowing owl, the project has been conditioned prior to grading permit issuance by the County of Riverside for a 30-day burrowing owl pre-construction survey. The project site will be consistent with Section 6.3.2 of the MSHCP with adherence to Riverside County conditions of approval.

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 the incorporation Riverside County conditions of approval.

b-c) The Biological Report states that the topography on the site has been altered in the past by agricultural clearing and grading for approximately 37 years. Site photographs in the Biology Report note that approximately 93% of the existing site was occupied by abandoned vineyard planting.

According to the MSHCP Consistency Analysis prepared by Principe and Associates, based on a review of pertinent biological literature and onsite surveys completed at the same time burrowing owl surveys were completed, threatened, endangered, candidate, sensitive or special status plant or wildlife species have not been recorded on the site. Plant species that were found on the Project site consist primarily

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of invasive and non-native species. A few native species were identified. The vegetation on site does not possess the species composition nor the habitat characteristics to be classified as Grasslands. Wildlife species found on site include, California ground squirrels, western fence lizards, California Quail, red-tailed hawk, lark sparrow, desert cottontail and the coyote. Most of the wildlife was found along Long Valley Wash.

As a part of the project component, Long Valley Wash and its associated Riparian Forest and Scrub habitats were to be 100% avoided by the project. The applicant received an agricultural grading permit for Project site with the intention of preparing the site for the planting of the vines. The level of grading work appeared to exceed the scope that was intended under the agricultural grading permit and was suspended by the Building Official. Principal Planner Ken Baez visited the Project Site and determined that the Riparian area had been impacted by the construction equipment accessing the site across the drainage area. To ensure protection of the Riparian area and its habitat, the following mitigation measures are required:

MM BIO-1: 100% of the Riparian area will be avoided by ultimate design of the project.

MM BIO-2: Prior to issuance of the grading permit, a CADFW 1600 and USACE 404 permit may be required and proof that consultation and approvals from those entities will need to be provided if construction activities may temporarily impact the drainage area.

MM BIO-3: Prior to issuance of a grading permit, Determination of Biologically Equivalent or Superior Preservation (DBESP) will need to be submitted to, reviewed and approved by EPD and the Wildlife Agencies. All riverine, riparian and jurisdictional features shall be mapped. Once the DBESP is forwarded to the Wildlife Agencies a 60 day review period will start for their review.

MM BIO-4: Prior to issuance of a grading permit, EPD shall verify on grading plans that no disturbance will occur within areas identified and mapped as riverine/riparian. EPD staff shall verify construction of clear span bridges do not disturb riverine/riparian avoidance area identified on the ECS.

MM BIO-5: Prior to recordation, an Environmental Constraints Sheet (ECS) shall be included with notes placed on the Final Map that requires avoidance of impacts to any blueline, riverine, riparian or jurisdictional features mapped as part of the DBESP mitigation process shall match the final map. The area shown on the ECS as an area to avoid disturbance shall be labeled "Riverine/Riparian Avoidance Area."

No MSHCP sensitive soil types are located on the project site that could support rare plant species. No clay soils are located on the project site that could support vernal pool habitat. No burrowing owls or burrowing owl sign was observed during the focused surveys. A 30-day pre-construction burrowing owl survey will be conducted prior to grading permit issuance. A pre-construction nesting bird survey (as discussed below) will also be conducted if grading is planned to occur during the nesting bird season. Less than significant impacts will occur in regards to threatened, endangered, candidate, sensitive or special status plant or wildlife species with the incorporation Mitigation Measures 1-5 and Riverside County's standard conditions of approval.

d) 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 project has been conditioned prior to grading permit issuance by the County of Riverside for a pre-construction nesting bird survey. The project site is not located within or adjacent to a wildlife nursery site. The Long Valley Wash is located within the southern portion of the site and construction of the bridges crossing the wash must comply with the "Guidelines for Construction of Wildlife Crossings" set forth in Section 7.5.2 of the MSHCP Volume 1. Impacts will be less than significant with the incorporation of the following mitigation measure and adherence to Riverside County conditions of approval:

MM BIO-6: Clearing and grubbing shall occur outside the bird breeding season (February 1 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through the completion of a Nesting Bird Survey Report. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval prior to the issuance of grading permits if such grading is to occur during the bird breeding season.

e) An incised channel of Long Valley Wash is located on the project site. According to the MSHCP Consistency Analysis prepared by Principe and Associates, the streambed and its associated Riparian Forest and Scrub habitats will be 100% avoided by the project. However, as mentioned in 7 (b-c) agricultural grading that was permitted appeared to go beyond its permitted scope and some impacts to the Riparian area occurred by vehicles accessing the site across the drainage area. With the incorporation of MM BIO 1-5, impacts to the Riparian Area and Habitat will be reduced to less than significant. MM BIO-3, requires that EPD staff verifies that the construction of the 4 clear span bridges will be designed and constructed so as to ensure that impacts to the MSHCP Riparian/Riverine habitat within Long Valley Wash will be less than significant. Temporary impacts to the Riparian area may occur with the construction of the bridges; however, because the applicant will be required to obtain a 404 permit any impacts to this area will be restored. According to the MSHCP Consistency Analysis prepared by Principe and Associates, the two patches of Riverside and sage scrub growing on the site totaling 1.24 acres in size have long been reduced to remnants. The patches of sage scrub do not possess high quality functions and values to be considered to be sensitive biological resources at this site. Regardless, that habitat will be entirely avoided by the proposed project. Therefore, impacts will be less than significant with the incorporation of Mitigation Measures 1-5 and the adherence to Riverside County conditions of approval.

f) According to Section 404 of the Clean Water Act, wetlands are defined as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Although the riparian area may not have a prevalence of vegetation in that we are currently in a drought the area is delineated on the USGS topographical map as a blue line stream and needs to be 100% avoided as stated in MM BIO-1. Therefore, with mitigation less than significant impacts will occur in regards to this issue area.

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

Mitigation:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM BIO-1: 100% of the Riparian area will be avoided by ultimate design of the project.

MM BIO-2: Prior to issuance of the grading permit, a CADFW 1600 and USACE 404 permit may be required and proof that consultation and approvals from those entities will need to be provided if construction activities may temporarily impact the drainage area.

MM BIO-3: Prior to issuance of a grading permit, Determination of Biologically Equivalent or Superior Preservation (DBESP) will need to be submitted to, reviewed and approved by EPD and the Wildlife Agencies. All riverine, riparian and jurisdictional features shall be mapped. Once the DBESP is forwarded to the Wildlife Agencies a 60 day review period will start for their review.

MM BIO-4: Prior to issuance of a grading permit, EPD shall verify on grading plans that no disturbance will occur within areas identified and mapped as riverine/riparian. EPD staff shall verify construction of clear span bridges do not disturb riverine/riparian avoidance area identified on the ECS.

MM BIO-5: Prior to recordation, an Environmental Constraints Sheet (ECS) shall be included with notes placed on the Final Map that requires avoidance of impacts to any blueline, riverine, riparian or jurisdictional features mapped as part of the DBESP mitigation process shall match the final map. The area shown on the ECS as an area to avoid disturbance shall be labeled "Riverine/Riparian Avoidance Area."

MM BIO-6

Clearing and grubbing shall occur outside the bird breeding season (February 1 to August 31), unless a qualified biologist demonstrates to the satisfaction of the County that all nesting is complete through the completion of a Nesting Bird Survey Report. A Nesting Bird Survey Report shall be submitted to the Environmental Programs Department (EPD) for review and approval prior to the issuance of grading permits if such grading is to occur during the bird breeding season.

Monitoring: Riverside County Department of Building and Safety and the Environmental Programs Department.

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: On-site Inspection, Project Application Materials; PDA04967r1 Hogan 2016; "Phase II Resources Testing and Evaluation Site 33-015916 (CA-RIV-8271) Within Tentative Tract Map 36975 Rancho California area of Riverside County, California". PDA04343 Hogan, Tang 2007; "Historical/Archaeological Resources Survey Report Assessor's Parcel No. 927-450-002 Rabrenovich Vineyard".

Findings of Fact:

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

Monitoring: No Monitoring Required

9. Archaeological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: On-site Inspection, Project Application Materials; PDA04967r1 Hogan 2016; "Phase II Resources Testing and Evaluation Site 33-015916 (CA-RIV-8271) Within Tentative Tract Map 36975 Rancho California area of Riverside County, California". PDA04343 Hogan, Tang 2007; "Historical/Archaeological Resources Survey Report Assessor's Parcel No. 927-450-002 Rabrenovich Vineyard".

Findings of Fact:

- a) The project site has been surveyed by a County approved archaeologist in April and May 2007 and it has been determined that there is one archaeological resource present. This resource includes CA-RIV-008271 which consists of three manos, four mano fragments, one flake, one metate fragment, two hammerstones and one possible stone ball. This site consists of an artifact scatter that has been collected and therefore is no longer present on the subject property. It is important to note that imagery from 1996 on Map My County, shows the entire 51.54 gross acres as being graded and used for row crops. The potential for artifacts to be encountered are minimal and likely any remaining resources less than significant so no mitigation is required. However, in the abundance of caution Advisory Notification Document (AND) Planning 9 will be required to ensure if any archaeological resources are encountered all work shall be halted or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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diverted until a qualified archaeologist can evaluate the nature and significance of the finds. Therefore, impacts are considered less than significant.

- b) An archaeological technical study entitled, "Phase II Resources Testing and Evaluation Site 33-015916 (CA-RIV-8271) Within Tentative Tract Map 36975 Rancho California area of Riverside County, California, prepared by Michael Hogan, dated May 25, 2016, evaluated the significance of the archaeological resources that were collected at the site and based on subsurface testing, analysis of recovered artifacts, and other investigations determined that the archaeological resource(s) are not significant pursuant to the State of California Environmental Quality Act (CEQA) Guidelines, Section 15064.5. Moreover, if the resources are not considered significant archaeological resources pursuant to CEQA Section 15064.5, loss of these resources cannot contribute to a potentially significant cumulative impact. Therefore, less than significant impacts are unlikely to occur.
- 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 Required.

