

March 31, 2019

Ms. Dionne Harris, M. Arch
Urban Regional Planner II
County of Riverside Department of Planning
4080 Lemon Street, 12th Floor
Riverside, CA 92502

RE: EA 43201 re MSHCP Consistency
Reply to Response to Comments, prepared by Hernandez Environmental Services

Dear Ms. Harris:

I have reviewed the letter prepared by Hernandez Environmental Services (HES; 3/28/19), in response to my comment letter (3/14/19) concerning the inconsistency of the proposed project with MSHCP Reserve Assembly goals and Core Area 2 function and connectivity. Having considered Applicant's response and project information you have previously provided, I do not believe that a Mitigated Negative Declaration can be justified for this project, on multiple grounds.

Below are my original comments (in italic), HES' responses (in bold), and my reply to each of them (in boxes):

HES "...broad issues that need to be addressed:

- **First, the Environmental Assessment/Mitigated Negative Declaration (CEQA Document) is not the project applicant's document. It is the County's document that they represent the independent judgement of the County in determining compliance with CEQA.**
- **Secondly, the County and RCA are responsible for implementing and enforcing the terms of the MSHCP. In this particular case, the RCA determined that the project was consistent with the MSHCP requirements. Although the Wildlife Agencies' letter, dated March 5, 2018, disagreed with the RCA's conclusion, further discussions and negotiations between the Wildlife Agencies, the County and the RCA were held at the RCA's office on March 20, 2018 and May 2, 2018 which resulted in the determination that the project is in fact consistent with the MSHCP requirements.**
- **Thirdly, none of the comments require revisions to the CEQA document.**
- **Lastly, it should be noted that a portion of the property is not with a conservation Cell Group.**

Reply:

First, I agree.

Secondly, I agree that the County and RCA are responsible, and that the RCA made the determination that this project was consistent with the MSHCP. I disagree with that determination, which was based in large part on inaccurate information provided in JPR # 17-10-02-01. While I am glad to hear that the RCA, County and Wildlife Services met for negotiations, there is no information in EA 43201 to indicate whether accurate information about pending RCA purchases was ever disclosed to or discussed with the Wildlife Services (or RCTLMA, or Dudek), or whether or not the Services eventually agreed with the RCA's determination. Nothing in the record disputes or retracts the Wildlife Services' arguments.

Thirdly, revisions to the CEQA documents ARE REQUIRED. CEQA requires accurate information. A negative declaration is inappropriate where the agency has failed to provide an accurate project description or to gather information and undertake an adequate environmental analysis. JPR # 17-10-02-01 was flawed and inaccurate. EA 43201 fails to provide an accurate project description; egregiously so, in describing conditions south of the project site, where the world ends at Los Alamos Road and existing rural residences and conservation lands are all omitted.

Lastly, the entire property is within the MSHCP area; the portion that "is not with a conservation Cell Group" is in Criteria Cell 5572.

Comment: 1. The Applicant states, "The project site is on the easterly edge of Cell Group Z, whereas the conservation goals call for conservation on the westerly side" (first bullet, page 17 EA 43201). This is a false statement of MSHCP Plan goals which, in fact are stated as "Conservation within this Cell Group will range from 75%-85% of the Cell Group focusing in the western portion of the Cell Group". The MSHCP Plan does not exempt Eastern portions of Cell Group Z from MSHCP acquisition.

Response: During the RCA Joint Project Review (JPR), the RCA made the following determination:

"The proposed project is located within the eastern side of Cell Group Z adjacent to existing residential development to the north and east that is extending along Clinton Keith Road. In addition, the proposed project is east of Warm Springs Creek and Proposed Core 2. The majority of the conservation already existing within Cell Group Z is located within the center of the Cell Group and comprises the majority of Proposed Core 2. This core is described as extending west from the already conserved land to encompass the western side of the Cell Group. Development of the proposed project is located east of the existing conservation and is not expected to impede the functions of Proposed Core 2 due to its adjacency to other development...Finally, the project site does not impact riparian scrub, woodland or forest, chaparral, coastal sage scrub, or grassland. Adjacent to the project site to the east is riparian woodland; however, this riparian habitat will be avoided, allowing some function as a corridor leading to Proposed Constrained Linkage 18, which lies southeast of the Cell Group and ultimately connects with Warm Springs Creek. However, north of Clinton Keith Road the drainage has been heavily altered as open space in Spencer's Crossing and was not intended to connect to other conservation to the north... Given the location of

the project site and its lack of physical connection to existing conservation within Proposed Core 2, and that the project site would not contribute to this Reserve feature, development of the proposed project would not further impede the conservation goals for Proposed Core 2, or cause fragmentation issues. Furthermore, the applicable portions of the project site that contribute to Proposed Constrained Linkage 18 are being avoided by the proposed project. Development of the proposed project would not further impede the conservation goals for this linkage or cause additional fragmentation issues. Based on this discussion, development of the proposed project site is consistent with the Reserve Assembly goals of the MSHCP.”

Although conservation can take place elsewhere within Cell Group Z and the MSHCP does not exempt the eastern portion of the Cell Group from conservation, the RCA found that, based upon the project site’s existing condition and location relative to existing conservation lands, the site would not contribute to the conservation goals of the Cell Group, other than the riparian drainage area, which is being avoided by the development. No change to the CEQA document is required.

Reply: The comment stands. The project is not exempt from MSHCP acquisition based on its location within the Cell Group, as implied in EA 43201.

Comment: 2. The Applicant states, “The project site is disturbed, lacks habitat—other than a riparian/riverine area that would be preserved as part of the project—and is mostly surrounded by developed permanent improvements and residences” (second bullet, page 17 EA 43201). This argument fails to account for the ability of agricultural land to be restored once farming ceases (e.g., JPR #16-04-20-01 page 2), which is why RCA is able to effectively proceed towards its conservation goals, by acquiring agricultural and rural residential land (such as the 36.57 acres just south of the project, acquired by RCA on June 7, 2018 - see figure and further discussion below).

Response: The acquisition of the lands to the south would contribute to the conservation goals of Cell Group B, not Cell Group Z in which the project is located. Conservation within Cell Group B “focus on coastal sage scrub, grassland, riparian scrub, woodland and forest habitat and agricultural land.” Conservation within Cell Group Z “focus on riparian scrub, woodland and forest habitat along Warm Springs Creek and adjacent chaparral, coastal sage scrub and grassland habitat.” While Conservation within Cell Group B calls for agricultural land, Cell Group Z (in which the project site is located) does not. This would account for the RCA’s decision to acquire the lands located within Cell Group B to the south. However, as stated above, the RCA, through the JPR process, determined that the subject project site would not contribute to the conservation goals of Cell Group Z. No change to the CEQA document is required.

Reply: The comment stands. The goal of the MSHCP is to assemble a functional Reserve System. Connectivity throughout the Reserve is essential for Reserve function (e.g., between Cell Groups Z and B). At present, existing rural/agricultural properties, all of which can be described as “disturbed” land that “lacks habitat”, are the only lands available for conservation

acquisition in the eastern central portion of Core Area 2. This includes Criteria Cells 5570 (which includes this project), 5671, and to a lesser degree 5672. Acquisition and restoration of such properties is critical to Reserve Assembly in this area.

Comment: 3. EA 43201 and all supporting documents in the file placed before the Riverside County Planning Commission fall to even mention:

A. the extensive RCA holdings just south of the project (including and on either side of the parcel marked "RCA" in the figure above);

Response: As stated above, the acquisition of the lands to the south contribute to the conservation of Cell Group B, not Cell Group Z in which the project site is located. No change to the CEQA document is required.

Reply: The comment stands. This Response demonstrates a fundamental lack of understanding of the MSHCP Reserve Assembly process and goals (see Reply to Comment 2, above). CEQA demands current and accurate information. EA 43201 is inadequate and should be rejected.

B. that County Transportation owns a 2 acre parcel between the project and RCA sites (labeled TLMA on Figure), acquired as noise mitigation for Clinton Keith Road;

Response: Based on a title review, the County transportation department does not currently own the above-mentioned parcel. Even if the County transportation department owned this parcel, it is not related to the project, is not being acquired as part of the MSHCP, and is entirely related to the County's construction of Clinton Keith Road. No change to the CEQA document is required.

Reply: Acquisition of this parcel by TLMA was approved 4 years ago (2015). Certainly the western portion of the site, abutting and partially including the watercourse, should be available for RCA acquisition, linking the project site directly to the RCA land to the south.

C. that the eastern side of the project is part of the same watercourse and wetland on these two unmentioned contiguous properties (TLMA and RCA), feeding into French Valley Creek (aka, Constrained Linkage 18 wildlife corridor, to the east).

Response: During the RCA Joint Project Review (JPR), the RCA made the following determination:

"Adjacent to the project site to the east is riparian woodland; however, this riparian habitat will be avoided, allowing some function as a corridor leading to Proposed Constrained Linkage 18, which lies southeast of the Cell Group and ultimately connects with Warm Springs Creek. However, north of Clinton Keith Road the drainage has been heavily altered as open space in Spencer's Crossing and was not intended to connect to other conservation to the north. It should be noted that the proposed Clinton Keith Road expansion project will ultimately remove much of the riparian vegetation in this area... Given the location of the

project site and its lack of physical connection to existing conservation within Proposed Core 2, and that the project site would not contribute to this Reserve feature, development of the proposed project would not further impede the conservation goals for Proposed Core 2, or cause fragmentation issues. Furthermore, the applicable portions of the project site that contribute to Proposed Constrained Linkage 18 are being avoided by the proposed project. Development of the proposed project would not further impede the conservation goals for this linkage or cause additional fragmentation issues.”

Per the CEQA document, no project activities would occur within the onsite drainage prior to, during, and following construction, including grading, manufactured slopes, fuel modification, and staging. No change to the CEQA document is required.

Reply: The comment stands. The JPR was flawed by reliance on false information. There is no barrier to connectivity between the project site and conservation lands.

Comment: The Applicant's failure to describe land use and geographical elements south of the project renders EA 43201 incomplete, and therefore inadequate for approval of the proposed Mitigated Negative Declaration by the Commission. Furthermore, Applicant's failure to present accurate information on existing MSHCP conservation lands (freely available on the RCA website), renders unfounded their proclamations such as: "The project site lacks a physical connection to an existing MSHCP conservation area" (third bullet, page 17 EA 43201).

Response: As stated above, the acquisition of the lands to the south contribute to the conservation of Cell Group B, not Cell Group Z in which the project site is located. Furthermore, during review of the proposed project, no conservation lands existed to the south as they were not acquired by the RCA until June 2018.

Reply: The comment stands. Negotiations for the purchase of the RCA land to the south commenced on or before January 2017, 10 months before the JPR Application for this project was filed, and 13 months before it was reviewed and approved by the RCA. The land should have been designated “proposed conservation” in the JPR, not “proposed development” (as proved by the existing conditions as of June 7, 2018. Furthermore, Agency approval is not at issue; approval of EA 43201 by the Board of Supervisors is required by law to be based on current and accurate information, which I am providing here. False information cannot be used as a basis for legislative approval, even if it is provided by an Agency.

Comment: 4. The Applicant states, "The project site would not contribute or further impede the conservation goals for Cell Group Z, or cause fragmentation issues" (fourth bullet, page 17 EA 43201). To the contrary, the site would make a positive contribution toward MSHCP goals through connectivity, as noted above. Furthermore, a contribution for conservation from the project site would unquestionably help the RCA progress towards goals for Cell Group Z (75%-85% conservation). Exemption of this project from MSHCP necessarily impedes RCA's conservation goals.

Response: As previously stated, the RCA found that, based upon the project site's existing condition and location relative to existing conservation lands, the site has would not contribute to the conservation goals of the Cell Group, other than the riparian drainage area, which is being avoided by the development). Therefore, the CEQA document is correct in stating that the project would not impede the conservation goals for Cell Group Z. No change to the CEQA document is required.

Reply: The comment stands. Inclusion of the eastern portion of the site, east of the olives (Area B in the CKR Addendum to SEIR 2015, 03-28part20.pdf) will contribute to MSHCP goals with respect to acreage, habitat and linkage.

Comment: The MSHCP Consistence Analysis discusses, at length, how difficult is to meet these goals. Applicant's solution is not to try; they propose to not give even 1 square foot of wetland to the MSHCP.

Response: As previously stated, no project activities would occur within the onsite drainage prior to, during, and following construction, including grading, manufactured slopes, fuel modification, and staging. The entire riparian area on the eastern portion of the property is being conserved as open space. No change to the CEQA document is required.

Reply: The comment stands. Project proponents are not willing to donate land to MSHCP, preferring to put houses in the flood plain.

Comment: Meeting the Reserve Assembly goal in Cell Group Z may not be possible, but this is not a rationale for exempting this project from MSHCP participation. Rather, as the Wildlife Services wrote in their comments, "It seems therefore that the entire project area should come into conservation" (see letter from the Wildlife Services re JPR # 17-10-02-01, dated March 5, 2018, page 2.

Response: As previously stated, although the Wildlife Agencies' letter, dated March 5, 2018, disagreed with the RCA's conclusion, further discussions and negotiations with the County, RCA, and Wildlife Agencies resulted in the determination that the project is in fact consistent with the MSHCP requirements. In addition, the project is required to pay MSHCP fees to allow the purchase of other valuable conservation property that will actually contribute to the MSHCP conservation goals. No change to the CEQA document is required.

Reply: The comment stands. The County/Applicant continue to debase the biological quality of the project site, and to discount the opinions of experts who recognize this value.

5. The Applicant states, "Conservation goals could still be met in the Area Plan and/or between AreaPlans within a single Rough Analysis Unit depending on future assembly of conservation

area or subject to a Minor Amendment or Criteria Refinement to conservation criteria" (sixth bullet, page 17 EA 43201). Reliance on some future adjustment to conservation criteria is inappropriate. The Wildlife Services specifically "request(ed) that either a Criteria Refinement for Cell Group Z be completed or the mechanism for adjusting Proposed Core 2 and or Cell Group Z be identified and implemented prior to project approval" (see Wildlife Services letter's second page, shown on page 5 of this document).

Response: As previously stated, although the Wildlife Agencies' letter, dated March 5, 2018, disagreed with the RCA's conclusion, further discussions and negotiations with the County, RCA, and Wildlife Agencies resulted in the determination that the project is in fact consistent with the MSHCP requirements. No change to the CEQA document is required.

Reply: The comment stands. The Planning Commission has the letter from the Wildlife Services. The RCA's determination was based in large part on inaccurate information provided in JPR # 17-10-02-01. There is no information in EA 43201 to indicate whether accurate information about pending RCA purchases was ever disclosed to the Wildlife Services. County has failed to exercise due diligence in updating the project file, to allow the Planning Commission to see existing conditions which render their recommendation to promote urbanization along the rural residential/open-space Los Alamos Road neighborhood.

The Wildlife Services "disagree with the RCA's conclusion that the proposed Project development is consistent with MSHCP Reserve Assembly requirements" (see letter from Wildlife Services, included as pages 4-5 of this document). I am concerned that the Wildlife Services review of this project is in opposition to RCA's approval, and that their concerns and requests have gone unresolved and unanswered; they should be addressed in EA 43201. Ignoring the Wildlife Services could jeopardize MSHCP status as an approved conservation plan that meets state and federal standards.

Response: As previously stated, although the Wildlife Agencies' letter, dated March 5, 2018, disagreed with the RCA's conclusion, but discussions with the Wildlife Agencies regarding various issues with this project and the entire program resulted in the determination that this project is in fact consistent with the MSHCP requirements. No change to the CEQA document is required.

Reply: The comment stands. The Planning Commission has received no evidence refuting the Wildlife Services recommendations regarding this project. The RCA's determination relied on false information. The CEQA document is required to be accurate; it is not.

Thank you for your help and consideration.
Sincerely yours,

Cecelia Webster
30255 Los Alamos Road
Murrieta, CA 92563

April 1, 2019

Dionne Harris
Riverside County Planning Department
P.O. Box 1409
Riverside, CA 92502-1409

RE: County of Riverside Environmental Assessment Number 43201 (TR37294, CZ07937, PP26249)

Dear Ms. Harris:

Thank you for providing the additional letter submitted to the planning department on March 31, 2019 by Ms. Webster regarding the Los Olivos project (EA43210 – TR37294). As the project biologist, below are my responses and clarifications to Ms. Webster's additional comments. Ms. Webster's initial comments are in italics; our initial responses are in bold; Ms. Webster's additional comments are in red italics; and, our additional responses are in blue bold.

Initial Response: This response letter will address each of the comments individually below; however, there are a few broad issues that need to be addressed:

- **First, the Environmental Assessment/Mitigated Negative Declaration (CEQA Document) is not the project applicant's document. It is the County's document that they represent the independent judgement of the County in determining compliance with CEQA.**
- **Secondly, the County and RCA are responsible for implementing and enforcing the terms of the MSHCP. In this particular case, the RCA determined that the project was consistent with the MSHCP requirements. Although the Wildlife Agencies' letter, dated March 5, 2018, disagreed with the RCA's conclusion, further discussions and negotiations between the Wildlife Agencies, the County and the RCA were held at the RCA's office on March 20, 2018 and May 2, 2018 which resulted in the determination that the project is in fact consistent with the MSHCP requirements.**
- **Thirdly, none of the comments require revisions to the CEQA document.**
- **Lastly, it should be noted that a portion of the property is not with a conservation Cell Group.**

Reply: *First, I agree.*

Secondly, I agree that the County and RCA are responsible, and that the RCA made the determination that this project was consistent with the MSHCP. I disagree with that determination, which was based in large part on inaccurate information provided in JPR #17-10-02-01. While I am glad to hear that the RCA, County and Wildlife Services met for negotiations, there is no information in EA 43201 to indicate whether accurate information about pending RCA purchases was ever disclosed to or discussed with the Wildlife Services (or

RCTLMA, or Dudek), or whether or not the Services eventually agreed with the RCA's determination. Nothing in the record disputes or retracts the Wildlife Services' arguments.

Thirdly, revisions to the CEQA documents ARE REQUIRED. CEQA requires accurate information. A negative declaration is inappropriate where the agency has failed to provide an accurate project description or to gather information and undertake an adequate environmental analysis. JPR # 17-10-02-01 was flawed and inaccurate. EA 43201 fails to provide an accurate project description; egregiously so, in describing conditions south of the project site, where the world ends at Los Alamos Road and existing rural residences and conservation lands are all omitted.

Lastly, the entire property is within the MSHCP area; the portion that "is not with a conservation Cell Group" is in Criteria Cell 5572.

Second Response: The project went through the HANS process as required for a property located within an MSHCP Cell Criteria Area. JPR #17-10-02-01 was based on accurate information that was available at the time of the MSHCP Consistency Review. The HANS application was submitted in June 2017, over a year before the RCA acquired the property to the south of Los Alamos. The acquisition of a parcel by the RCA subsequent to the HANS process for the project does not invalidate the conclusions of the formal HANS review.

Even with the conservation of the property to the south, the conclusion that the entire project site is not identified for conservation within Cell Group Z or Core 2 and that the project does not include any habitat or plant species, other than the riparian area on the easterly portion of the site that is being avoided, that would further the goals of Cell Group Z or the overall MSHCP Reserve Assembly is still the same. The riparian drainage area is being avoided as part of the proposed development.

The CEQA document prepared for the project provides an accurate description of the existing project area conditions at the time of the analysis. No further analysis is required and no change to the CEQA document is required.

Comment: 1. The Applicant states, "The project site is on the easterly edge of Cell Group Z, whereas the conservation goals call for conservation on the westerly side" (first bullet, page 17 EA 43201). This is a false statement of MSHCP Plan goals which, in fact are stated as "Conservation within this Cell Group will range from 75%-85% of the Cell Group focusing in the western portion of the Cell Group". The MSHCP Plan does not exempt Eastern portions of Cell Group Z from MSHCP acquisition.

Initial Response: During the RCA Joint Project Review (JPR), the RCA made the following determination:

"The proposed project is located within the eastern side of Cell Group Z adjacent to existing residential development to the north and east that is extending along Clinton Keith Road. In addition, the proposed project is east of Warm Springs Creek and Proposed Core 2. The majority of the conservation already existing within Cell Group Z is located within the center of the Cell Group and comprises the majority of Proposed Core 2. This core is described as extending west from the already conserved land to encompass the western side of the Cell Group.

Development of the proposed project is located east of the existing conservation and is not expected to impede the functions of Proposed Core 2 due to its adjacency to other development...Finally, the project site does not impact riparian scrub, woodland or forest, chaparral, coastal sage scrub, or grassland. Adjacent to the project site to the east is riparian woodland; however, this riparian habitat will be avoided, allowing some function as a corridor leading to Proposed Constrained Linkage 18, which lies southeast of the Cell Group and ultimately connects with Warm Springs Creek. However, north of Clinton Keith Road the drainage has been heavily altered as open space in Spencer's Crossing and was not intended to connect to other conservation to the north... Given the location of the project site and its lack of physical connection to existing conservation within Proposed Core 2, and that the project site would not contribute to this Reserve feature, development of the proposed project would not further impede the conservation goals for Proposed Core 2, or cause fragmentation issues. Furthermore, the applicable portions of the project site that contribute to Proposed Constrained Linkage 18 are being avoided by the proposed project. Development of the proposed project would not further impede the conservation goals for this linkage or cause additional fragmentation issues. Based on this discussion, development of the proposed project site is consistent with the Reserve Assembly goals of the MSHCP."

Although conservation can take place elsewhere within Cell Group Z and the MSHCP does not exempt the eastern portion of the Cell Group from conservation, the RCA found that, based upon the project site's existing condition and location relative to existing conservation lands, the site would not contribute to the conservation goals of the Cell Group, other than the riparian drainage area, which is being avoided by the development. No change to the CEQA document is required.

Reply: The comment stands. The project is not exempt from MSHCP acquisition based on its location within the Cell Group, as implied in EA 43201.

Second Response: The project is not exempt from MSHCP acquisition based on its location; however, the RCA concluded that the project would not contribute to the conservation goals for Cell Group Z or Core 2 due to a lack of appropriate habitat and the lack of physical connection to existing conservation within Proposed Core 2. Based upon the RCA's JPR determination, the development area on the project site does not support the vegetative communities toward which MSHCP conservation should be directed, as identified in the Cell Group Criteria. Further, the portion of the site that would contribute to Constrained Linkage 18 is being avoided by the proposed project. No further analysis is required and no change to the CEQA document is required.

Comment: 2. The Applicant states, "The project site is disturbed, lacks habitat—other than a riparian/riverine area that would be preserved as part of the project—and is mostly surrounded by developed permanent improvements and residences" (second bullet, page 17 EA 43201). This argument fails to account for the ability of agricultural land to be restored once farming ceases (e.g., JPR #16-04-20-01 page 2), which is why RCA is able to effectively proceed towards its conservation goals, by acquiring

agricultural and rural residential land (such as the 36.57 acres just south of the project, acquired by RCA on June 7, 2018 - see figure and further discussion below).

Initial Response: The acquisition of the lands to the south would contribute to the conservation goals of Cell Group B, not Cell Group Z in which the project is located. Conservation within Cell Group B “focus on coastal sage scrub, grassland, riparian scrub, woodland and forest habitat and agricultural land.” Conservation within Cell Group Z “focus on riparian scrub, woodland and forest habitat along Warm Springs Creek and adjacent chaparral, coastal sage scrub and grassland habitat.” While Conservation within Cell Group B calls for agricultural land, Cell Group Z (in which the project site is located) does not. This would account for the RCA’s decision to acquire the lands located within Cell Group B to the south. However, as stated above, the RCA, through the JPR process, determined that the subject project site would not contribute to the conservation goals of Cell Group Z. No change to the CEQA document is required.

Reply: The comment stands. The goal of the MSHCP is to assemble a functional Reserve System. Connectivity throughout the Reserve is essential for Reserve function (e.g., between Cell Groups Z and B). At present, existing rural/agricultural properties, all of which can be described as “disturbed” land that “lacks habitat”, are the only lands available for conservation acquisition in the eastern central portion of Core Area 2. This includes Criteria Cells 5570 (which includes this project), 5671, and to a lesser degree 5672. Acquisition and restoration of such properties is critical to Reserve Assembly in this area.

Second Response: The goal of the MSHCP is to assemble a functional Reserve System. The MSHCP is tasked with assembling additional Reserve Lands over time that must be in a configuration and contain key Vegetation Communities that provide for the Conservation of Covered Species. The Additional Reserve Lands within the Criteria Area need to support the habitats necessary to achieve the conservation goals for the Covered Species. Acquisition priorities at any point in time need to be appropriately focused on conserving parcels and Vegetative Communities needed to meet Covered Species conservation goals. The applicable portions of the project site that contribute to the conservation goals of the Criteria Area, Core 2, and Proposed Constrained Linkage 18 are being avoided by the proposed project. Acquisition of the remainder of the proposed project site by the RCA would not provide any of the habitat described for conservation in Cell Group Z or Core 2 that would contribute to the goals of the overall Reserve Assembly. No further analysis is required and no change to the CEQA document is required.

Comment: 3. EA 43201 and all supporting documents in the file placed before the Riverside County Planning Commission fail to even mention:

A. the extensive RCA holdings just south of the project (including and on either side of the parcel marked “RCA” in the figure above);

Initial Response: As stated above, the acquisition of the lands to the south contribute to the conservation of Cell Group B, not Cell Group Z in which the project site is located. No change to the CEQA document is required.

Reply: The comment stands. This Response demonstrates a fundamental lack of understanding of the MSHCP Reserve Assembly process and goals (see Reply to Comment 2, above). CEQA demands current and accurate information. EA 43201 is inadequate and should be rejected.

Second Response: As stated in the initial response, conservation within Cell Group Z focuses on "riparian scrub, woodland and forest habitat along Warm Springs Creek and adjacent chaparral, coastal sage scrub and grassland habitat." The proposed development area within the project site does not contain the habitats targeted for conservation within the Cell Criteria Area. The onsite riparian area that will contribute to the conservation goals of the Criteria Area, Core 2, and Proposed Constrained Linkage 18 is being avoided by the proposed project. The CEQA document prepared for the project provides an accurate description of the existing project area conditions at the time of the analysis. No further analysis is required and no change to the CEQA document is required.

B. that County Transportation owns a 2 acre parcel between the project and RCA sites (labeled TLMA on Figure), acquired as noise mitigation for Clinton Keith Road;

Initial Response: Based on a title review, the County transportation department does not currently own the above-mentioned parcel. Even if the County transportation department owned this parcel, it is not related to the project, is not being acquired as part of the MSHCP, and is entirely related to the County's construction of Clinton Keith Road. No change to the CEQA document is required.

Reply: Acquisition of this parcel by TLMA was approved 4 years ago (2015). Certainly the western portion of the site, abutting and partially including the watercourse, should be available for RCA acquisition, linking the project site directly to the RCA land to the south.

Second Response: Although the County is in the process of acquiring the TLMA parcel, there is no current plan to include this property in the MSHCP Reserve Assembly. The property is being acquired to address and mitigate for impacts created by the Clinton Keith Road extension. It is possible that a portion of the site could be acquired by the RCA in the future; however, there is currently no plan by the County Transportation Department to do so. No further analysis is required and no change to the CEQA document is required.

C. that the eastern side of the project is part of the same watercourse and wetland on these two unmentioned contiguous properties (TLMA and RCA), feeding into French Valley Creek (aka, Constrained Linkage 18 wildlife corridor, to the east).

Initial Response: During the RCA Joint Project Review (JPR), the RCA made the following determination:

"Adjacent to the project site to the east is riparian woodland; however, this riparian habitat will be avoided, allowing some function as a corridor leading to Proposed Constrained Linkage 18, which lies southeast of the Cell Group and ultimately connects with Warm Springs Creek.