Monitoring: No Monitoring Required.

GEOLOGY AND SOILS Would the project

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

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

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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-2 "Earthquake Fault Study Zones," GIS database, Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a-b) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed Project. This site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone. The nearest active fault anticipated to produce the highest ground accelerations, maximum magnitude of 7.7, is the Elsinore fault located approximately six (6) miles from the subject site. However, the closest fault anticipated to produce the highest ground motions is the San Felipe Fault which is closer to the subject site approximately 0.2 miles but has a lower magnitude of 6.3. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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" Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) Based on the information obtained from 'Map My County', the project site is located in an area with moderate potential for liquefaction. The Preliminary Geotechnical Report states that there are three factors that determine whether a site is likely to be subject to liquefaction, seismic shaking, type and consistency of earth materials, and groundwater level. The report states that groundwater was not observed during subsurface exploration, and local well data obtained from the California Department of Water Resources dating back to 1967 places current groundwater levels at approximately 167 feet below existing ground surface. A historic high groundwater level of 53 feet below ground surface was recorded in 2012. Groundwater is not anticipated to be encountered during grading. The report states that proposed structures will be supported by compacted fill over competent Pauba Formation bedrock, with groundwater at a depth of over 50 feet. Therefore, with the recommended compacted fill, relatively deep groundwater level, and the dense nature of the deeper onsite earth materials, the potential for earthquake induced liquefaction or lateral spreading beneath the proposed structures is considered very low. Additionally, with incorporation of conditions of approval and compliance with the CBC, the potential for earthquake induced liquefaction impacts are considered less than significant.

Mitigation: No Mitigation Required.

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

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source: Southwest Area Plan Figure 12 "Seismic Hazards" and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed Project. As stated in the Preliminary Geotechnical Report, intensity of ground shaking at the site may be higher or lower based on complex variables such as, depth and consistency of earth materials, topography, geologic structure, direction of fault rupture, seismic wave reflection, refraction, and attenuation rates. Ultimate development of the project site will result in the construction of eight single family residences. Compliance with the Geotechnical Report's recommendations in regards to the building design and the California Building Code (CBC) earthquake standards will ensure that impacts related to seismic ground shaking will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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: Southwest Area Plan Figure 13 "Steep Slope", and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) Secondary effects of seismic shaking considered as potential hazards include several types of ground failure, which includes landslides. The Preliminary Geotechnical Report stated that the secondary effect of a landslide due to seismic activity is unlikely given the topography of the site, subsurface exploration and laboratory testing. Therefore, impacts are considered to be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) Based on Map My County the project site is susceptible to subsidence. The Preliminary Geotechnical Report stated that subsidence from scarification and re-compaction will be negligible. In addition compliance with conditions of approval 10.BS GRADE 003, 004, 004, and 006 will ensure any impacts in regards to subsidence will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

15. Other Geologic Hazards

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

Source: Project Application Materials and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) The project site is not located in an area subject to seiche, mudflow, or volcanic hazard. A seiche is the wave action created within an enclosed basin of water, because there are no enclosed bodies of water adjacent to or up gradient of the site the likelihood of seismically induced flooding is considered nonexistent. There are no active volcanos in the vicinity of the project site and no steep hillsides subject to mudflow existing in the project vicinity. No impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

16. Slopes

a) Change topography or ground surface relief features?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a-b) The proposed Project will not significantly change the existing topography on the subject site. The grading will primarily follow the natural terrain and not alter any significant elevated topographic features located on the site. The project has no cut or fill slopes that would exceed 2:1. Impacts will be less than significant.

c) Future development for the project area will include on-site septic. 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. In addition, condition of approval 10. E HEALTH 2 states that if the applicant wants to obtain clearance for their system prior to issuance of building permits, the applicant provide to building and safety a site plan and floor plans, a soils percolation report and plot plan, and groundwater detection boring provided at the location of the onsite wastewater treatment/septic lots. Impacts in regards to this issue area will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) The development of the site would result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Condition of approval 10. BS GRADE. 7 requires that 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. Condition of approval 60. BS GRADE. 14 requires that the applicant obtain a Best Management Practices (BMP) Permit for the monitoring of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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erosion and sediment control BMP's for the site. Impacts will be less than significant in regards to soil erosion and loss of topsoil with the incorporation of the conditions of approval as discussed.

b) The Preliminary Geotechnical Report laboratory test results for the subject site determined that the earth materials onsite exhibit a Very Low Expansion potential; therefore, the design of slab on ground foundations is exempt from the procedures required in the CBC for expansive soils. Impacts will be less than significant.

c) The proposed Project includes the subdivision of a 51.54 gross acre site into eight (8) single-family residential lots. However, future development for the Project area will include on-site septic. To ensure that the Project site has soils that are adequate to support a septic system this Map was conditioned by the Environmental Health Department (AND 10. E. HEALTH 3) to require the applicant to provide, a soils percolation report and plot plan and groundwater detection borings at the location of the onsite wastewater treatment/septic lots. In addition, 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 Required.

Monitoring: No Monitoring 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 and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

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

Monitoring: No Monitoring Required.

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

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

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

Findings of Fact:

a) The Project 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 California Building Code (CBC). In addition because the Project site is located in an area susceptible to moderate wind erosion a condition of approval has been applied to this Project requiring that the developer take all necessary measures to control dust during construction. (AND.15 BS GRADE. 5.) With such compliance the Project will not result in an increase in wind erosion and blowsand, either on or off site. The Project will have less than significant impacts.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

GREENHOUSE GAS EMISSIONS Would the project DB

20. Greenhouse Gas Emissions

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

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

Source: Riverside County Climate Action Plan, "Benton Road Residential Greenhouse Gas Analysis", dated 11/2/16, prepared by Urban Crossroads

Findings of Fact:

a-b) Riverside County has prepared and certified a Climate Action Plan (CAP) which establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial, and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment. The Riverside County CAP has set a goal to reduce emissions by 15 percent from 2008 levels, as

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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recommended by the AB 32 Scoping Plan, in order to ensure the County meets their required State goals pursuant to AB 32.

The CEQA guidelines allow for the use of CAP screening thresholds and tables in the streamlining of CEQA analysis for development projects. Projects that are consistent with the CAP and satisfy the requirements of the screening thresholds and tables comply with the CEQA requirement for addressing GHG emissions and are therefore not required to conduct any further analysis. As an initial screening method, the CAP establishes an emissions threshold of 3,000 metric tons per year of CO₂ equivalent (CO₂E) that is determined to be less than significant for small projects.

No project specific greenhouse gas analysis was performed for this project. However, similar to air quality, other studies have been performed in the area that could be utilized as a reference to compare the project to. The same 34-unit project that was used in the air quality analysis will be used for greenhouse gas reference. In this reference project, using all of the emissions quantified, the total Greenhouse Gas emissions generated from the representative project is approximately 616.12 Metric Tons Carbon Dioxide equivalent (MT CO₂e) per year which includes construction-related emissions amortized over a typical project life of 30 years as shown in the below table. The total GHG emissions from the reference project are below the threshold of 3,000 MT CO₂e per year for residential projects established by the CAP.

Reference Project Operational Emissions (metric tons/year)

Emissions	CO ₂	CH ₄	N ₂ O	CO ₂ E
Construction Emissions amortized over 30 years	16.77	0.01	0.00	16.85
Area Sources	8.74	0.01	0.00	8.80
Energy Sources	114.18	0.01	0.00	114.82
Mobile Sources	444.46	0.01	0.00	444.75
Waste Sources	8.07	0.48	0.00	18.09
Water Usage	10.72	0.07	0.01	12.81
Total Project Emissions	616.12			
Riverside County CAP Threshold	3,000			
Exceeds Threshold	No			
Source: Urban Crossroads				

The project as proposed would be anticipated to have reduced emissions given the project represents 8 units (10 maximum units pursuant to the General Plan Amendment) compared to the 34 units analyzed in this reference greenhouse gas analysis. Therefore, the proposed project would also be anticipated to not exceed the 3,000 metric tons CO₂E/year threshold and the project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with the County's goals of reducing GHG emissions. Project development will not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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 Project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials. Ultimately, the Project will result in the construction of eight (8) residential lots; the Project will not introduce activities that will cause substantial hazard to the public. 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 22a, the Project does not engage in activities that would create a high level of risk or hazards to the surrounding community. Impacts will be less than significant.

c) Because the proposed Project is located in a very high fire hazard area, the Project includes adequate access for emergency response vehicles and personnel. Neither project construction nor operation would be anticipated to significantly impair any evacuation or response plans. Conditions of approval related to emergency access and egress, road widths, location of entry gates, turnarounds and surfacing materials of roadways will ensure that the proposed Project does not interfere with the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan therefore, less than significant impacts will occur.

d) The proposed Project is not located within one quarter mile of an existing or proposed school. The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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: Southwest Area Plan Figure 5. "French Valley Airport Influence Area", Riverside County General Plan Safety Element, Figure S-20, "Airport Locations". GIS database and Google Earth.

Findings of Fact:

a-b) According to Map My County, Google Earth and the General Plan, the project site is not located within an Airport-Influence Area and will not require the review of the Airport Land Use Commission. Therefore, no impact will occur.

c-d) The project site is not located within an airport land use plan or within two mile of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area. The project site is also not located within the vicinity of a private airstrip, or heliport, which would result in a safety hazard for people residing or working in the project area. No impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

23. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where	<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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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) According to GIS database, the proposed Project is located in a very high fire hazard area and is within a State Responsibility Area (SRA) and therefore has the possibility to 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. Compliance with California Code of Regulations title 14 section 1270 et seq. requires that specific standards in terms of; emergency access and egress, signing and building numbers, emergency water standards and fuel modification standards be applied in SRA's. The proposed Project has been reviewed by the Riverside County Fire Department and several conditions of approval have of been applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, construction materials, length and grade of driveways, gated entries, turning radius and fuel modifications. With these conditions of approval impacts as they relate to this issue area will be less than significant. (AND 15. FIRE. 1, 2, and 3, COA 50. FIRE 1, 2, 3)

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

HYDROLOGY AND WATER QUALITY Would the project DB

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition and Earth-Strata, Inc., Preliminary Geotechnical Interpretive Report, June 12, 2015.