However, north of Clinton Keith Road the drainage has been heavily altered as open space in Spencer's Crossing and was not intended to connect to other conservation to the north. It should be noted that the proposed Clinton Keith Road expansion project will ultimately remove much of the riparian vegetation in this area... Given the location of the project site and its lack of physical connection to existing conservation within Proposed Core 2, and that the project site would not contribute to this Reserve feature, development of the proposed project would not further impede the conservation goals for Proposed Core 2, or cause fragmentation issues. Furthermore, the applicable portions of the project site that contribute to Proposed Constrained Linkage 18 are being avoided by the proposed project. Development of the proposed project would not further impede the conservation goals for this linkage or cause additional fragmentation issues."

Per the CEQA document, no project activities would occur within the onsite drainage prior to, during, and following construction, including grading, manufactured slopes, fuel modification, and staging. No change to the CEQA document is required.

Reply: The comment stands. The JPR was flawed by reliance on false information. There is no barrier to connectivity between the project site and conservation lands.

Second Response: The proposed project site is surrounded by roadways with dense development to the north and east. South and west of the project site are primarily large lot single family homes and scattered undeveloped parcels. The project is bound on the south by Los Alamos Road and rural residential parcels south of Los Alamos that include fencing, domesticated animals, homes, and other structures. The JPR for the project stated that "[t]he majority of the conservation already existing within Cell Group Z is located within the center of the Cell Group and comprises the majority of Proposed Core 2. This core is described as extending west from the already conserved land to encompass the western side of the Cell Group. Development of the proposed project is located east of the existing conservation and is not expected to impede the functions of Proposed Core 2 due to its adjacency to other development." The onsite riparian area, which does provide connectivity to Core 2 by way of Proposed Constrained Linkage 18, is being avoided by the proposed project. The remainder of the property does not contain habitat that would contribute to the goals of the overall Reserve Assembly.

As previously stated, the acquisition of the property to the south of the project site by the RCA subsequent to the HANS process for the project does not invalidate the conclusions of the formal HANS review. The CEQA document prepared for the project provides an accurate description of the existing project area conditions at the time of the analysis. No further analysis is required and no change to the CEQA document is required.

Comment: *The Applicant's failure to describe land use and geographical elements south of the project renders EA 43201 incomplete, and therefore inadequate for approval of the proposed Mitigated Negative Declaration by the Commission. Furthermore, Applicant's failure to present accurate information on*

existing MSHCP conservation lands (freely available on the RCA website), renders unfounded their proclamations such as: "The project site lacks a physical connection to an existing MSHCP conservation area" (third bullet, page 17 EA 43201).

Initial Response: As stated above, the acquisition of the lands to the south contribute to the conservation of Cell Group B, not Cell Group Z in which the project site is located. Furthermore, during review of the proposed project, no conservation lands existed to the south as they were not acquired by the RCA until June 2018.

Reply: The comment stands. Negotiations for the purchase of the RCA land to the south commenced on or before January 2017, 10 months before the JPR Application for this project was filed, and 13 months before it was reviewed and approved by the RCA. The land should have been designated "proposed conservation" in the JPR, not "proposed development" (as proved by the existing conditions as of June 7, 2018. Furthermore, Agency approval is not at issue; approval of EA 43201 by the Board of Supervisors is required by law to be based on current and accurate information, which I am providing here. False information cannot be used as a basis for legislative approval, even if it is provided by an Agency.

Second Response: The project filed its HANS Applications in June of 2017. The JPR is part of the overall HANS process. The RCA might have been negotiating acquisition of the property to the south of Los Alamos at that time; however, the acquisition was not finalized until May of 2018. The project went through the HANS process as required when a property is located within a MSHCP Criteria Area. JPR #17-10-02-01 was based on accurate information at the time of the MSHCP Consistency Review. Subsequent to the completion of the HANS process for the project, the RCA acquired the property to the south of Los Alamos Road. As previously stated, the acquisition of the property to the south of the project site by the RCA subsequent to the HANS process for the project does not invalidate the conclusions of the formal HANS review. The CEQA document prepared for the project provides an accurate description of the existing project area conditions at the time of the analysis. No further analysis is required and no change to the CEQA document is required.

Comment: 4. The Applicant states, "The project site would not contribute or further impede the conservation goals for Cell Group Z, or cause fragmentation issues" (fourth bullet, page 17 EA 43201). To the contrary, the site would make a positive contribution toward MSHCP goals through connectivity, as noted above. Furthermore, a contribution for conservation from the project site would unquestionably help the RCA progress towards goals for Cell Group Z (75%-85% conservation). Exemption of this project from MSHCP necessarily impedes RCA's conservation goals.

Initial Response: As previously stated, the RCA found that, based upon the project site's existing condition and location relative to existing conservation lands, the site has would not contribute to the conservation goals of the Cell Group, other than the riparian drainage area, which is being avoided by the development). Therefore, the CEQA document is correct in stating that the project would not impede the conservation goals for Cell Group Z. No change to the CEQA document is required.

Reply: The comment stands. Inclusion of the eastern portion of the site, east of the olives (Area B in the CKR Addendum to SEIR 2015, 03-28part20.pdf) will contribute to MSHCP goals with respect to acreage, habitat and linkage.

Second Response: As previously stated, the onsite riparian area, which does provide connectivity to Core 2 by way of Proposed Constrained Linkage 18, is being avoided by the proposed project. The remainder of the property does not contain habitat that would contribute to the goals of the overall Reserve Assembly. No further analysis is required and no change to the CEQA document is required.

Comment: The MSHCP Consistence Analysis discusses, at length, how difficult is to meet these goals. Applicant's solution is not to try; they propose to not give even 1 square foot of wetland to the MSHCP.

Initial Response: As previously stated, no project activities would occur within the onsite drainage prior to, during, and following construction, including grading, manufactured slopes, fuel modification, and staging. The entire riparian area on the eastern portion of the property is being conserved as open space. No change to the CEQA document is required.

Reply: The comment stands. Project proponents are not willing to donate land to MSHCP, preferring to put houses in the flood plain.

Second Response: As previously stated, the onsite riparian area, which does provide connectivity to Core 2 by way of Proposed Constrained Linkage 18, is being avoided by the proposed project. The remainder of the property does not contain habitat that would contribute to the goals of the overall Reserve Assembly. Further, no homes are proposed to be built within a floodplain. No further analysis is required and no change to the CEQA document is required.

Comment: Meeting the Reserve Assembly goal in Cell Group Z may not be possible, but this is not a rationale for exempting this project from MSHCP participation. Rather, as the Wildlife Services wrote in their comments, "It seems therefore that the entire project area should come into conservation" (see letter from the Wildlife Services re JPR # 17-10-02-01, dated March 5, 2018, page 2.

Initial Response: As previously stated, although the Wildlife Agencies' letter, dated March 5, 2018, disagreed with the RCA's conclusion, further discussions and negotiations with the County, RCA, and Wildlife Agencies resulted in the determination that the project is in fact consistent with the MSHCP requirements. In addition, the project is required to pay MSHCP fees to allow the purchase of other valuable conservation property that will actually contribute to the MSHCP conservation goals. No change to the CEQA document is required.

Reply: The comment stands. The County/Applicant continue to debase the biological quality of the project site, and to discount the opinions of experts who recognize this value.

Second Response: The County biologist, the biologists for the RCA and the project applicant's biologist all concur that the biologically sensitive portions of the project site are being avoided by the proposed development. The project applicant fully considered the biology of the site during the design process. Prior to the project site design, biological technical studies were completed for the project site to determine where the biologically sensitive portions of the site were located. Using best practices in the industry, the project site was designed to avoid all biologically sensitive areas on the project site. The project design relied upon expert opinion to avoid any impacts to biological resources on the project site. No further analysis is required and no change to the CEQA document is required.

5. *The Applicant states, "Conservation goals could still be met in the Area Plan and/or between Area Plans within a single Rough Analysis Unit depending on future assembly of conservation area or subject to a Minor Amendment or Criteria Refinement to conservation criteria" (sixth bullet, page 17 EA 43201). Reliance on some future adjustment to conservation criteria is inappropriate. The Wildlife Services specifically "request(ed) that either a Criteria Refinement for Cell Group Z be completed or the mechanism for adjusting Proposed Core 2 and or Cell Group Z be identified and implemented prior to project approval" (see Wildlife Services letter's second page, shown on page 5 of this document).*

Initial Response: As previously stated, although the Wildlife Agencies' letter, dated March 5, 2018, disagreed with the RCA's conclusion, further discussions and negotiations with the County, RCA, and Wildlife Agencies resulted in the determination that the project is in fact consistent with the MSHCP requirements. No change to the CEQA document is required.

Reply: The comment stands. The Planning Commission has the letter from the Wildlife Services. The RCA's determination was based in large part on inaccurate information provided in JPR # 17-10-02-01. There is no information in EA 43201 to indicate whether accurate information about pending RCA purchases was ever disclosed to the Wildlife Services. County has failed to exercise due diligence in updating the project file, to allow the Planning Commission to see existing conditions which render their recommendation to promote urbanization along the rural residential/open-space Los Alamos Road neighborhood.

Second Response: As previously stated, the project filed its HANS Applications in June of 2017. The JPR is part of the overall HANS process. The RCA might have been negotiating acquisition of the property to the south of Los Alamos at that time; however, the acquisition not finalized until May of 2018. JPR #17-10-02-01 was based on accurate information at the time of the MSHCP Consistency Review.

The acquisition of the property to the south of the project site by the RCA subsequent to the HANS process for the project does not invalidate the conclusions of the formal HANS review. Even with the conservation of the property to the south, the conclusion that the entire project site is not identified for conservation within Cell Group Z or Core 2 and that the project does not include any habitat or plant species, other than the riparian area on the easterly portion of the site that is being avoided, that would further the goals of Cell Group Z or the overall MSHCP Reserve Assembly is still the same. Further, the onsite riparian drainage area, which does provide connectivity to Core 2 by way of Proposed Constrained Linkage 18, is being avoided by the proposed project.

The CEQA document prepared for the project provides an accurate description of the existing project area conditions at the time of the analysis. No further analysis is required and no change to the CEQA document is required.

The Wildlife Services "disagree with the RCA's conclusion that the proposed Project development is consistent with MSHCP Reserve Assembly requirements" (see letter from Wildlife Services, included as pages 4-5 of this document). I am concerned that the Wildlife Services review of this project is in opposition to RCA's approval, and that their concerns and requests have gone unresolved and unanswered; they should be addressed in EA 43201. Ignoring the Wildlife Services could jeopardize MSHCP status as an approved conservation plan that meets state and federal standards.

Response: As previously stated, although the Wildlife Agencies' letter, dated March 5, 2018, disagreed with the RCA's conclusion, but discussions with the Wildlife Agencies regarding various issues with this project and the entire program resulted in the determination that this project is in fact consistent with the MSHCP requirements. No change to the CEQA document is required.

Reply: The comment stands. The Planning Commission has received no evidence refuting the Wildlife Services recommendations regarding this project. The RCA's determination relied on false information. The CEQA document is required to be accurate; it is not.

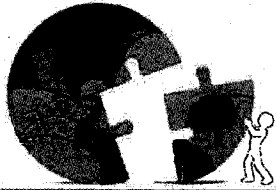
Second Response: As previously stated, the CEQA document prepared for the project provides an accurate description of the existing project area conditions at the time of the analysis. No further analysis is required and no change to the CEQA document is required.

Please feel free to contact me via email at shawn@hernandezenvironmental.com or by telephone at 951.334.6219 if you have any questions.

Sincerely,



Shawn Gatchel-Hernandez
Principal Regulatory Specialist



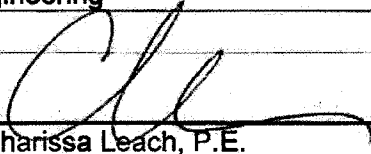
**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

3.1

Planning Commission Hearing: April 3, 2019

PROPOSED PROJECT

Case Number(s):	Change of Zone No. 7937, Tentative Tract Map No. 37294, Plot Plan No. 26249	Applicant(s): Newland Homes c/o Andrea Arcilla
EA No.:	43021	
Area Plan:	Southwest	Representative(s): Proactive Engineering
Zoning Area/District:	Rancho California Area	
Supervisory District:	Third District	
Project Planner:	Dionne Harris	 Charissa Leach, P.E. Assistant TLMA Director
Project APN(s):	480-100-009, 480-100-075 and 480-100-076	
Continued From:	March 20, 2019	

PROJECT DESCRIPTION AND LOCATION

CHANGE OF ZONE NO. 7937 is a proposal to change the zoning classification from Rural Residential (R-R) to Planned Residential (R-4);

TENTATIVE TRACT MAP NO. 37294 is a proposal for a Schedule "A" subdivision of 12.5 gross acre area into 48 single-family residential lots, ranging in size from 5,017 to 7,998 square feet, and also include one (1) water quality basin, and four (4) open space lots consisting of 3.6 acres.

PLOT PLAN NO. 26249 is a proposal for a development with elevations and floorplans on 1-48 lots for the Tentative Tract Map No. 37294.

The location of the project is North of Los Alamos Road, South of De Caron Street, East of Suzi Reid Way and West of Briggs Road, and is located within the Highway 79 Policy Area of the Southwest Area Plan.

The above is referred to as the project hereinafter.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:

ADOPT a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 43021**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVELY APPROVE CHANGE OF ZONE NO. 7937 to change the project site's zoning classification from Rural Residential (R-R) to Planned Residential (R-4) in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report, subject to adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 37294, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report, and subject to the Board of Supervisors' subsequent adoption of the zoning ordinance for Change of Zone No. 7937; and,

APPROVE PLOT PLAN NO. 26294, subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions incorporated into the staff report, and subject to the Board of Supervisors' subsequent adoption of the zoning ordinance for Change of Zone No. 7937.

PROJECT DATA	
Land Use and Zoning:	
Existing General Plan Foundation Component:	Community Development (CD) and Rural (R)
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR) and Rural Residential (RR)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	Highway 79 Policy Area
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR) (2-5 du/ac)
East:	Medium Density Residential (MDR) (2-5 du/ac)
South:	Medium Density Residential (MDR) (2-5 du/ac)
West:	Rural Residential (RR) (5 Arce Minimum)
Existing Zoning Classification:	Rural Residential (R-R)
Proposed Zoning Classification:	Planned Residential (R-4)
Surrounding Zoning Classifications	
North:	One-Family Dwellings (R-1)
East:	Specific Plan (SP No. 312)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R)
Existing Use:	Single Family Residences, Vacant
Surrounding Uses	
North:	Single Family Residences
South:	Single Family Residences
East:	Single Family Residences

West: Single Family Residences

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	12.5 gross acres	N/A
Proposed Minimum Lot Size:	5,000 sq. ft.	3,500 sq. ft. minimum
Total Proposed Number of Lots:	48	N/A
Map Schedule:	"A"	

Located Within:

City's Sphere of Influence:	Yes – Murrieta
Community Service Area ("CSA"):	Yes – 152
Special Flood Hazard Zone:	Yes, partially within 100-year flood zone
Agricultural Preserve:	No
Liquefaction Area:	Low
Fault Zone:	No
Fire Zone:	Yes – Very High Fire Area
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRMESHCP Criteria Cell:	Yes – Criteria Cell Number 5570 and 5572
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	Yes – French Valley
Area Drainage Plan:	Yes – Murrieta Creek – Warm Springs Valley ADP
Dam Inundation Area:	No

PROJECT LOCATION MAP

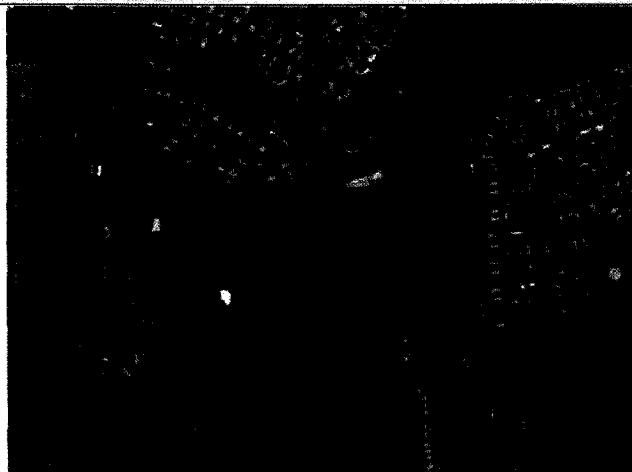


Figure 1: Project Location Map for CZ7937, TR37294 and PP26249

PROJECT BACKGROUND AND ANALYSIS

Background:

Continuance

On April 26, 2017, the proposed project's Change of Zone No. 7937 ("Change of Zone"), Tentative Tract Map No. 37294 ("Tentative Tract Map") and Plot Plan No. 26294 ("Plot Plan") were submitted to the County of Riverside.

Additionally, a Lot Line Adjustment application number (LLA180008) was submitted on February 28, 2018. The proposed Lot Line Adjustment project was to incorporate the lower southeastern part of an approximately 745 foot strip of the Parcel 480-100-076 into Parcel 480-100-009. The Lot Line Adjustment has been finalized and the present parcels included in this project are; 480-100-075 and 480-100-009.

On March 13th, 14th and 17th, the Planning Staff received letters of concern, on the potential impacts of this project on environment, from a property owner within 600 feet of the project. On March 20, 2019, at the Planning Commission meeting the Planning Department recommend the project be continued to April 3, 2019, to address the concerns.

Sphere of influence – City of Murrieta

The project site is located within the City of Murrieta sphere of influence area and was submitted to the City for review on May 22, 2017. County staff received no comments from the City of Murrieta regarding this project.

AB 52 Tribal Consultation

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on May 9, 2017. Consultation was requested by the Soboba Band of Luiseño Indians on May 24, 2017 and Pechanga Band of Luiseño Indians on June 6, 2017. The Rincon Band of Luiseno Indians and the Pala Band deferred to groups nearer to the project area. No response was received from the Quechan Band, the Ramona Band or the Colorado River Indian Tribes. There was no response from either Agua Caliente Band of Cahuilla Indians, Rincon Band of Luiseno Indians, the Gabrieleño Band of Mission Indians Kizh Nation, and the Cahuilla Band of Indians Tribes.

A meeting was held with Pechanga on June 14, 2017 and January 26, 2018. Project documents and conditions of approval were also provided to the tribe. No specific tribal cultural resources were identified by the tribe. A meeting was held with Soboba on August 1, 2017 and project documents were also provided to the tribe. No tribal cultural resources were identified by the tribe. Consultation was concluded with the Agua Caliente Band of Cahuilla Indians on August 13, 2018. No tribal cultural resources are present within the project area. On August 6, 2018, conditions of approval were sent to Pechanga. On August 13, 2018, consultation was formally concluded with Soboba Band of Luiseño Indians and with Pechanga Band of Luiseño.

Based upon analysis of records and a survey of the property by the County Archaeologist, it has been determined that there will be no impacts to significant cultural historic resources as defined in California

Code of Regulations, Section 15064.5 because they do not occur on the project site. An Archaeologist and Tribal Monitor will be present to ensure any unanticipated resources are managed according to procedures identified in the Cultural Resources Management Plan (CRMP). The project shall comply with the conditional of approval for unanticipated resources

Airport Land Use Commission ("ALUC") (File No. ZAP1077FV17)

Pursuant to the 2007 Riverside County Airport Land Use Compatibility Plan amended in 2011, staff for the Riverside County Airport Land Use Commission (ALUC) reviewed the proposed project. ALUC staff concluded that the proposed subdivision is consistent with French Valley Airport Land Use Compatibility Plan based on the following:

The project site is located approximately 1.25 miles north of the French Valley Airport, which is a county-owned public-use airport. The project site is located within compatibility zone D of the French Valley Airport Influence Area. Compatibility Zone D restricts residential densities to either below 0.2 dwelling units per acre or above 5.0 dwelling units per net acre. The project proposes 48 single family residences on 9.6 net acres, resulting in 5.0 dwelling units per net acre, consistent with the Compatibility Zone D criterion. Compatibility Zone D requires 10% of the land area within major projects (10 acres or larger) be set aside as open area that could potentially serve as emergency landing areas. Based on the project's size of 12.5 acres, the project is required to provide a minimum 1.26 acres of open area consistent with ALUC open area criteria. The project identifies a minimum 1.76 acres set aside for ALUC eligible open area located in Lot E in the southeast portion of the tract map.

The Riverside County Airport Land Use Commission has reviewed the proposed project and found it consistent with the facility's Master Plan (November 9, 2017). As a result, the project would not result in an inconsistency with the French Valley Airport Master Plan. No impact would occur.

The elevation of Runway 18-36 at its northerly terminus is 1,347 feet above mean sea level (1347 AMSL). At a distance of approximately 6,000 feet from the runway to the closest parcel within the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,407 feet AMSL. The site elevation ranges from 1,335 feet to 1,365 feet AMSL. With a maximum building height of 30 feet, the top point elevation would be 1,395 feet. Therefore, review of buildings by the FAA Obstruction Evaluation Service (FAAOES) is not required.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

An Initial Study (IS) and a Mitigated Negative Declaration (MND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). Environmental Assessment No. 43021 identified potentially significant impacts in regards to Biology, Hazards & Hazardous Materials and Noise; however, with the incorporation of mitigation measures the impacts have been reduced to less than significant. The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review on February 28, 2019 to March 19, 2018, per State CEQA Section 15105.

FINDINGS AND CONCLUSIONS

In order for the County to approve a proposed project, the following findings are required to be made:

Land Use Findings:

1. The project site has a General Plan Land Use Designation of Medium Density Residential (MDR). This land use designation allows for residential uses at densities between 2 and 5 dwelling units per acre and the associated Tentative Tract Map proposes 3.84 dwelling units per acre. The proposed change of zone from Rural Residential (R-R) to Planned Residential (R-4) would allow generally for residential uses, in particular single-family residential uses that are within the 2 to 5 dwelling unit per acre range of the Medium Density Residential (MDR) land use designation. This proposed Planned Residential (R-4) zone is consistent with the subject site's General Plan Land Use Designation of Medium Density Residential (CD:MDR) because it allows for residential uses generally at densities between 2 to 5 dwelling units per acre.
2. The project site is currently zoned Rural Residential (R-R). The land use designation for the Project site Medium Density Residential (MDR), which encourages Single-family detached and attached residences with a density range of 2 to 5 units dwellings per acre, limited agriculture and animal keeping is permitted, however, intensive animal keeping is discouraged. Lot sizes range from 5,500 to 20,000 sq. ft., typical 7,200 sq. ft. lots allowed. The R-4 zoning classification permits one family dwellings, and accessory uses or buildings normally incidental thereto. Therefore, the proposed change of zone from Rural Residential (R-R) to Planned Residential (R-4) will not result in an inconsistency in allowable uses or density. Uses permitted in the R-4 Zoning Classification are compatible with the encouraged uses in the Medium Density Residential (MDR) land use designation. The applicant is requesting a change of zone from R-R to R-4 to obtain consistency with the allowable land use designation and policy area.
3. The Project site is located within the Southwest Area Plan's Highway 79 Policy Area, which was created to address transportation infrastructure capacity within the policy area. Residential developments within this policy area are required to be consistent with SWAP 9.2, and reduce their density by 9% from the midpoint of the density range of the applicable land use designation to achieve a reduction in traffic generated from the area. The project site is located in Community Development: Medium Density Residential – 2-5 dwellings units per acre this 9% reduction would require the proposed project to be limited to 39 dwelling units. However, SWAP 9.2 also provides that individual projects may exceed the General Plan traffic model trip generation level if it can be shown that sufficient reductions have occurred on other projects. Certain Specific Plans and Tentative Tract Maps within the Highway 79 Policy Area have fully developed their residential component below the maximum allowed number of dwellings units allowed by the Specific Plan. County staff is maintaining a tracking sheet that identifies projects that have underdeveloped from what the General Plan and Highway 79 Policy Area would allow and has left excess capacity and a reduction in trips as well as identifying projects that have utilized this excess capacity for an up to date count on available capacity. At this time, the identified excess capacity in the policy area stands at 11 units, 9 of which would be utilized by this project.

Change of Zone Findings:

4. Change of Zone No. 7937 is a proposal to change the project site's Zoning Classification from Rural Residential (R-R) to Planned Residential (R-4). The R-4 zoning classification requires that it shall not be applied to any area containing less than 9 acres. The project site area is 12.5 gross acres. Pursuant to Ordinance No. 348, the R-4 zoning classification also requires a minimum lot size of 3,500 square feet. The project's lot sizes will range in size from 5,017 to 7,998 square feet, which is compatible with the surrounding development pattern in the project vicinity. Therefore, the change of zone is consistent with the R-4 zoning classification.

Tentative Tract Map Findings

5. Before any structure is erected or use established in the R-4 Zone, there shall be a subdivision map conforming to the standards and conditions of Ordinance No. 460 recorded and a development plan approved by the County. Tentative Tract Map No. 37294, is a proposal to subdivide 12.5 gross acres into 48 single-family residential lots. The findings required to approve a Tentative Map, pursuant to the provisions of the Riverside County Ordinance No. 460, are as follows:
 - a) The design of the tentative tract map is consistent with the County's General Plan. The General Plan Principle IV.A.1, states that the intent of the General Plan is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of varying densities and of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. The General Plan Principle IV.4, states that communities should range in location and type from urban to suburban to rural, and in intensity from dense urban centers to small cities and towns to rural country villages to ranches and farms. Low density residential development should not be the predominant use or standard by which residential desirability is determined. The General Plan IV.B.1, also states the General Plan should promote development of a "unique community identity" in which each community exhibits a special sense of place by retaining distinct edges and sufficient open space between scattered urbanized areas. This will facilitate the buildout of existing communities, as well as the creation of new towns, each of which have distinct boundary and edge conditions. The proposed tentative tract map will comply with the General Plan by providing a variety of housing type in single-family residential community, promoting community with the open space recreational areas and connecting to adjacent communities parks. This project is not located in a Specific Plan.
 - b) The site is physically suitable for the proposed residential development and density because it is sensitive to the portions of the project site with steeper terrain and within current drainage areas and limits the amount of grading to develop the site and preserve the remaining areas in a natural state. The overall density and lot sizes proposed is compatible with the existing and planned surrounding land uses, which generally consist of residential land use designations within the immediate area.
 - c) The Environmental Assessment prepared for the project analyzed the potential environmental impacts of the project. Based on the findings and conclusions in the attached Environmental Assessment the design of the tentative tract map is not likely to cause substantial environmental damage, serious public health problems, or substantially and avoidably injure fish or wildlife or their habitat.

- d) The design of the proposed land division or the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed land division, because, project design will ensure there will be no conflict with providing accessibility. The design of the tentative tract map incorporates the expansion and realignment of Clinton Keith Road which will extend to six lanes along lots 45-48 and lot 52 of the tentative tract map. The realignment of this road will not affect the riparian habitat areas and that remain within the limits of the floodplain of lot E and remain undeveloped. The design of the subdivision and realignment of Clinton Keith Road will not substantially alter access previously utilized by the surrounding properties or the public at large.
5. The land division is located within a High Fire Hazard Area; however, emergency vehicle access is available to the project site from Los Alamos Road and De Caron Street. Fire Department conditions of approval, such as location of driveway access, location of fire hydrants, blue dot reflectors, and turn arounds for driveways over 300' in length, will ensure that life and property are protected. The project site is not located within a fault zone, or within a ½ mile of a fault, there is no potential for liquefaction and is not located in a subsidence area. Therefore, health, welfare and safety of the community and property owners will not be jeopardized by the proposed land division.
6. As indicated in the included project conditions of approval, the proposed land division includes the type of improvements as required by the Riverside County Ordinance No. 460 for a Schedule "A" Map.
- a. Streets. Streets are proposed as shown on the Tentative Map. Condition of Approval. TRANS., states that Los Alamos Road along project boundary is a County maintained road designated as a LOCAL ROAD and shall be improved with 32' part-width (20' project side and 12' on the other side of the centerline) AC pavement and 6" AC Dike or better (project side) and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Director of Transportation within the 45' part-width (30' on project side and 15' on the other side of centerline) dedicated right-of-way in accordance with County Standard No. 105, Section "C", Ordinance 461. In order to secure adequate sight distance at the intersection of Los Alamos Road and Emergency Vehicle Access (EVA) NO TREES, WALLS or any OTHER obstructions over 30-inch high shall be allowed per County Standard No. 821, Ordinance 461.
- b. Domestic Water. Domestic water service will be supplied by the Eastern Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16. Based on a letter from the Eastern Municipal Water District (EMWD) dated May 30, 2017. Eastern Municipal Water District (EMWD) is willing to provide water and sewer service to the subject project. Water service to individual lots will required the extension of water facilities within dedicated public and/or private right-of-ways. Advisory Notification Document (AND) 15. E. HEALTH, states that it is the responsibility of the developer to ensure that all requirements to obtain water and sewer service are met with EMWD as well as all other applicable agencies. The report met the requirement for the preliminary investigation of the feasibility of the soils for the use on an Onsite Wastewater Treatment System (OWTS); any existing wells and/or existing onsite wastewater treatment systems (OWTS) shall be properly removed and/or destroyed under permit with DEH. There is an existing well located on proposed lot 36.