Findings of Fact:

a) The proposed Project includes the subdivision of a 51.54 gross acre site into 8 single-family residential lots. Ultimate development of the site will likely result in the construction of 8 single-family residences. To ensure that the natural drainage course is maintained, Advisory Notification Document (AND) 15 FLOOD 1 requires that the Long Valley Wash must be kept free of all fill, buildings, and obstructions to ensure that the natural drainage patterns of the areas are maintained to prevent flood damage to new building as well as flooding Los Nogales Road. Although Los Nogales Road is susceptible to flooding presently, without the project, but because the natural drainage will be maintained adjacent properties will not be further impacted by an increased drainage flow than what is currently existing. If deemed necessary Advisory Notification Document 15. TRANS 2 states that the land divider shall protect downstream properties from damages caused by the alteration of the drainage patterns by constructing drainage facilities, enlarging existing facilities, and/or by securing a drainage easement. Advisory Notification Document 15 TRANS 3 states that the land divider, if necessary will be responsible to accept and properly disposes of all off-site drainage flowing onto or through the site. With the incorporation of mitigation measure MM HYDRO WQ: 1 which requires that each lot is provided with a 10,000 gallon cisterns to capture rain water from flowing off site. In the event that the 10,000 gallon cisterns are not adequate in size to reduce the flow, larger cisterns may be required as stated in Advisory Notification Document 15 Flood 1. Therefore, with the incorporation of mitigation measures and standard conditions of approval, impacts in regards to this issue area will be less than significant.

b) As stated above, when grading and building plans are submitted for the future residential development of the site, standard conditions of approval will ensure that any water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate drainage facilities and disposing of any off-site drainage flows. Therefore, less than significant impacts would occur.

c) The geotechnical report for the proposed Project stated that groundwater was not observed during subsurface exploration. Data reviewed dating back to 1967 places current groundwater levels at approximately 167 feet below existing ground surface with a historic high groundwater level of 53 feet below groundwater in 2012. Groundwater is not anticipated to be encountered during grading. Ultimate development of the site will require review and approval by the Building and Safety Department and will be subject to conditions of approval that will ensure that grading and construction of single-family residences will not interfere with any groundwater supply. Therefore, less than significant impacts will occur.

d) As indicated above in 24a. and b., AND 15. TRANS 2 and 3 will ensure that adequate drainage facilities exist or are constructed and that any substantial surface runoff on-site and across property lines will be properly disposed of by the land divider. The use of the site for residential purposes will not

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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create a significant amount of stormwater runoff due to impervious surfaces, since the properties will be designed with cisterns to capture and retain any stormwater created onsite. Water that naturally flows to the wash will continue to do so in order to preserve any downstream functions. The project will not create any significant amount of polluted runoff, nor will it significantly contribute to downstream damage caused by excessive stormwater. Therefore, with mitigation and the incorporation of conditions of approval impacts will be less than significant.

e-f) As indicated in the Southwest Area Plan Figure 10 Special Flood Hazards Area, the Project is located in an area with the potential for flood hazards. The Project site is located within the 100-year floodplain limits for Long Valley Wash. The floodplain impacts the southern half portion of the project site and parallels Los Nogales Road. The floodplain for Long Valley Wash must be kept free of all fill, building and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. Advisory Notification Document 15. FLOOD RI 1 states that the Map shall be designed to create a buildable site outside of the floodplain for each proposed lot. This condition also requires that driveways and access roads be designed in a manner to not block, divert, or obstruct the floodplain flows. In addition, lots 1, 2, 3 and 4 will be providing a bridge that crosses over the floodplain to ensure that access to these lots will not be compromised due to a storm. The proposed building pads are all located outside of the floodplain. Therefore, with incorporation of these conditions of approval and site design, impacts will be less than significant.

g) The proposed Project includes the subdivision of a 51.54 gross acre lot into eight (8), single-family residential lots ranging in size from 6 gross acres to 8.5 gross acres. Ultimate development will be for the construction of 8 single-family residences. Because the development of the Project site will result in the soil disturbance of more than one acre, a Stormwater Pollution Prevention Plan (SWPPP) will be required as stated in Advisory Notification Document 15. BS. GRADE. 11. In addition, 10,000 gallon cisterns will be installed on-site for each lot as mitigation to ensure that control measures will be in place to minimize pollutants in urban runoff from impervious areas of the residences. The cisterns will also be used for irrigation of the vineyards to help reduce water use needs. Advisory Notification Document 15. TRANS. 2 and 3 will minimize and eliminate the amount of surface runoff on-site and across property lines, and includes measures to avoid any type of pollution runoff. Therefore, less than significant impacts will occur with the incorporation of mitigation and adherence to the County of Riverside's condition of approvals.

h) Future development of this Project site will include as mitigation the installation of 10,000 gallon cisterns on each lot to capture rain water so as not to create a substantial increase in run off due to the development of eight (8) single family residents. The cisterns will be maintain by the property owner as stated in Advisory Notification Document 15. Planning-All. 3 to ensure that odors and vectors will not occur. Therefore, impacts will be less than significant in regards to this issue area.

Mitigation:

MM HYDRO WQ: 1 A 10,000 gallon cistern will be provided on each lot and installed in accordance with plans and specification accepted by Riverside County's Department of Transportation.

Monitoring: Riverside County Department of Transportation.

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

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact:

a-b) The proposed Project includes the subdivision of a 51.54 gross acre lot into eight (8) single-family residential lots. Future development will ultimately result in the construction of 8 single-family residences. The proposed Project site is located within the 100-year floodplain limits for Long Valley Wash. The floodplain impacts the southern half portion of the project site and parallels Los Nogales Road. The floodplain for Long Valley Wash must be kept free of all fill, building and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The Project will be designed and conditioned to ensure that ultimate development of the Project site will result in less than significant impacts in regards to the alteration of the existing drainage courses and surface run-off and absorption rates. (AND 15. BS GRADING 3, 7, 11, 13, AND 15. FLOOD 1, 2, and 3, AND 15. TRANS 2, 3, and 5).

c) The Project site is located within the 100-year floodplain limits for Long Valley Wash. The floodplain for Long Valley Wash must be kept free of all fill, building and obstructions in order to maintain the natural drainage patterns of the area and to prevent flood damage to new buildings. The proposed building pad locations are located outside of the 100-year flood plain. Conditions of approval and compliance with the CBC will ensure that impacts related to this issue area will be less than significant.

d) The proposed Project will not change the amount of surface water in any water body, because there are no enclosed bodies of water adjacent to the project site. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

LAND USE/PLANNING Would the project

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

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

Findings of Fact:

a) The project site is surrounded to the north, south, east, and west with scattered single family development. The Project site has an existing General Plan Land Use Designation of Agricultural (AG) 10-acre lot minimum and is within the Temecula Valley Wine Country Policy Area- Winery District. The applicant is proposing a General Plan Amendment to modify the Policy Area to Wine Country – Residential District. The proposed Project is consistent with the development pattern of the surrounding area which is comprised of single family residences with agricultural uses. The Project site borders to the south, the Temecula Valley Wine Country Policy Area– Residential District which is comprised of lots with 2 ½ - 5 acre minimum lot sizes. Therefore, ultimate development of the site will not result in a substantial alteration to the present or planned land use in the area. Impacts will be less than significant.

b) The proposed Project is not located within a city sphere of influence or adjacent to a city or county. Therefore, there will be no impact

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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) The Project site is currently zoned Citrus/Vineyard, 10-acre minimum (CV-10). Although the proposed Project is not consistent with this zoning classifications, Change of Zone No. 7885 proposes to change the zoning to Wine Country-Residential, 5-acre lot minimum (WC-R). Upon approval of the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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zone Change, the proposed Project will be consistent with the new zoning classification and its development standards. See b-c) below for information regarding compatibility. Therefore, no impacts will occur.

b-c) Properties to the north are zoned Wine Country-Winery, 10-acre minimum (WC-W) and Citrus/Vineyard, 10-acre minimum (CV-10), to the east Citrus/Vineyard, 10-acre minimum (CV-10) to the south Residential Agricultural, 2 1/2 acre lot minimum (R-A-2 1/2) and Residential Agricultural, 5 acre lot minimum (R-A-5), and to the west, Citrus/Vineyard, 10-acre minimum (CV-10). In addition, to the north of the subject site, Tentative Tract Map No. 31444 has been approved to subdivide approximately 220 acres into 38 residential lots with a 5-acre minimum lot size and Tentative Tract No. 32819 has been approved to subdivide approximately 84 acres into 12 clustered residential lots with a 1.5 acre minimum lot size, and to the west Tentative Tract Map No. 32949 has been approved to subdivide a 40.4 acre site into 6 residential lots with a 5-acre minimum lot size. The proposed Project's change of zone will be compatible with the density of existing and planned residential development located in the vicinity of the Project site. Furthermore, 50% of the project site will be maintained as active vineyards, helping to further support the compatibility of the proposed project to the overall developed area. Impacts will be less than significant.

d) The proposed Project includes the subdivision of a 51.54 gross acre site into 8 single family residential lots, with a minimum lot size of five acres. The current land use designation of Agricultural allows for a 10-acre lot minimum. However, the applicant has gone through with the General Plan Foundation Initiation Process and is moving forward with modifying the Temecula Valley Wine Country Policy Area – Winery District to the Residential District. As proposed the General Plan Amendment to the Residential District will allow for 5-acre minimum lot size. Policies of the Temecula Valley Wine Country Policy Area – Residential District, is to encourage permanent estate lot residential stock in this region to balance the tourism related activities and to encourage tentative approval of residential tract maps provided that the overall project density yield does not exceed one unit per five acres or if clustered development 1-acre lot minimum as long as 75% of the project area is developed with vineyards. Although the Project is not a clustered development the applicant is setting aside approximately 50% of the area with vineyard planting. As proposed, the Project is consistent with this land use designation and applicable policies of the General Plan. No impact will occur.

e) The proposed Project will not disrupt or divide the physical arrangement of an established community. Therefore, there will be no impact.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) The mineral resource zone (MRZ) mapped for this area is MRZ-3. This classification is an area where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. As the Project site has no history of mineral resource recovery uses and does not contain any known mineral resource and is not located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology, no impacts are anticipated. Furthermore, there are no known existing surface mines or designated mineral resource areas located near the Project site and the Project site is not located in an area of proposed, existing or abandoned quarries or mines. Thus, Project development would not expose people or property in the Project area to these hazards Therefore, no impacts are anticipated

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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-20 "Airport Locations," Riverside County Parcel Report.