- c. Sewage Disposal. Sewer service will be supplied by the Eastern Municipal Water District. Advisory Notification Document, 15. E. HEALTH., states the current documentation from the appropriate purveyor(s) for the establishment of water and sewer service for this project.
- d. Fences/Walls. The project will install a minimum 6 foot high block wall along the certain locations to attenuate noise and view fences where residential lots are adjacent to open space areas.
- e. Electrical and Communication Facilities. The project will be provided electrical, telephone, street lighting, and cable television service with lines placed underground.

Development Standards Findings:

7. The proposed residential lots comply with the development standards for the Planned Development (R-4) zoning classification of Ordinance No. 348 and all other applicable provisions of Ordinance No. 348. More specifically: Section 8.93 as detailed below

- a. The development standards for Planned Development (R-4) zoning classification allows a minimum lot size of 3,500 square feet. The project complies with this lot standard because the minimum lot size for the project site is 5,000 square feet.
- b. The lots as shown on the Tentative Map are consistent with the development standards provided in Ordinance No. 348 for the Planned Residential (R-4) zoning classification. The project site's proposed Zoning Classification of Planned Residential (R-4), 3,500 square foot lot minimum requires a minimum lot width of 40 feet and depth of 80 feet. As, shown on the Tentative Tract Map exhibit each of the proposed 48 lots meet the required width, depth and lot size required in the R-4 zoning classification.
- c. The development standards for the Planned Development (R-4) zoning classification require a minimum lot width of 40 feet, pursuant to Ordinance No. 348 Section 8.93 or 35 feet if located on a knuckle or cul-de-sac, pursuant to Ordinance No. 460 Section 3.8.1. The proposed residential lots comply with the minimum width requirements of the Planned Development (R-4) zoning classification because the minimum width for a residential lot is 40 feet and 35 feet if within a knuckle or cul-de-sac.
- d. The minimum yard requirement. The front yard setback should not be less 20 feet. The side yard shall not be less than 5 feet. The side yard on the corner and the reversed corner lots shall be not less than 10 feet from the existing right-of-way or from any future right-of-way. The rear shall not be less than 10 feet. There should not be structural encroachments in the front, side and rear yard setback. The proposed project is consistent with the minimum setback requirements of the R-4 zone shown on site plan, Exhibit A.
- e. The proposed residential lot subdivision is consistent with the Schedule "A" map requirements of Ordinance No. 460 Section 10.5, and with other applicable provisions of Ordinance No. 460, such as, street improvements, domestic water supply and distribution system, sewage disposal, fire hydrants/protection, fencing, and electrical and communications facility.
- f. The proposed residential lot subdivision is consistent with the Schedule "A" map requirements of Ordinance No. 460 Section 10.13, and with other applicable provisions of Ordinance No.

460, such as, street improvement plans, domestic water, fire protection facilities, and electrical and communication facilities.

Additional Findings:

8. The project site is located within a Criteria Cell Group Z, Cell 5570 and Cell 5572 of the Multi-Species Habitat Conservation Plan. The project site is on the easterly edge of Cell Group Z, whereas the conservation goals call for conservation on the westerly side. The project site is disturbed, lacks habitat other than a riparian/riverine area that will be preserved as part of the project and is mostly surrounded by developed permanent improvements and residences. The project site lacks a physical connection to an existing MSHCP conservation area. The project site would not contribute or further impede the conservation goals for Cell Group Z, or cause fragmentation issues. The project area contains approximately 0.56 acres of ephemeral riparian wetland that is considered a riparian/riverine area per Section 6.1.2 of the Western Riverside MSHCP. This area, as described in the Project Description, would be not be disturbed by the project and is included in Lot E that would be open space. As described by the MSHCP Consistency Analysis, the portions of the project site within Cell Group Z do not contain the chaparral, coastal sage scrub, grassland, riparian scrub, woodland, or forest habitat described for conservation in the Cell Group, and are therefore, not described for conservation in the MSHCP.
9. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
10. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

Fire Findings:

11. The project site is located within a Cal Fire State Responsibility Area ("SRA") and is within a very high fire hazard severity zone. As a part of being within an SRA, the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative tract/parcel maps, and use permits for construction or development within an SRA. Riverside County Code Section 8.32.050 (C) (2) states that the Fire Chief is authorized and directed to enforce all applicable State fire laws and provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. As designated, the Riverside County Assistant Fire Marshall shall have the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. The following additional findings are required to be met:
 - a. This land division has been designed so that each lot, and the subdivision as a whole, is in compliance sections 4290 and 4291 of the Public Resources Code by providing a defensible space within each lot of 100 feet from each side, front and rear of a pad site, requiring that the site have

fuel modification standards acceptable to the Riverside County Fire Department, requiring a minimum 10-foot clearance of all chimneys or stovetop exhaust pipes, no buildings shall covered or have dead brush overhang the roof line and requiring that the roof structure shall be maintained free of leaves, needles, or other vegetation.

- b. Fire protection and suppression services will be available for the subdivision through Riverside County Fire Department.
- c. The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Briggs Road and Los Alamos Road. Adequate accessibility to the Project site will be available for all emergency service vehicles.

The project will provide for fire hydrants with adequate spacing at 600 feet and pressure at 1,000 gallons per minute at 20 pounds per square inch and the required water system will be installed prior to any combustible building material being placed on the site. AND.FIRE. #52-Com/Res Hydrant, requires that the placement of fire hydrants located one at each street intersection and spaced no more than 600 feet apart in any direction with no portion of any lot frontage more than 250 feet from a hydrant. Minimum fire flow shall be 1000 GPM for 1 hour duration at 20 PSI. Condition of Approval. FIRE. #15-Potential Fire Flow, requires that the developer submit water system plans, showing the hydrant type, location, spacing and fire flow. With the conditions of approvals the requirements of Ordinance No. 460 10. 8. C., as it pertains to fire protection has been met.

Conclusion:

- 1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site on February 28, 2019 to March 19, 2019. As of the writing of this report, Planning Staff has received written communication and phone calls from property owners within 600 feet who indicated support and opposition to the proposed project.

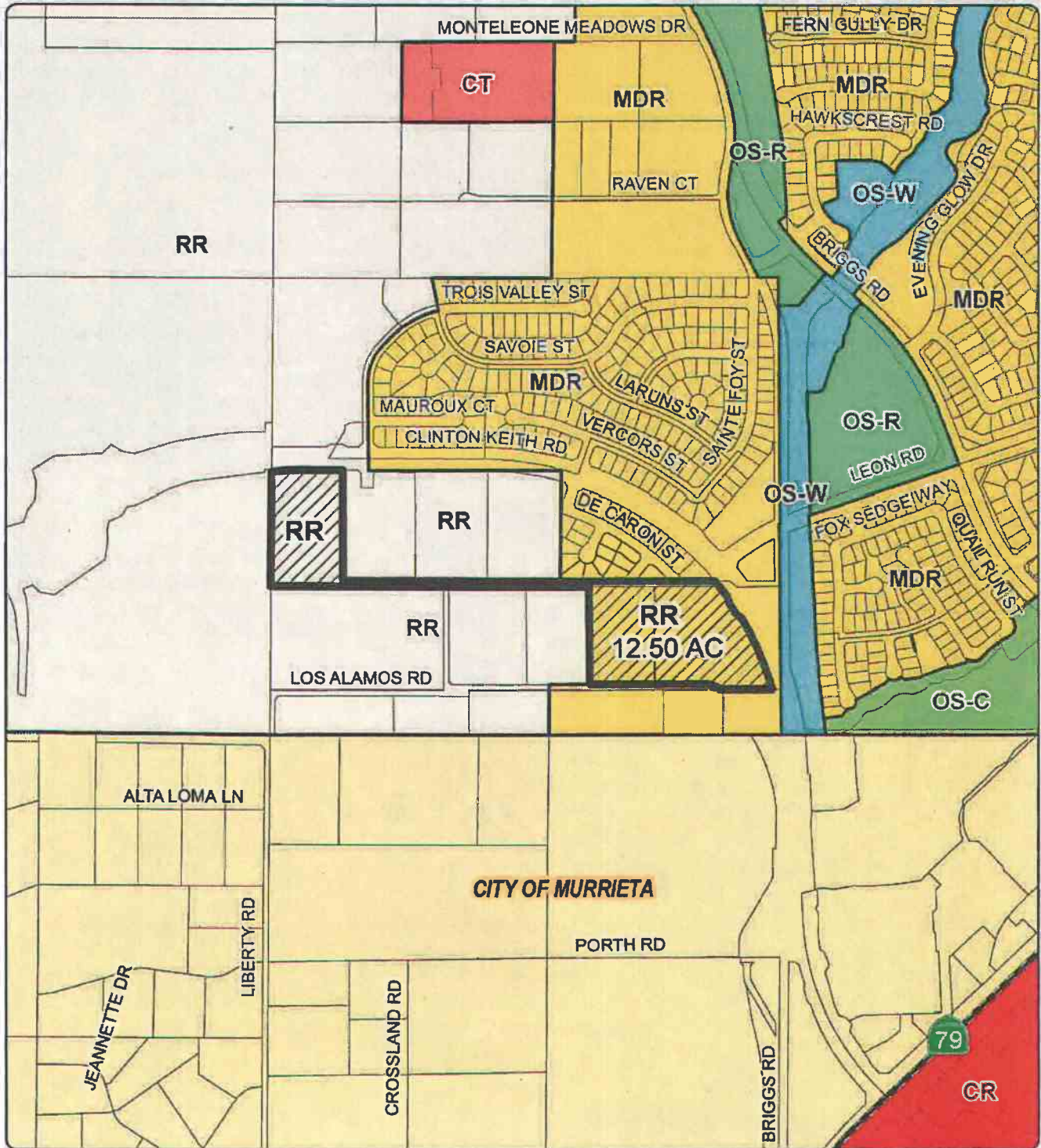
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ07937 TR37294

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 11/08/2018
Exhibit 5



Zoning Area: Rancho California

Author: Vinnie Nguyen

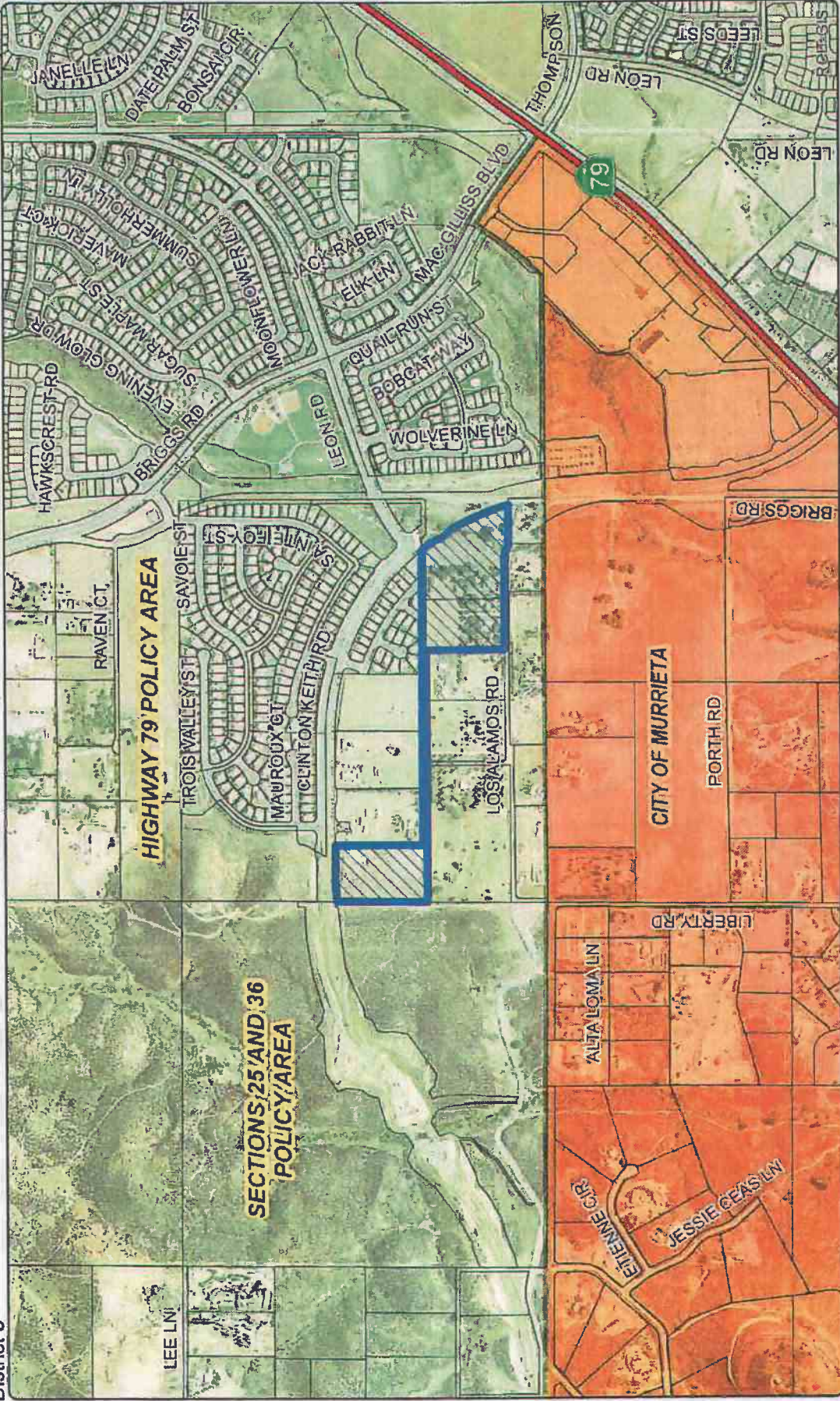


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)663-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07937 TR37294
VICINITY/POLICY AREAS

Supervisor: Washington
 District 3

Date Drawn: 11/08/2018
 Vicinity Map



Author: Vinnie Nguyen

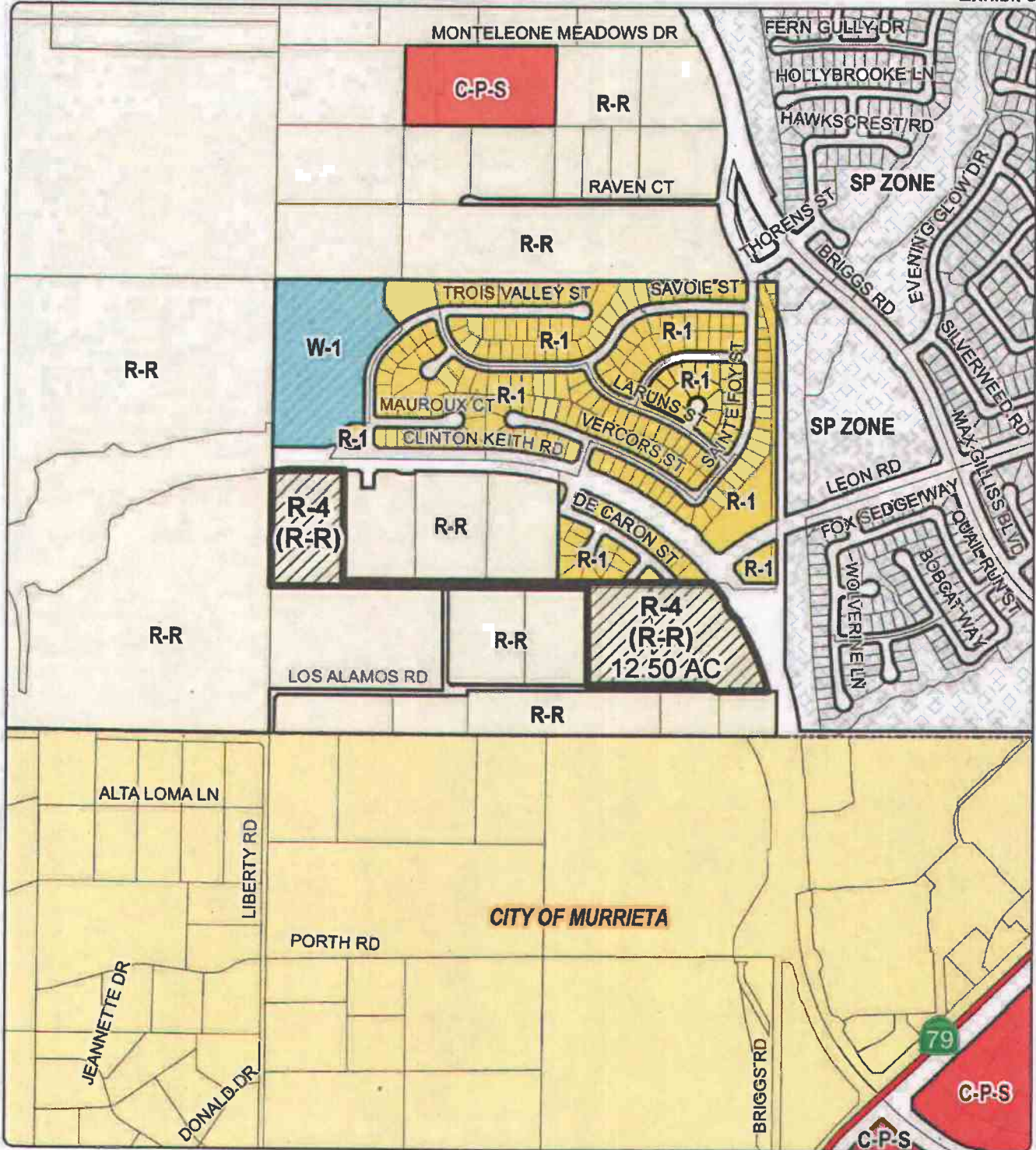
Zoning Area: Rancho California

NOTES: On October 7, 2003, the County of Riverside adopted a new Council. This drawing was issued on designations for unincorporated Riverside County. For more information, please contact the Planning Department offices in Riverside at (951) 955-5200 (ext. 300) or in Palm Desert at (760) 865-5277 (ext. 300) or via email at [redacted].

RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07937 TR37294
PROPOSED ZONING

Supervisor: Washington
 District 3

Date Drawn: 11/08/2018
 Exhibit 3



Zoning Area: Rancho California

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palms Desert at (760)963-8277 (Eastern County) or Website <http://www.riverside.ca.gov>

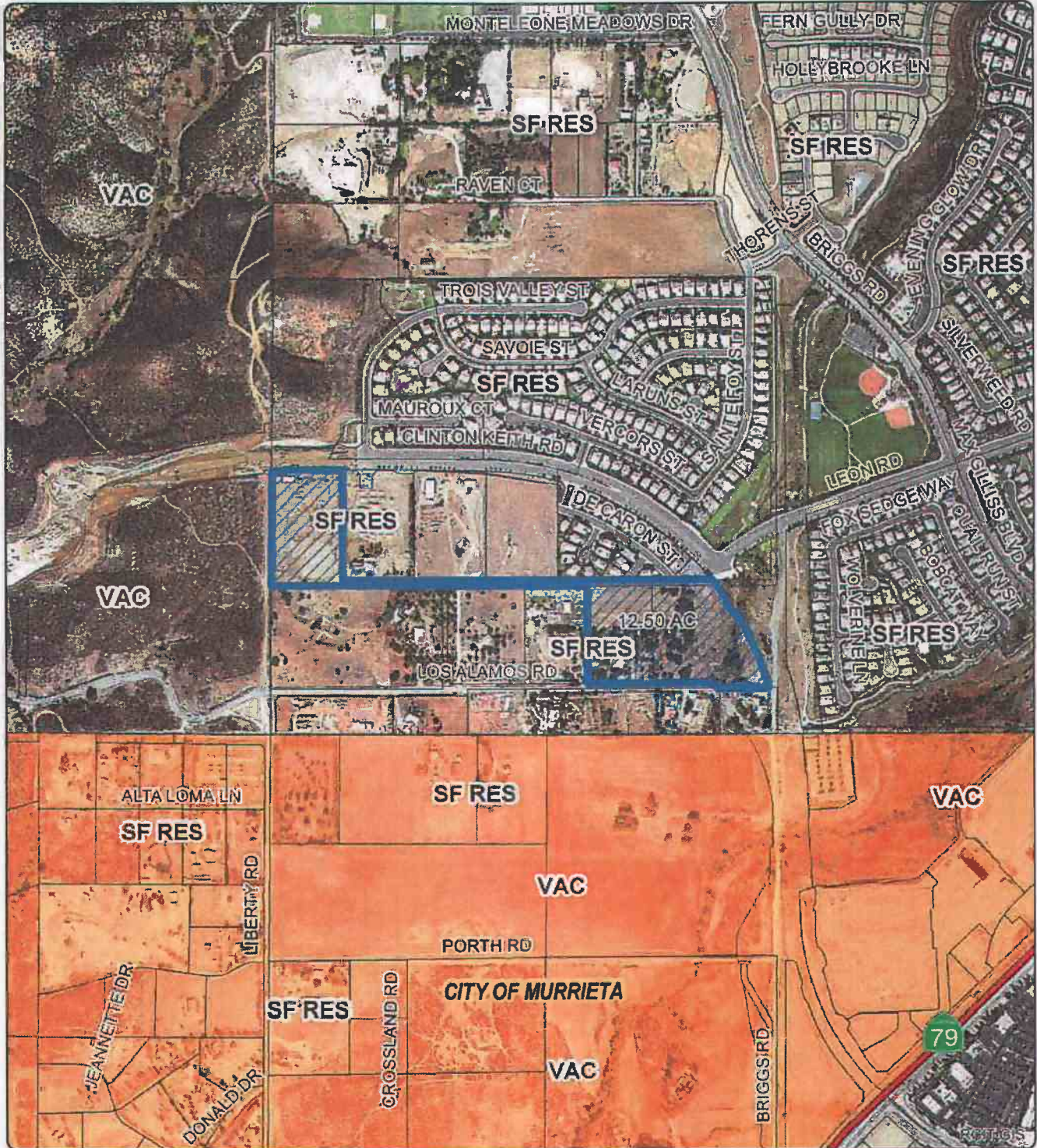
RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ07937 TR37294

Supervisor: Washington
 District 3

Date Drawn: 11/08/2018

LAND USE

Exhibit 1



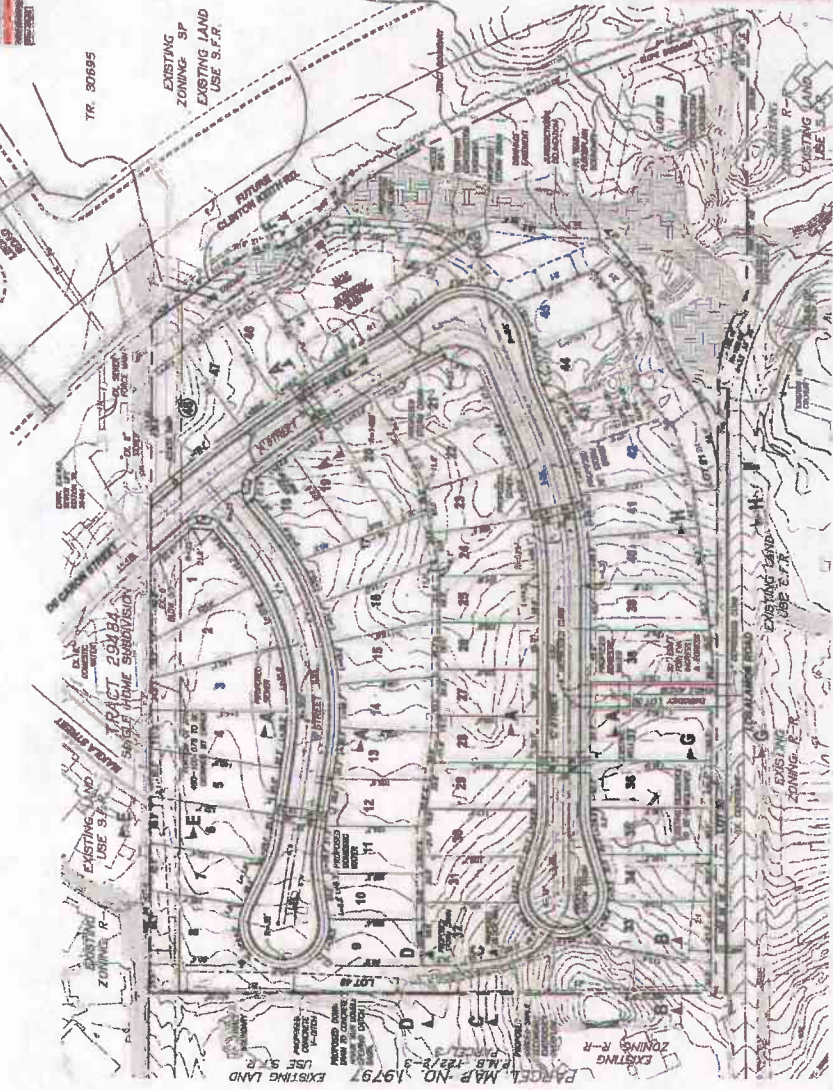
Zoning Area: Rancho California

Author: Vinnie Nguyen



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

TENTATIVE TRACT MAP NO. 37294



PROJECT SITE

NOTES

1. EXISTING LAND USE SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
2. EXISTING ZONING SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
3. EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
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LEGAL DESCRIPTION

SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 WEST, SEC. 24.