Findings of Fact:

a-b). As noted on the Riverside County Parcel Report, the project site is not located within an airport land use plan or within 2 miles of an existing public airport or airstrip. The proposed residential development will not be impacted by excessive noise levels. Therefore, no impact will occur.

Mitigation: No Mitigation Required.

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

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:

The Project site is not located in proximity to a railroad; therefore, there will be no impact in regards to railroad noise.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

31. Highway Noise

NA A B C D

Source: Riverside County's Southwest Area Plan, Figure 7 "Circulation", Project Application Materials and Google Maps

Findings of Fact:

According to Google Maps, the proposed Project site is located approximately 0.5 miles from Anza Road, listed as a "Major" road on Figure 7, "Circulation" in the Southwest Area Plan. Highway 79 is located approximately 3.2 miles from the project site. Given, the proximity of this Highway there will be no impacts in regards to highway noise.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

32. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

There are no other known sources of noise in the area that would be considered an impact to the Project site. Therefore, no impacts are anticipated.

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

Monitoring: No Monitoring Required.

33. Noise Effects on or by the Project	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Fundamentals of Sound and Environmental Noise

Noise can be defined as unwanted sound. Sound (and therefore noise) consists of energy waves that people receive and interpret. Sound pressure levels are described in logarithmic units of ratios of sound pressures to a reference pressure, squared. These units are called bels. In order to provide a finer description of sound, a bel is subdivided into ten decibels, abbreviated dB. To account for the range of sound that human hearing perceives, a modified scale is utilized known as the A-weighted decibel (dBA). Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted by ordinary arithmetic means.

For example, if one automobile produces a sound pressure level of 70 dBA when it passes an observer, two cars passing simultaneously would not produce 140 dBA. In fact, they would combine to produce 73 dBA. This same principle can be applied to other traffic quantities as well. In other words, doubling the traffic volume on a street or the speed of the traffic will increase the traffic noise level by 3 dBA, provided the characteristics of the roadway remained approximately the same. Conversely, halving the traffic volume or speed will reduce the traffic noise level by 3 dBA. A 3 dBA change in sound is the beginning at which humans generally notice a barely perceptible change in sound and a 5 dBA change is generally readily perceptible.

Noise also dissipates as the distance from the noise generator increases. Spherically radiating point sources of noise emissions are atmospherically attenuated by a factor of 6 dB per doubling of distance, or about 20 dB in 500 feet of propagation. For example, if a noise source generates a noise level of 70 dBA at 50 feet, it would be attenuated to 64 dBA at 100 feet and further attenuated to 58 dBA at 200 feet. Note however, for mobile sources (i.e. vehicles), the dissipation for doubling distances tends more towards the magnitude of 3 to 4.8 dBA.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Noise consists of pitch, loudness, and duration; therefore, a variety of methods for measuring noise have been developed. According to the California General Plan Guidelines for Noise Elements, the following are common metrics for measuring noise:

LEQ (Equivalent Energy Noise Level): The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over given sample periods. LEQ is typically computed over 1-, 8-, and 24-hour sample periods.

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

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

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

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

Based on the more conservative study performed from the Federal Interagency Committee on Noise (FICON), typical ambient increases in traffic noise could be a potential impact depending on how high the levels already exist along the specific roadways. Since 5 dBA is considered a readily noticeable increase in noise, a potential impact could exist if the traffic increase resulted in a 5 dBA ambient increase for areas where the ambient noise is under 60 dBA CNEL. If the ambient is between 60 to 65 dBA CNEL, then a 3 dBA increase may create a significant impact. Lastly, if the ambient is above 65 dBA CNEL, then a 1.5 dBA increase may represent a significant impact. The project is estimated to generate a total of 76 average daily trips from 8 units (95 from 10 units as would be allowed by the General Plan Amendment) onto the surrounding roads, most directly to Los Nogales Road and Camino Del Vino. Although the project will be adding trips to other area roadways such as Camino del Vino, Anza Road, and Rancho California Road, these roads already handle a larger amount of daily trips and the portion of the project generated trips would represent a very small portion of the overall current trips and would not result in a more than doubling of trips or therefore an increase of more than 3 dBA in ambient noise levels. Therefore, the impacts to Los Nogales Road represents the worst case scenario for increases in ambient noise.

As noted previously, it would take a doubling of traffic from existing conditions to increase the ambient noise level greater than 3 dBA, which is the level where an increase in noise is a barely perceptible change in noise. There are currently approximately 8 residential units directly accessing Los Nogales Road to Anza Road to its current end before Camino Del Vino. This number of units would also be estimated at generating approximately 76 daily trips directly to Los Nogales Road. The project would then be doubling the existing number of trips, resulting in an increase in ambient noise of 3 dBA. However, this does not include approximately 18 units that may also indirectly utilize Los Nogales Road

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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from side roads between Los Nogales Road and Via Anita such as Las Amantes Road, Calle Ranchito, and Calle Toledo/Meadow Ridge Road to access Anza Road via Los Nogales Road. If it is reasonably assumed that half of the trips from these side roads would utilize Los Nogales Road, this would increase the current anticipated level of trips on Los Nogales Road to approximately 161. Therefore, the project's generation of 76 average daily trips would result in a less than doubling of current trips on Los Nogales Road and a less than 3 dBA increase in the ambient noise level. Further, given the rural nature of Nogales Road, in no way would the existing ambient noise levels be higher than 60 dBA CNEL and the 76 daily trips, even during peak hours, would not represent a significant increase in ambient noise and would be significantly lower than any of the thresholds provided pursuant to the FICON report. Since the increase in ambient noise would be significantly below the typical accepted threshold of 3 dBA to be barely perceptible, the impact to ambient noise levels would be less than significant.

b) Operationally, the project will result in temporary noise sources typical of residential uses such as landscaping activities. These activities are common in the project area and do not represent a substantial increase in periodic noise in the project vicinity. Periodic operational noise increase will be less than significant.

The proposed project may create a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction. Construction noise levels vary, depending on the type and intensity of construction activity, equipment type and duration of use, and the distance between the noise sources and the receiver. Riverside County Ordinance No. 847 Section 2 indicates that noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. Neither the County's General Plan nor Municipal Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers, which would allow for a quantified determination of what CEQA constitutes a substantial temporary or periodic noise increase.

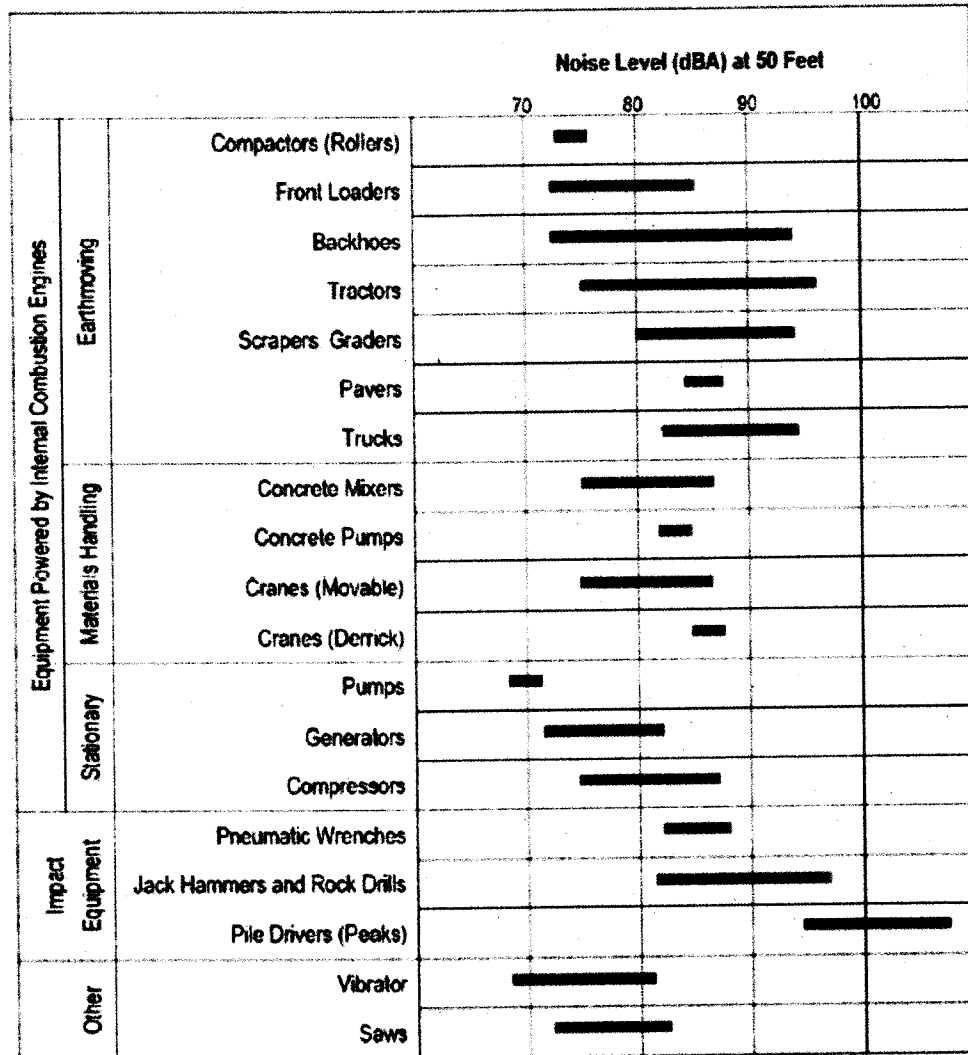
Therefore, to evaluate whether the Project will generate a substantial periodic increase in short-term noise levels at off-site sensitive receiver locations, a construction-related noise level threshold is adopted from the Criteria for Recommended Standard: Occupational Noise Exposure prepared by the National Institute for Occupational Safety and Health (NIOSH). A division of the U.S. Department of Health and Human Services, NIOSH identifies a noise level threshold based on the duration of exposure to the source. The construction related noise level threshold starts at 85 dBA for more than eight hours per day, and for every 3 dBA increase, the exposure time is cut in half. This results in noise level thresholds of 88 dBA for more than four hours per day, 92 dBA for more than one hour per day, 96 dBA for more than 30 minutes per day, and up to 100 dBA for more than 15 minutes per day. For the purposes of this analysis, the lowest, more conservative construction noise level threshold of 85 dBA Leq is used as an acceptable threshold for construction noise at the nearby sensitive receiver locations. Since this construction-related noise level threshold represents the energy average of the noise source over a given time period, they are expressed as Leq noise levels. Therefore, the noise level threshold of 85 dBA Leq over a period of eight hours or more is used to evaluate the potential Project-related construction noise level impacts at the nearby sensitive receiver locations.

Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers and portable generators that when combined can reach high levels. The number and mix of construction equipment is expected to occur in the following stages:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- Site Preparation;
- Grading;
- Building Construction;
- Paving; and
- Architectural Coating.

The figure shown below shows the typical range of construction activity noise generation as a function of equipment used in various building phases. The earth-moving sources are seen to be the noisiest with equipment noise ranging up to about 95 dB (A) at 50 feet from the source.



Source: EPA PB 206717, Environmental Protection Agency, December 31, 1971, "Noise from Construction Equipment and Operations"

The closest residential building or sensitive receptor to the project boundary is approximately 350 feet. As noted previously, with every doubling of distance, noise is attenuated by approximately 6 dBA. And this 6 dBA is typical of a hard surface – in reality the attenuation is often greater as the noise travels over soft dirt, grass, bushes etc. Regardless, based on the more conservative 6 dBA value, noise levels

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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at 50 feet of 95 dBA would be anticipated to attenuate to approximately 80 dBA at 350 feet. Assuming as worst case that this level of noise occurs constantly throughout an 8-hour period, this would still not exceed the threshold of 85 dBA Leq as previously noted. This also assumes that the loudest construction equipment would be operating consistently at the closest location to the sensitive receptor, when in actuality the equipment moves about the site depending on construction needs. Therefore, temporary construction-related noise impacts will be less than significant with the implementation of existing regulations. Although not required to reduce impacts to a less than significant level, a mitigation measure is included as NOI-1 with a variety of measures that can be taken during grading and building construction to further ensure construction impacts will remain less than significant to surrounding sensitive receptors.

c) Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 dBA CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 dBA CNEL. The intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design. The existing immediate surrounding area is primarily rural residential and vacant areas with little regular vehicle trips. As shown in the figure below, even Quiet Urban Daytime is at approximately 50 dBA. Therefore, this existing noise environment is not likely to be near the 65 dBA CNEL threshold. As noted previously, the existing and proposed noise levels from traffic generated by the project is not anticipated to generate more than a 3 dBA increase in noise. Other operational noise is not anticipated to substantially increase noise in the surrounding area. Also as noted previously, temporary noise impacts from construction are exempt from noise standards provided it occurs within the limited hours. Therefore, the project is not anticipated to expose people to noise levels in excess of standards established in the local general plan and impacts would be less than significant.

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

COMMON OUTDOOR ACTIVITIES	COMMON INDOOR ACTIVITIES	A - WEIGHTED SOUND LEVEL dBA	SUBJECTIVE LOUDNESS	EFFECTS OF NOISE
THRESHOLD OF PAIN		140	[Noise Level Scale]	[Effects of Noise Scale]
NEAR JET ENGINE		130		
		120		
JET FLY-OVER AT 300m (1000 ft)	ROCK BAND	110		
LOUD AUTO HORN		100		
GAS LAWN MOWER AT 1m (3 ft)		90		
DIESEL TRUCK AT 15m (50 ft) at 80 km/hr (50 mph)	FOOD BLENDER AT 1m (3 ft)	80		
NOISY URBAN AREA, DAYTIME	VACUUM CLEANER AT 3m (10 ft)	70		
HEAVY TRAFFIC AT 90m (300 ft)	NORMAL SPEECH AT 1m (3 ft)	60		
QUIET URBAN DAYTIME	LARGE BUSINESS OFFICE	50		
QUIET URBAN NIGHTTIME	THEATER, LARGE CONFERENCE ROOM (BACKGROUND)	40	MODERATE	SLEEP DISTURBANCE
QUIET SUBURBAN NIGHTTIME	LIBRARY	30	FAINT	NO EFFECT
QUIET RURAL NIGHTTIME	BEDROOM AT NIGHT, CONCERT HALL (BACKGROUND)	20		
	BROADCAST/RECORDING STUDIO	10		
LOWEST THRESHOLD OF HUMAN HEARING	LOWEST THRESHOLD OF HUMAN HEARING	0	VERY FAINT	

Source: Environmental Protection Agency Office of Noise Abatement and Control, Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety (EPA/ONAC 550/9-74-004) March 1974.

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

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

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

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

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

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

Mitigation:

MM NOI-1: Prior to the issuance of grading and building permits, respectively, the following notes shall be added to grading and building plans to include the following:

“During grading and construction, the Building and Safety Department shall verify that the following measures are implemented to reduce construction noise and vibrations, emanating from the proposed Project:

During all Project site demolition, excavation and grading onsite, construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards.

The contractor shall place all stationary construction equipment so that emitted noise is directed away from the noise sensitive receptors nearest the Project site.

Equipment shall be shut off and not left to idle when not in use.

The contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise/vibration sources and sensitive receptors nearest the Project site during all Project construction.

The contractor shall limit the use of heavy equipment or vibratory rollers and soil compressors along the Project boundaries to the greatest degree possible.

All construction activities and haul truck deliveries shall adhere to County of Riverside Ordinance No. 847, which prohibits construction activities that make loud noise from occurring between 6:00 p.m. and 6:00 a.m. during the months of June through September, and between 6:00 p.m. and 7:00 a.m. during the months of October through May, and on Sundays and Federal holidays.”

Monitoring: Mitigation shall be monitored through the Building & Safety plan check process.

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

34. Paleontological Resources

a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) The Project site is mapped in the County's General Plan as having a High Potential for paleontological resources. To ensure protection of these resources should any be found, MM PALEO-1 has been incorporated to require the applicant to prepare a Paleontological Resource Impact Mitigation Program (PRIMP). The PRIMP is reviewed by the County's Geologist for review and approval prior to the issuance of a Grading Permit. Therefore, with the incorporation of MM PALEO-1 impacts related to the discovery of any Paleontological Resources on site will be less than significant.

Mitigation:

MM PALEO-1: The applicant shall prepare a Paleontological Resource Impact Mitigation Program (PRIMP), which shall be reviewed and approved by the County of Riverside Geologist prior to issuance of a grading permit.

Monitoring: Riverside County's Geologist prior to issuance of grading permit

POPULATION AND HOUSING Would the project

35. Housing

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The Project site is comprised of vacant land. Thus, the proposed Project will not displace substantial numbers of residents requiring the construction of replacement housing. Therefore, no impacts will occur.

b) The Project will result in the construction of 8 single-family dwelling units. No development is proposed on the site that would result in a need for additional housing or housing affordable to households earning 80% or less of the County's median income. The Project will have no impact

c) The Project includes the subdivision of a 51.54 gross acre site. The Project site is comprised of vacant land with no structures exist on site. Therefore the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. The Project will have no impact.

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

e-f) The proposed Project will ultimately result in the construction of a total of 8 single-family dwelling units generating a population of approximately 25 persons. The land use designation for the project site is Agriculture, which allows for one single-family dwelling unit per 10 acres, except as otherwise specified by a policy or an overlay. The proposed General Plan Amendment will modify the Temecula Valley Wine Country Policy Area – Winery District to the Residential District, 5-acre lot minimum. This modification in the policy area will not result in a population growth that will be inconsistent with the General Plan. Infrastructure and road improvements will be provided on-site and offsite; however no expansion of existing infrastructure or extension of a roadway is proposed. These improvements are to ensure that existing residences within the vicinity of the site are not impacted and the new residents anticipated on the Project site will be adequately served by infrastructure and roads. These elements will not induce a population growth into the area that is not anticipated. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. There are six County Fire Stations located in Temecula. Fire Station #96 is the closest, located approximately 5 miles from the Project site at 37700 Glen Oaks Road in Temecula. Given the existing homes in the general area, coupled with the small size and use of the proposed project, less than significant impacts to emergency response times or overall impacts on County Fire Department

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Facilities would be anticipated to occur. Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services from rising to a level of significance. 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 Required.