LOT AREA SUMMARY

LOT	TYPE	AREA ACRES	PERCENTAGE
1	RESIDENTIAL	0.15	0.15
2	RESIDENTIAL	0.15	0.15
3	RESIDENTIAL	0.15	0.15
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12	RESIDENTIAL	0.15	0.15
13	RESIDENTIAL	0.15	0.15
14	RESIDENTIAL	0.15	0.15
15	RESIDENTIAL	0.15	0.15
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29	RESIDENTIAL	0.15	0.15
30	RESIDENTIAL	0.15	0.15

BENCHMARK

BM 100-1-100-11
 100-1-100-11
 100-1-100-11

BASIS OF BEARINGS

MEASUREMENTS MADE BY THE SURVEYOR
 ON THE BASIS OF THE FOLLOWING DATA:



PROACTIVE

3121 ANDERSON DRIVE, SUITE 110
 P (949) 344-2700

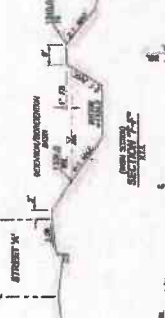
NEWLAND HOMES, LLC

3121 ANDERSON DRIVE, SUITE 110
 P (949) 344-2700

TENTATIVE TRACT MAP NO. 37294

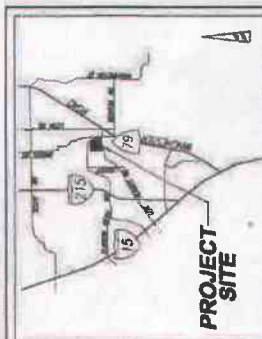
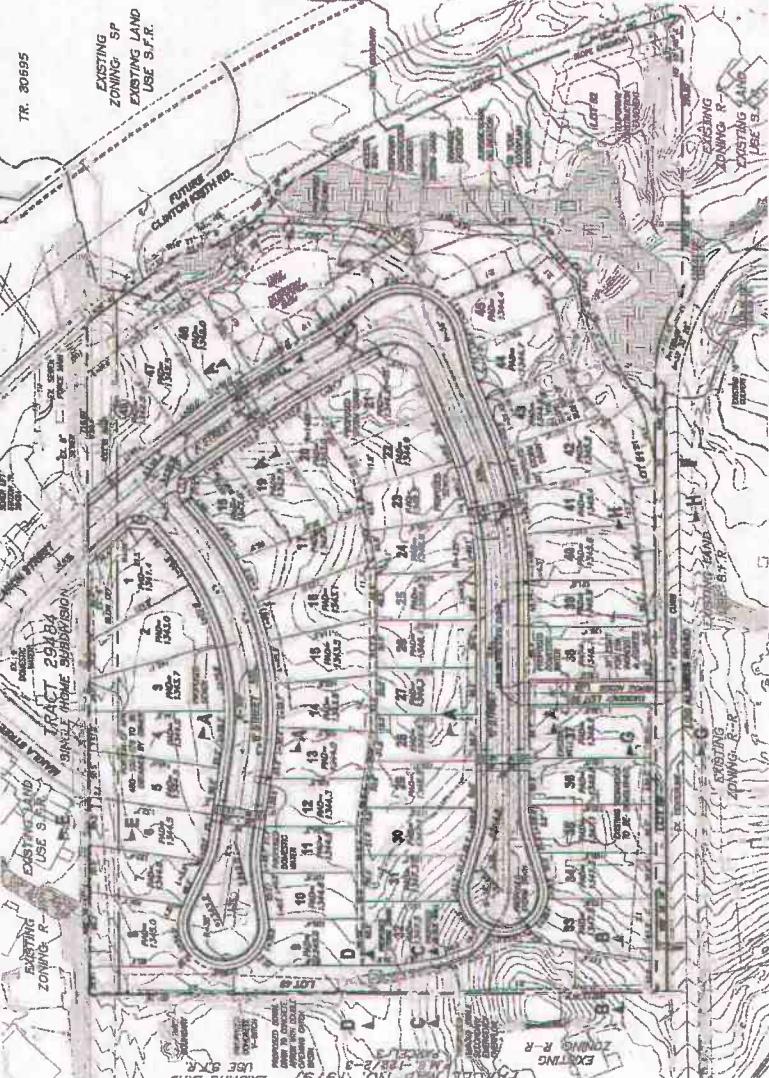
DATE: 9/13/18
 SHEET 1 OF 1

TENTATIVE TRACT MAP NO. 37294 CONCEPTUAL GRADING PLAN



TYPICAL INTERIOR LOT DRAINAGE CONNECTION TO STREET GUTTER

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- 50. CONCEPTUAL GRADING PLAN



VICINITY MAP
SECTION 31, TOWNSHIP 3 NORTH, RANGE 2 WEST

- NOTES**
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 50. CONCEPTUAL GRADING PLAN

LEGAL DESCRIPTION
 LOT 1, TRACT 29484, MAP NO. 37294, COUNTY OF ...

LOT AREAS

LOT	TYPE	AREA (ACRES)	AREA (SQ. FT.)
1	RESIDENTIAL	0.15	10,400
2	RESIDENTIAL	0.15	10,400
3	RESIDENTIAL	0.15	10,400
4	RESIDENTIAL	0.15	10,400
5	RESIDENTIAL	0.15	10,400
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47	RESIDENTIAL	0.15	10,400
48	RESIDENTIAL	0.15	10,400
49	RESIDENTIAL	0.15	10,400
50	RESIDENTIAL	0.15	10,400

LOT AREA SUMMARY

TYPE	AREA (ACRES)	AREA (SQ. FT.)
RESIDENTIAL	7.50	520,000
TOTAL	7.50	520,000

ACREAGE
 TOTAL ACRES: 7.50

BENCHMARK
 3121 MICHELSON DRIVE, SUITE 170
 NEWLAND HOMES, LLC

PROACTIVE
 ENGINEERS & ARCHITECTS

**TENTATIVE TRACT
 MAP NO. 37294
 CONCEPTUAL GRADING PLAN**

DATE: 11/21/18

SCALE: 1" = 100'

SCALE: 1" = 100'

SCALE: 1" = 100'

SCALE: 1" = 100'



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Planning Director

MITIGATED NEGATIVE DECLARATION

Project/Case Number: TR37294, CZ07934, PP26249/EA43021

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: Dionne Harris Title: Project Planner Date: February 13, 2019

Applicant/Project Sponsor: Andrea Arcilla Date Submitted: February 26, 2018

ADOPTED BY: Planning Director

Person Verifying Adoption: Dionne Harris Date: February 15, 2019

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 Dionne Harris at 951-955-6836.

Please charge deposit fee case#: ZEA43021 ZCFG6391

FOR COUNTY CLERK'S USE ONLY

4.0 COUNTY OF RIVERSIDE ENVIRONMENTAL ASSESSMENT / INITIAL STUDY FORM:

Environmental Assessment (E.A.) Number: EA 43021
Project Case Type (s) and Number(s): TR37294, CZ07937, PP26249
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Dionne Harris, Project Planner
Telephone Number: 951-955-6836
Applicant's Name: Newland Homes LLC
Applicant's Address: 500 Newport Center Drive, Suite 570 Newport Beach, CA 92660

I. PROJECT INFORMATION

Project Description:

Change of Zone No. 7937 is a proposal to amend the zoning classification for the subject property from Rural Residential (R-R) to Planned Residential (R-4).

Tentative Tract Map No. 37294 is a proposal for a Schedule "A" subdivision to divide a 12.5 gross acre area into 48 single-family residential parcels and include one (1) water quality basin, and four (4) open space lots consisting of 3.6 acres. The proposed parcels range in size from 5,017 to 7,998 square feet.

Plot Plan No. 26249 is a proposal for final site design development with elevations and floorplans on 1-48 lots for the Tentative Tract Map No. 37294.

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

B. Total Project Area: 3 parcels containing 12.5 acres

Residential Acres: 12.5	Lots: 52'	Units: 48	Projected No. of Residents: 152
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): 480-100-009, 480-100-075 and a portion of 480-100-076

Street References: Northwest corner of Los Alamos Road and Briggs Road.

D. Section, Township & Range Description or reference/attach a Legal Description: Section 31, Township 6 South, Range 2 West.

E. Brief description of the existing environmental setting of the project site and its surroundings: The 12.5-acre project site is located within the French Valley Airport Influence Area of unincorporated Riverside County, west of Highway 79 at the southwest corner of the planned extension to Clinton Keith Road and Leon Road. The site is also west of Briggs Road and north of Los Alamos Road. The site is approximately 2.5 miles east of Interstate 215 at Clinton Keith Road.

The majority of the site is undeveloped; however, the southwestern portion of the site is occupied by remnants of buildings and associated improvements such as concrete pads, fencing, utility lines, etc.; an existing single-family residence and a barn structure located near Los Alamos Road. In addition, the south/southwestern 4.7-acre portion of the site contains rows of olive trees.

The southern and western borders of the site consist of low wire fencing used to separate the site from Los Alamos Road to the south and the property to the east. The northern site boundary consists of a combination

of black metal bar fencing and cinderblock walls. The existing vehicle access to the site is provided by a dirt road from Los Alamos Road near the single-family residence and the barn structure.

Elevations of the site range from approximately 1,326 feet near the southeast corner of the site to approximately 1,372 feet on the southwest side of the site. In general, the western portion of the site slopes towards the east while the eastern portion slopes to the south/southeast. The site consists of relatively flat and gently sloping terrain with some hummocky mounds in the southeast portion of the site. In addition, the site contains one drainage feature that flows from north to south across the easternmost portion of the site.

The site is surrounded by existing single-family residential development to the north; light industrial uses to the west; undeveloped land to the east, followed by Briggs Road; and Los Alamos Road to the south. Also, as mentioned previously, the site is located at the southwest corner of the planned extension to Clinton Keith Road at Leon Road. The Clinton Keith Road extension project near the site is currently in the design stage and would be implemented after the proposed project completes construction in 2020. The roadway extension project would comply with all applicable regulations during its implementation, including those related to the existing drainage feature that flows from north to south from the roadway extension project area past the proposed project site.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is consistent with the existing Riverside County General Plan land use designation of Medium Density Residential (MDR) and would implement the General Plan uses for the site. The project implements Policy LU 4.1, requiring new developments to be located and designed to visually enhance, not degrade the character of the surrounding area.
2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project meets with all applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project includes 3.5 acres of dedicated open space that would support the General Plan Multipurpose Open Space Policies.
4. **Safety:** The proposed project is not located within a Federal Emergency Management Agency (FEMA) flood zone, fault zone, or area with high landslide, mudslide, or liquefaction potential. The project site is identified by the CalFire Riverside County (West) Fire Hazard Map as being within a very high fire hazard area. Since the project site is located within a partially developed area, the project would be required to comply with California Fire Code Chapter 47 and the Riverside County Municipal Code Chapter 8.32, Fire Code, which provides requirements to reduce the potential of fires to a less than significant impact. In addition, to control 100-year storm water and potential dam inundation flows the project includes a riser spillway and a 14-foot wide catch basin and the proposed building pads are above the 100-year storm water surface elevation, which would put them above potential dam inundation flows. Therefore, the project would not expose people or structures to significant risks related to flooding. The proposed project has also allowed for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Mitigation to reduce construction noise and vibration effects at nearby residences has been included to reduce impacts to a less than significant level. The proposed project meets all other applicable Noise element policies.
6. **Housing:** The project provides 48 single-family residences and does not result in adverse impacts to housing.

- 7. **Air Quality:** Compliance with AQMD Rules would ensure that the proposed project would not result in emissions that exceed criteria pollutant thresholds. In addition, the project is compliant with all applicable Air Quality Element policies.
- 8. **Healthy Communities:** The project is consistent with the policies of the Healthy Communities Element of the General Plan.

- B. **General Plan Area Plan(s):** Southwest Area Plan
- C. **Foundation Component(s):** Community Development
- D. **Land Use Designation(s):** Medium Density Residential (MDR)

- 1. **Overlay(s), if any:** No General Plan Overlay Area

- E. **Policy Area(s), if any:** Highway 79 Policy Area

F. **Adjacent and Surrounding:**

- 1. **Area Plan(s):** Southwest Area Plan
- 2. **Foundation Component(s):** Community Development
- 3. **Land Use Designation(s):**

- North: Medium Density Residential (MDR)
 - South: Medium Density Residential (MDR)
 - East: Medium Density Residential (MDR)
 - West: Rural Residential (RR)

- 4. **Overlay(s), if any:** No General Plan Overlay Area
- 5. **Policy Area(s), if any:** Highway 79 Policy Area

G. **Adopted Specific Plan Information**

- 1. **Name and Number of Specific Plan, if any:** No Specific Plan
- 2. **Specific Plan Planning Area, and Policies, if any:** None

H. **Existing Zoning:** R-R (Rural Residential)

I. **Proposed Zoning, if any:** R-4 (Planned Residential)

J. **Adjacent and Surrounding Zoning:**

- North: R-1 (One Family Dwellings)
- South: R-R (Rural Residential)
- East: Specific Plan (SP - SP312 – French Valley), R-R (Rural Residential)
- West: R-R (Rural Residential)

III. **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED**

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

- | | | |
|----------------------------------------------------------|---------------------------------------------------------------|------------------------------------------------------|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> 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 checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Paleontological Resources | |

- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials

- Population / Housing
- Public Services
- Recreation

- Mandatory Findings of Significance

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED	
<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED	
<input type="checkbox"/>	I find that although the proposed project could have a significant effect on the environment, 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.
<input type="checkbox"/>	I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An ADDENDUM to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
<input type="checkbox"/>	I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore, a SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
<input type="checkbox"/>	I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a SUBSEQUENT ENVIRONMENTAL IMPACT REPORT is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following: (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date

Dionne Harris Project Planner

For Charissa Leach P.E., Assistant TLMA Director

Printed Name

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 and Ordinance No.460 (Regulating the Division of Land), No. 655 (Regulating Light Pollution); Riverside County General Plan Figure C-8 "Scenic Highways"; California Scenic Highway Mapping System (Caltrans 2018). Accessible at: http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/.

a) Have a substantial effect upon a scenic highway corridor within which it is located?

No Impact. The project site is not located along an officially designated scenic highway corridor. The closest Eligible State Scenic Highway – Not Officially Designated is Interstate 15 at its interchange with Interstate 215, which is located approximately 4.7 miles southwest of the project site and is not visible from the project site.

In addition, General Plan Figure C-8 shows that the project site is not located within the vicinity of a County designated Scenic Highway. The closest County Eligible Scenic Highways is Interstate 215 at Clinton Keith Road, which is approximately 2.7 miles west of the site. The project site is also not visible from Interstate 215. Due to the distance from these scenic highways, development of the project would not result in impacts upon a scenic highway corridor. Therefore, no impact would occur.

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?

Less than Significant. The Southwest Area Plan of the General Plan states that slopes and ridgelines in the area provides scenic vistas. Views from the Clinton Keith Road, Leon Road, and Briggs Road that are adjacent to the project site, consist of forefront views of single-family residential development and backdrop views of hillsides. Views along Los Alamos Road (on the south side of the project site) consist of rural residential development, electrical transmission lines, with backdrop views of hillsides.

The project site contains remnants of buildings and associated improvements such as concrete pads, fencing, utility lines, etc.; an existing single-family residence and a barn structure located near Los Alamos Road; and the

south/southwestern 4.7-acre portion of the site contains rows of olive trees. The project site does not contain any unique or landmark features.