Monitoring: No Monitoring Required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

The proposed area is serviced by the Riverside County Sheriff's Department. The Southwest Sheriff's Station located at 30755-A Auld Road in Murrieta serves the contract city of Temecula as well as other unincorporated communities. The proposed Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the Project area. The area is already required to be patrolled by County Sheriff and the inclusion of 8 single-family homes will not impact any response times nor significantly increase the pressure on existing sheriff facilities. Regardless, the Project shall comply with County Ordinance No. 659 to prevent any potentially significant 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 Required.

Monitoring: No Monitoring Required.

38. Schools

Source: Temecula Valley Unified School District and GIS database.

Findings of Fact:

The public schools serving the Project site would be Crowne Hill Elementary school located approximately 4.6 miles from the Project site, Temecula Middle school located approximately 4.3 miles from the Project site and Temecula Valley High School located approximately 6 miles from the Project site. Due to its small size, the Project would not require the development of additional schools. In addition the applicant will be required to pay the school district mitigation fees, which according to the state, acts as complete mitigation for any school impacts. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

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

39. 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:

The closest public library is the Temecula Public Library which is located approximately 6 miles southwest of the Project site. This Project is subject to the requirements of County Ordinance No. 659 which establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is an Advisory Notification Document (AND 15. PLANNING 7.) and pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

40. 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 Required.

Monitoring: No Monitoring Required.

RECREATION

41. Parks and Recreation

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

<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 Community Parks and Recreation Plan (Quimby fees)?

<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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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 does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Due to the nature of the proposed Project, an 8 lot single-family residential subdivision, ultimate development would result in a projected population of approximately 25 new residents, which is not anticipated to significantly increase the needs of additional recreational space. Therefore, impacts would be considered less than significant.
- b) As previously addressed, the proposed Project does not include the construction of recreational facilities. However, the use of existing neighborhood or regional parks or other recreational facilities will not result in a substantial accelerated physical deterioration of these facilities due to the limited number of new users that is anticipated due to project implementation. Furthermore, as discussed below, ten foot wide community trails will be included within the project design and located along the southern portion of Los Nogales Road and along the western edge of Camino Del Vino. Therefore, less than significant impacts will occur.
- c) The Project site is located within the Temecula Valley Wine Country Beautification CSA No. 149. In addition, all residential subdivisions are subject to Quimby fees and COA 50. PLANNING 10 and COA 90. PLANNING 4 ensures payment of these fees. Payment of such fees will offset the incremental increase in recreational use. Therefore, less than significant impacts will occur in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

42. Recreational Trails

Source: Riverside County’s General Plan, Southwest Area Plan, Figure 8 “Trails and Bikeway System”. Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The proposed Project will be required to construct a ten foot (10’) wide trail easement along the southern portion of the proposed realigned Los Nogales Road and along the western portion of Camino Del Vino. No impacts to the existing trail system will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

TRANSPORTATION/TRAFFIC Would the project
43. Circulation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The proposed grading activities may require the transport of grading equipment to and from the Project site, and may result in minor related circulation activities, during the short-term. However, the proposed Project which will ultimately result in the construction of eight (8) single-family residential structures, which will not result in an increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program. In addition, Condition of Approval 10. TRANS. 3 states that the 8 residential lot subdivision will not require a Traffic Study. The Transportation Department has stated that to determine whether a project would be subject to a Traffic Study you would consider one trip per dwelling unit during the peak hours of 4:00 p.m. – 6:00 p.m. Typically 100 peak trips would trigger the need for a traffic study. Full build-out of the map with residential housing would result in 8 vehicle trips during the peak hours. Therefore, any impacts would be less than significant.

b) The proposed Project will not result in a substantial increase of traffic due to the small increase in vehicle trips during construction and ultimately operation of the Project site. The Project will not conflict

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. Impacts are less than significant.

c-d) Future development of the Project site will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks nor will it alter waterborne, rail or air traffic. No impact will occur.

e) The future development of the proposed Project site will not require modifications to any existing public right-of-way resulting in a hazardous design feature such as sharp curves. Driveways into the Project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the Project site. The existing roadway providing access to the Project is already designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside guidelines. Therefore, no impact will occur.

f) Future development of the Project site will not result in the need for new or altered maintenance of roads. No impact will occur.

g) The proposed Project will ultimately allow for the construction of 8 single-family residences. Short-term impacts will occur to the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and Ordinance No. 499 requiring an encroachment permit from Riverside County Department of Transportation to assure that the safety of the traveling public is protected during construction will ensure that less than significant impacts will occur during construction.

h) Compliance with Riverside County Fire Departments development standards in terms of length of driveway, turnaround, slope, gate width and opening, will ensure that adequate emergency access into and out of the Project site is available. In addition, the project is required to have secondary emergency access available due to the Project site being located within a High Fire Hazardous Area. Therefore, less than significant impacts will occur with incorporation of Fire Department's development standards and condition of approval 50. FIRE 6, regarding secondary access.

i) The Project site will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities. No impact will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

44. Bike Trails

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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According to the Southwest Area Plan, Figure 8, "Trails and Bikeway System" a General Plan designated Combination Trail (Regional Trail/Class 1 Bike Path) is shown along Camino Del Vino directly adjacent to the project site. As a part of Tentative Tract No. 37254 the applicant is required to provide a 10 foot wide trail easement along the western portion of Camino Del Vino and along the southern portion of Los Nogales Road within the project's boundary. No impacts will occur in regards to bike trails.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources

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

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,

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 (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:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to seven requesting tribes on March 29, 2017.

Rincon deferred to Tribes located in closer proximity to the project. A request to consult dated March 29, 2017 was received from the Pala Band of Mission Indians. Exhibits were provided to the Tribe on March 29, 2017. On April 21, 2017 Pala declined any further consultation regarding the project and indicated that they did not have any concerns. The Soboba Band, the Cahuilla, the Ramona Band, Pechanga Band and the Colorado River Indian Tribes did not request consultation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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A Senate Bill 18 (SB18) consultation list request was sent to the Native American Heritage Commission (NAHC) on February 16, 2017. A response was received on March 03, 2017. In accordance with the recommendations of the NAHC, Planning contacted all 28 Native American consultants listed in the NAHC response letter. These letters were mailed out on March 06, 2017. Responses were received from the Agua Caliente Band of Cahuilla Indians and the Augustine Band of Cahuilla Indians who both deferred to Tribes located closer to the project. No other responses were received and no sacred sites were identified.

There were no Sacred Sites and no Tribal Cultural Resources identified by any of the Tribes because there are none present. Therefore, the Project will have no impact on tribal cultural resources.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

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

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) Tentative Tract No. 37254 is for the subdivision of a 51.54 gross acre site into eight (8) residential lots. Ultimate development of the site will likely result in the construction of 8 single-family residences. As stated in a letter from Rancho California Water District (RCWD) on March 9, 2017 the Project site is located within the service boundaries of RCWD and water service exists under Account No. 3060625. Existing water pipelines are located within Los Nogales Road and Camino Del Vino. Water service to individual lots will required the extension of water facilities within dedicated public and/or private rights-of-ways. Less than significant impacts will result in regards to this issue area.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

47. Sewer

a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<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
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 proposed Project will result in the subdivision of 51.54 gross acres into eight (8) single-family residential lots. The Project site is located in an area primarily development with single-family residences on 2.5 – 5 acre lots. The subject property is located in Eastern Municipal Water District sewer service area. Presently sanitary sewer service is not available to the Project site. Therefore, the applicant has indicated that each lot will be served by individual septic systems.

Communication with the County's Environmental Health Specialist Kristine Kim, stated that because the project site has suitable areas to support septic systems, surrounding properties already support existing septic systems, and the Project site has enough land to support septic the Department of Environmental Health is able to support the use applicant's proposed use of an on-site septic system. In addition, the Environmental Health Department has conditioned that prior to issuance of building permits the applicant shall submit a detailed soil percolation report and groundwater detection borings to ensure adequacy of the soil for the onsite septic systems. The onsite wastewater treatment septic (OWLS) shall be designed in accordance with current Local Agency Management Program (LAMP) guidelines and other applicable regulations or standards at the time the development is submitted for review. Such restrictions and approvals will ensure that any septic systems will be designed appropriately in order to ensure not impacts occur, particularly as they relate to the wash. Impacts will be less than significant. (AND 15. E. HEALTH 3 and COA 80. E. HEALTH 1).

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
48. 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. Adequate capacity exists at all three landfills located in Riverside County. The development will comply with federal, state, and local

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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statues and regulations related to solid wastes. Condition of approval 80. WASTE 1, requires that the applicant prepare a Waste Recycling Plan (WRP) identifying materials that will be generated during construction and methods and measures taken to recycle, reuse, or reduce the amount of materials generated. Condition of approval 90. WASTE 1, requires the developer to provide evidence showing that the Project is in compliance with the approved WRP. 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 Required.

Monitoring: No Monitoring Required.

49. Utilities

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

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

Source: Project Materials.

Findings of Fact:

a-g) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Gas, Southern California Edison, Verizon, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data available at this time, no offsite utility improvements will be required to support this Project. Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

50. Energy Conservation

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

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

Implementation of the proposed Project will serve to implement energy conservation plans and will comply with the California Green Building Standards Code. The Project is not anticipated to utilize a significant amount of resources, including energy; therefore, no impacts are anticipated.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

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. With the incorporation mitigation measures and standard conditions of approval all impacts are less than significant.

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| 52. 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Source: Staff review, Project Application Materials

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Therefore, as illustrated in the EA the Project will not have any impacts that cannot be reduced to less than significant with mitigation and appropriate conditions of approval. Therefore, less than significant cumulative impacts are anticipated to occur.

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

Source: Staff review, project application

Findings of Fact: As demonstrated in Sections 1 - 50 of this Environmental Assessment, the proposed Project does not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly. With the incorporation of mitigation measures and standard conditions of approval applied to the proposed Project, will ensure all impacts are less than significant.

EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

VI. AUTHORITIES CITED

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

Revised: 3/8/2018 10:24 AM

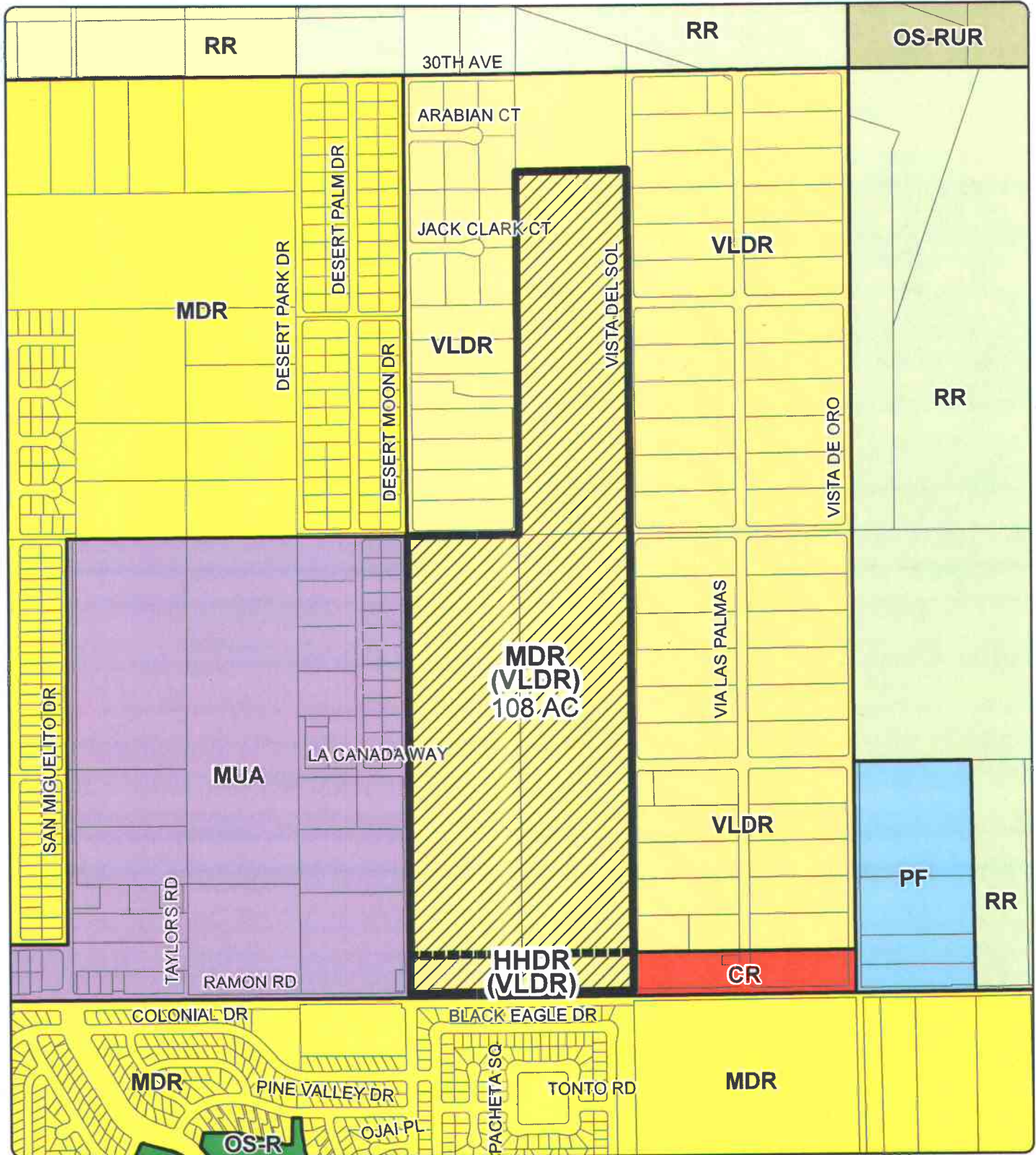
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RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07936 GPA1217 TR36805 PM36804

Date Drawn: 8/2/2018
 Exhibit 5

Supervisor: Perez
 District 4

PROPOSED GENERAL PLAN

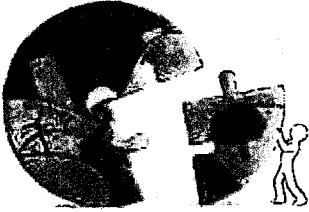


Zoning Dist: Thousand Palm

Author: Vinnie Nguyen



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



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

77588 El Duna Ct Ste. H
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

GPA 1217 / CZ 7936 / PM36804 / TR36805 / EA 42751
Project Title/Case Numbers

Jay Olivas, Project Planner
County Contact Person

(760) 863-8271
Phone Number

N/A
State Clearinghouse Number (if submitted to the State Clearinghouse)

Palm Creek Ranch, LLC
Project Applicant

P.O. Box 3725, Rancho Santa Fe, CA 92067
Address

North of Ramon Road, south of 30th Avenue, east of Desert Moon Drive, and west of Vista Del Sol.
Project Location

GPA 1217 proposes to amend the General Plan from VLDR to HHDR and MDR. CZ 7936 proposes to amend the zoning classification for the subject property from CPS to R-3. TR 36805 proposes to subdivide 108 gross acres into 371 single-family residential lots with common open space/drainage areas.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on _____, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct, Palm Desert, CA 92211.

Signature Project Planner _____
Title _____
Date _____

Date Received for Filing and Posting at OPR: _____

Revised: 08/01/2018
Y:\Planning Case Files-Riverside office\TR36805\PC Docs\TR36805 NOD.docx

Please charge deposit fee case#: ZEA42751 ZCFG06137

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42751
Project Case Type (s) and Number(s): GPA No. 1217, CZ No. 7936, PM No. 36804, TR No. 36805
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person / E.A. Preparer: Jay Olivas
Telephone Number: (760) 863-8271
Applicant's Name: Palm Creek Ranch, LLC
Applicant's Address: P.O. Box 3725 Rancho Santa Fe, CA 92067

I. PROJECT INFORMATION

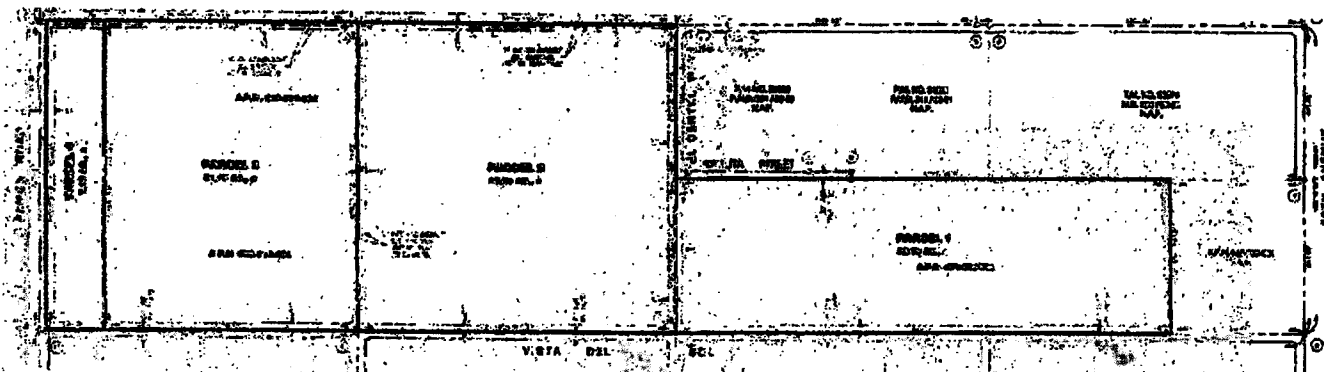
Project Description:

GENERAL PLAN AMENDMENT NO. 1217 (Entitlement/Policy Amendment) – proposes to change the General Plan Land Use Designation on properties totaling 108 gross acres from Community Development: Very Low Density Residential (CD: VLDR) (1 Acre Minimum) to Community Development: Medium Density Residential (CD: MDR) (2-5 D.U./Ac.) on an approximate 101-acre portion of 108 gross acres and to Community Development: Highest Density Residential (CD:HHDR) (20+ D.U./Ac.) on an approximately 7.0 acre portion of the 108 gross acres along the Ramon Road frontage.

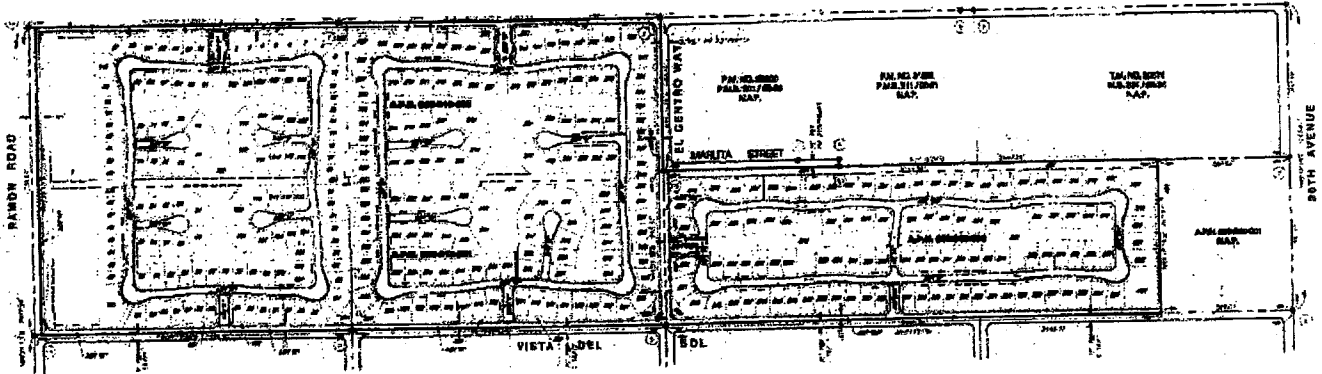
CHANGE OF ZONE NO. 7936 – proposes to amend the zoning classification for a 7.10 acre portion of 108 gross acre site along the Ramon Road frontage portion of the subject property from Scenic Highway Commercial (C-P-S) to General Residential (R-3). The applicant is proposing a change of zone from C-P-S to R-3 zone on a 7.10-acre portion of the 108-acre project site, with remaining land to remain in the R-1 and R-3-6,000 zone.

TENTATIVE PARCEL MAP NO. 36804, AMENDED MAP NO. 2 – proposes a Schedule J subdivision to divide 108 gross acres into four (4) parcels for finance and conveyance purposes with Parcel 1 at 30.75 acres, Parcel 2 at 39.20 acres, Parcel 3 at 31.15 acres, and Parcel 4 at 7.10 acres.

TENTATIVE TRACT MAP NO. 36805, AMENDED MAP NO. 2 – proposes a phased Schedule A map proposing to subdivide 108 gross acres into 371 residential lots with lot sizes ranging from 6,000 square feet minimum to 14,000 square feet maximum, with private streets and separate retention areas, tot lots, walking and jogging trails, training track, BBQ areas, and water features, as well as vacant 7.10-acre lot along Ramon Road frontage. Phasing consists of TR36805-1 with 130 residential lots and common open space, TR36805-2 consists of 137 residential lots and common open space, and TR36805-3 (Final Phase) consists of 104 residential lots and common open space.



Tentative Parcel Map No. 36804



Tentative Tract Map No. 36805

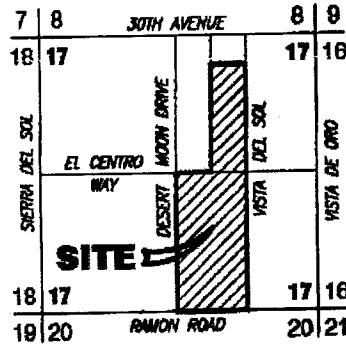
A. Type of Project: Site Specific ; Countywide ; Community ; Policy .

B. Total Project Area: 108 Gross Acres

Residential Acres: 108	Lots: 4+371	Units: 371	Projected Residents: 1,153
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 650-310-001, 650-310-002, and 650-230-002

Street References: The Project site is located north of Ramon Road, west of Vista Del Sol, and east of Desert Moon Drive in Thousand Palms, CA.



VICINITY MAP
SEC. 17, T.4S., R.6E. S.8M.
N.T.S.

Vicinity Map

D. Section, Township & Range Description or reference/attach a Legal Description: Section: 17, Township: 4S, Range: 6E

E. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is comprised of approximately 108 gross acres which consists of vacant desert land. Topography of the site is relatively flat terrain in a flood zone. The Project

site is surrounded by vacant desert land and single-family residential development. The project site is not located within a conservation area of the Coachella Valley Multiple Species Habitat Conservation Plan.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Western Coachella Valley Area Plan. The Project proposes amending the land use designations from Very Low Density Residential (1 Acre Minimum) to Medium Density Residential (MDR) (2-5 D.U./Ac.) and Highest Density Residential (HHDR) (20+ D.U./Ac.). The amendment will not conflict with this vision or the purpose of the WCVAP because the subject property with proposed residential subdivision is consistent with the usage and the zoning of the surrounding properties which are also single-family residential and potential future high-density residential project along Ramon Road to meet regional housing needs. The project is designed with similar residential design features as depicted in the proposed Design Manual with the existing neighborhoods in the immediate vicinity which will ensure the residential preservation of the community's unique character in Thousand Palms.
2. **Circulation:** The Project has adequate circulation facilities and is therefore consistent with the Circulation Element of the General Plan. The proposed Project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed Project is located within the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), but is not within a Conservation area of the Plan. Conditions of approval are in place to ensure consistency with all applicable CVMSHCP policies which are limited to mitigation fees in accordance with Ordinance No. 875.
4. **Safety:** The proposed Project allows for sufficient provision of emergency response services to the existing and future users of this Project through the Project's design. The proposed Project meets all other applicable Safety Element policies.
5. **Noise:** Ultimate development of the Project site will result in 371 single family residences intended to be built in unit phases. Residential uses are considered sensitive uses and as stated in the Noise Element requires a "serene environment". The Project site is located in an area with land use designations that allow for residential uses and is not located in an area that allows for the development of high noise producing uses such as airports or heavy manufacturing uses. The proposed Project will comply with all applicable Noise Element policies, including Policy N 1.3 and N 1.4.
6. **Housing:** The proposed Project is for residential development on land that is currently vacant; therefore, implementation of the Project does not entail the displacement of existing housing nor does it create a need for new housing; thus, the Project will not conflict with General Plan Housing Element policies.
7. **Air Quality:** The proposed Project includes site preparation, construction-related activities, and future residential traffic. The Project will comply with all applicable regulatory requirements to control fugitive dust during construction and grading activities and will not conflict with policies in the General Plan Air Quality Element.

8. **Healthy Communities:** A ten (10) foot wide combination sidewalk and community trail will be included within the project design and located along the Ramon Road portion. Additionally, the project includes interior trails and sidewalks. The location of the trails within the subdivision will encourage pedestrian activity which is consistent with the policies of the Healthy Communities Element.

B. **General Plan Area Plan(s):** Western Coachella Valley

C. **Foundation Component(s):** Community Development

D. **Land Use Designation(s):** Very Low Density Residential (VLDR)

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

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

G. **Adjacent and Surrounding:**

1. **Area Plan(s):** Eastern Coachella Valley, The Pass Area Plan, Desert Center

2. **Foundation Component(s):** Community Development, Rural, Open Space

3. **Land Use Designation(s):** Medium Density Residential, Very Low Density Residential, Commercial Retail, Mixed Use Area

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:** R-1, R-3-6,000, C-P-S

J. **Proposed Zoning, if any:** General Residential (R-3) portion (7.10 acres) along Ramon Road

K. **Adjacent and Surrounding Zoning:** Mixed Use (MU), Controlled Development Areas (W-2), General Residential (R-3-6,000), One-Family Dwellings (R-1)

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

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.

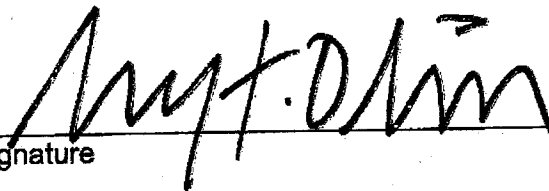
A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

Jay T. Olivas

Printed Name

November 14, 2018

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-8 "Scenic Highways"

Findings of Fact:

a) The project site is located approximately 1.5 miles north of Interstate 10, and is located immediately adjacent to Ramon Road which are not County Eligible Scenic Highways. Therefore, no impacts are anticipated.

b) The proposed Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public, as these features do not exist on the project site. Short-term impacts to the aesthetics of the site will be impacted during construction. Once construction is completed, the 108 gross acre site is proposed to be developed with four (4) parcels and then 371 single-family residences with desert landscaping and perimeter decorative block walls with drainage features. Development of this site from vacant land to a developed site with homes and landscaped open space will result in an aesthetically pleasing development, compatible with the surrounding residential uses and the unique quality of Thousand Palms, and Countywide Design Guidelines are referenced by Advisory Notification Document (AND) PLANNING.12 (TR36805). Therefore, less than significant impacts will occur.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

a) The Project site is located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory. Riverside County Ordinance No. 655, 'Regulating Light Pollution' restricts the use of certain light fixtures which may have a detrimental effect on astronomical observation and research. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With the incorporation of project lighting requirements of Riverside County Ordinance No. 655 as referenced within AND PLANNING.18 (TR36805) into the proposed Project, impacts will be less than significant.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must comply to obtain project approval, they are not considered mitigation. While ultimate development will increase the number and distribution of light sources in the vicinity of the project, impacts related to this issue will be less than significant level, due to adherence to County's lighting standards. The project would not create substantial light and glare which would adversely affect day or nighttime views in the area, or expose residential property to unacceptable levels of light or glare. The project site is in immediate proximity of other existing and planned similar uses. Through County policies, including Ordinance No. 655, light spillage on surrounding properties would not occur and while there would be an increased amount of nighttime lighting over existing conditions, given the size and use of the site, impacts would be less than significant with hooded lighting as required in accordance with AND PLANNING.16 & 18 (TR36805). Therefore, less than significant impacts will occur in regards to new lighting sources affecting day or nighttime views and the exposure of unacceptable light levels to adjacent properties.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials. "A Guide to the Farmland Mapping and Monitoring Program 2004 Edition" prepared by California Department of Conservation. <http://www.conservation.ca.gov/dlrp/fmmp/Pages/overview.aspx>

Findings of Fact:

a) According to the Farmland Mapping and Monitoring Program (FMMP), the project site is comprised of other lands and urban built up lands. Below are the defining factors of these designations:

Other Lands – Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits and water bodies smaller than 40 acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.

As proposed, the General Plan Amendment, Change of Zone, Tentative Parcel Map and Tentative Tract Map will result in the ultimate development of 371 single-family residences, but not loss of farmland will occur. Therefore, no impacts will occur in regards to conversion of agricultural land to non-agricultural uses.

b) The project site is currently within the Western Coachella Valley Area Plan and is currently zoned R-1, R-3-6000, C-P-S, and neither those zones nor the proposed R-3 zone is considered an agricultural zone pursuant to Riverside County Ordinance No. 348. Therefore, with the existing and proposed zone designations, the project will not conflict with agricultural zoning or uses and no impacts will occur in regards to this issue area.

c) The applicant is proposing a change of zone from C-P-S to R-3 zone on a 7.10-acre portion of the 108-acre project site, with remaining land to remain in the R-1 and R-3-6,000 zone. Ordinance No. 625 defines land zoned for primarily agricultural purposes as A-1, A-P, A-2, A-D, and C/V. Surrounding