The proposed project would change the visual character of the project area from vacant/rural residential with rows of trees to a tract of single-family residential uses that would be consistent with views of the existing single-family residential to the north, northwest, and east of the site. In addition, the project has incorporated various design features that are incorporated into 2 architectural styles: Spanish Colonial and Craftsman, which include: gabled tiled roofs, recessed windows, trellises, rafter tails, brackets, corbels, molding, columns, eaves, siding and stucco. The project would not result in the creation of an aesthetically offensive site. Additionally, after development of the project the existing backdrop views of hillsides from roadways, which are the public locations in the project vicinity, would continue to exist and would be similar to the views above and beyond the existing residential development to the north, northwest, and east of the project site.

In addition, landscaping would be installed pursuant to the County's landscape regulations along the roadways throughout the project site. As a result, the proposed project would result in a less than significant impact related to scenic resources and would not create an aesthetically offensive public view.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to scenic resources are applicable to the project.

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
2. Mt. Palomar Observatory				
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan and Ordinance No. 655 (Regulating Light Pollution).

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

Less than Significant. The proposed project site is approximately 22.5 miles northwest of the Mt. Palomar Observatory, and is within Zone B, as designated by Riverside County Ordinance No. 655. Zone B includes areas between 15 and 45 miles from the observatory. Areas within Zone B are required to meet specific lighting design standards to minimize light that could have a detrimental effect on astronomical observation and research. To ensure that lighting meets the required standards, the proposed project is required to submit lighting plans for approval as part of the project permitting process as required by the County. Thus, through the County's development review process, as required by Riverside County Ordinance No. 655 (included as PPP AES-1), potential project interference with nighttime use of the Mt. Palomar Observatory would be less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to Mt. Palomar Observatory and relevant to the proposed project includes the following:

PPP AES-1: County Ordinance No. 655: Regulating Light Pollution: Ordinance No. 655 defines lighting sources, establishes the type and manner of installation and operation of lighting, and details lighting prohibitions. The intent of this ordinance is to restrict the permitted use of certain light fixtures emitting into the night sky.

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

Source: Riverside County General Plan and Ordinance Nos. 460 (Regulating the Division of Land), 655 (Regulating Light Pollution), and No. 915 (Regulating Outdoor Lighting).

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

Less than Significant. The project site is undeveloped, with the exception of one home, and there is no other source of onsite nighttime lighting. Areas nearby the project site provide sources of nighttime lighting including: illumination from vehicle headlights along Leon Road, Briggs Road, and Los Alamos Road, and offsite interior illumination from light passing through windows of the nearby low-density residences. Sensitive receptors relative to lighting and glare include residents, motorists, and pedestrians.

The proposed project would include installation of new lighting sources on the project site including exterior lighting for security on buildings exteriors; and interior lighting that could be visible through windows to the outside. The exterior security and parking lot lighting would be hooded, appropriately angled to focus on the project site, and would comply with County's Ordinances Nos. 655, 460, and 915 (included as PPP AES-1 through PPP AES-3) that regulate outdoor residential lighting, street lighting, and ensures adequate shielding of illumination. With implementation of the standards provided by these County Ordinances, implementation of the project would not result in a substantial new source of light that could adversely affect views, and impacts would be less than significant.

Reflective light (glare) can be caused by sunlight or artificial light reflecting from finished surfaces such as window glass or other reflective materials. Buildings constructed of highly reflective materials from which the sun reflects at a low angle can cause adverse glare. However, the proposed buildings would not be developed with reflective surfaces, would not include large areas of windows, and would be low density. In addition, County Ordinance Nos. 655, 460, and 915 (included as PPP AES-1 through PPP AES-3) regulates lighting to ensure that glare does not occur. Therefore, the proposed project would not generate substantial sources of glare, and impacts related to glare would be less than significant.

b) Expose residential property to unacceptable light levels?

No Impact. As described above, the project would adhere to all applicable Riverside County lighting regulations that specify lighting be hooded, and angled to focus on the project site, and away from residential uses. The proposed project would be required to submit lighting plans for approval as part of the project permitting process per Ordinances No. 460, 655, and 915 to ensure compliance with the Riverside County lighting requirements. This process would ensure that nearby residential properties are not exposed to unacceptable levels of light; and impacts related to unacceptable levels of light would not occur.

Existing Plans, Programs, or Policies:

The mitigating plans, programs, or policies that are related to lighting and relevant to the proposed project includes the following:

PPP AES-1: County Ordinance No. 655: Regulating Light Pollution: listed previously in Response 2.

PPP AES-2: County Ordinance No. 460: Light Standards. Ordinance No. 460 provides standards for residential lighting, as well as lighting for highways, roadways, intersections and traffic signage, which regulates light pollution.

PPP AES-3: County Ordinance No. 915: Regulating Outdoor Lighting: Ordinance No. 915 provides minimum requirements for outdoor lighting in order to reduce light trespass, and to protect the health, property, and well-being of residents. The ordinance states that all outdoor luminaires in shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. In addition, it states that outdoor luminaires shall not blink, flash, or rotate (with exemptions).

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
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"; California Department of Conservation California Important Farmland Finder. Accessed: <https://maps.conservation.ca.gov/dlrp/ciff/>.

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?

No Impact. The proposed project site is not designated as prime, unique, farmland or farmland of statewide importance. Thus, the project would not result in an impact to those resources. However, the project site is identified by the California Department of Conservation as Farmland of Local Importance, which is defined as land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. The project site is surrounded by areas that are not identified as important farmlands. Areas to the south and west of the project site are designated as "other land" and areas to the north and east of the site are designated as "Rural Residential Land". In addition, the project site has an existing land use designation of Medium Density Residential and is zoned for Rural Residential land uses. Therefore, the County has determined

through the land use and zoning of the project site that it is not a land of importance to the local agricultural economy. Overall, the project would not convert prime, unique, or statewide important farmland; thus, impacts would not occur.

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?

No Impact. The proposed project site is zoned for Rural Residential uses. Thus, the proposed project would not conflict with the existing zoning, as intended for agricultural uses. In addition, the project site is currently not subject to a Williamson Act contract or Riverside County Agricultural Preserve. Impacts related to conflict with agricultural zoning, Williamson Act contract, or Riverside County Agricultural Preserve would not occur from implementation of the proposed project.

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

No Impact. The project is not within 300 feet of an agriculturally zoned area. Areas surrounding the project site have existing land use and zoning designations for residential uses. Therefore, impacts related to agriculturally zoned property within 300-feet of the project site would not occur.

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?

No Impact. As described in the previous responses, the project site and surrounding areas have land use and zoning designations for residential development and do not currently provide for farmland. Therefore, impacts related to other changes that could convert farmland to non-agricultural uses would not occur.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to agriculture are applicable to the project.

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
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas".

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))?

No Impact. The project site and surrounding areas have land use and zoning designations for residential development and do not currently provide for forest land or timberland. In addition, the County does not have any existing or proposed zoning of forest land, timberland or Timberland Production Zones within the County. Thus, no impacts would occur.

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

No Impact. As described in the previous response, the project site is not located within an area that is identified as forest land or timberland. Thus, the project would not result in the loss of forest land or the conversion of forest land to non-forest use, and no impacts would occur.

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?

No Impact. As described in Response a), the project site is not located within an area that is identified as forest land or timberland. Thus, the project would not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use, and no impacts would occur.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to forests are applicable to the project.

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
AIR QUALITY Would the project				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Air Quality Study, prepared by M.S. Hatch, 2018 (AQ 2018), and included as Appendix A.

a) Conflict with or obstruct implementation of the applicable air quality plan?

No Impact. The project site is located in the South Coast Air Basin, which is under the jurisdictional boundaries of the SCAQMD. The SCAQMD and Southern California Association of Governments (SCAG) are responsible for preparing the Air Quality Management Plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, if a proposed project would have a development density and vehicle trip generation that is substantially greater than what was anticipated in the General Plan, then the proposed project would conflict with the AQMP. On the other hand, if a project's density is consistent with the General Plan, its emissions would be consistent with the assumptions in the AQMP, and the project would not conflict with SCAQMD's attainment plans. In addition, the SCAQMD considers projects consistent with the AQMP if the project would not result in an increase in the frequency or severity of existing air quality violations or cause a new violation.

As detailed further below, pollutant emissions from the proposed project would be less than the SCAQMD thresholds and would not result in a significant impact related to criteria pollutants. In addition, the project is designated for Medium Density Residential uses at 2-5 units per acre. The proposed 48 single-family residential project would be located on 12.5 acres, which would result in 3.84 units per acre and is consistent with the existing general plan land use designation. Therefore, implementation of the project would be consistent with the assumptions in the AQMP and would not conflict with or obstruct implementation of the AQMP.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Less than Significant Impact.

Regional Air Quality Thresholds

The analysis methodologies from the SCAQMD CEQA Air Quality Handbook are used in evaluating project impacts. SCAQMD has established daily mass thresholds for regional pollutant emissions, which are shown in Table AQ-1. Should construction or operation of the project exceed these thresholds a significant impact could occur; however, if estimated emissions are less than the thresholds, impacts would be considered less than significant.

Table AQ-1: SCAQMD Regional Air Quality Significance Thresholds

Pollutant	Mass Daily Thresholds (lbs/day)	
	Construction	Operations
Oxides of Nitrogen (NO _x)	100	55
Reactive Organic Gases (ROG)	75	55
Respirable Particulate Matter (PM ₁₀)	150	150
Fine Particulate Matter (PM _{2.5})	55	55
Oxides of Sulfur (SO _x)	150	150
Carbon Monoxide (CO)	550	550
Lead ^a	3	3
TACs (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥ 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas ≥ 1 in 1 million) Chronic & Acute Hazard Index ≥ 1.0 (project increment)	

Source: AQ 2018.

Project construction activities would generate pollutant emissions from: (1) site preparation, grading, and excavation; (2) construction workers traveling to and from the site; (3) delivery and hauling of construction supplies to, and debris from, the site; (4) fuel combustion by onsite construction equipment; (5) building construction; application of architectural coatings; and paving. In addition, construction activities are anticipated to overlap occasionally throughout the construction period.

It is mandatory for all construction projects to comply with several SCAQMD Rules, including Rule 403 (provided as PPP AQ-1) requirements that include, but are not limited to, applying water in sufficient quantities to prevent the

generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the project site, covering all trucks hauling soil with a fabric cover and maintaining a freeboard height of 12-inches. In addition, implementation of SCAQMD Rule 1113 (provided as PPP AQ-2) governs the VOC content in architectural coating, paint, thinners, and solvents, was accounted for in the construction emissions modeling.

The amount of emissions generated on a daily basis would vary, depending on the intensity and types of construction activities occurring. Table AQ-2 shows that construction emissions generated by the project would not exceed SCAQMD regional thresholds, even during overlapping construction periods. Therefore, construction activities would result in a less than significant impact.

Table AQ-2: Peak-Day Regional Construction Emissions (lbs/day)

Construction Phase	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2019 Construction	5.06	62.54	35.80	0.09	10.72	6.72
2020 Construction	28.86	24.50	23.09	0.05	2.84	1.54
SCAQMD Threshold	75	100	550	150	150	55
Exceed thresholds?	No	No	No	No	No	No

Source: AQ 2018.

Operation. Implementation of the project would result in long-term regional emissions of criteria air pollutants and ozone precursors associated with area sources, such as natural gas consumption, landscaping, applications of architectural coatings, and consumer products, in addition to operational vehicle emissions. The Traffic Impact Analysis prepared for the project states that at full buildout the project would generate 453 average daily trips. As shown in Table AQ-3, the proposed project would result in long-term regional emissions of the criteria pollutants that would be below the SCAQMD's applicable thresholds. Therefore, the project's operational emissions would be less than significant.

Table AQ-3: Operational Emissions (lbs/day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	2.11	0.72	4.26	<0.01	0.08	0.08
Energy	0.04	0.37	0.16	<0.01	0.03	0.03
Mobile	1.21	6.03	16.16	0.05	3.37	0.95
Total Emissions	3.37	7.12	20.58	0.06	3.48	1.06
SCAQMD Thresholds	55	55	550	150	150	55
Exceed thresholds?	No	No	No	No	No	No

Source: AQ 2018.

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)?

Less than Significant Impact. The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. SCAQMD's cumulative air quality impact methodology states that if an individual project results in air emissions of criteria pollutants (ROG, CO, NO_x, SO_x, PM₁₀, or PM_{2.5}) that exceed the SCAQMD's daily thresholds for project-specific impacts, then it would also result in a cumulatively considerable net increase of the criteria pollutant(s) for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.

As shown, in Tables AQ-2 and AQ-3, operation of the proposed project would not exceed SCAQMD's applicable thresholds. Therefore, impacts related to a cumulatively considerable net increase of a criteria pollutant for which the project region is non-attainment would be less than significant.

d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?

Less than Significant Impact. SCAQMD has developed Local Significance Thresholds (LSTs) that represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most

stringent applicable federal or state ambient air quality standards, and thus would not cause or contribute to localized air quality impacts. LSTs are developed based on the ambient concentrations of NO_x, CO, PM₁₀, and PM_{2.5} pollutants for each of the 38 source receptor areas (SRAs) in the SCAB. The project site is located in SRA 26, Temecula Valley.

The localized thresholds from the mass rate look-up tables in SCAQMD's Final Localized Significance Threshold Methodology document, were developed for use on projects that are less than or equal to 5-acres in size or have a disturbance of less than or equal to 5-acres daily. The project is anticipated to have a disturbance of less than 5-acres daily. SCAQMD only provides LSTs at receptor distances of 82, 164, 328, 656, and 1,640 feet from the emissions source. The closest sensitive receptor is located within 82 feet of the project site. Thus, LSTs for a 5-acre site in SRA 26 (Temecula Valley) at a distance of 82 feet from a sensitive receiver identify the project's localized air quality impacts. As shown in Table AQ-4, project construction would not generate emissions in excess of the SCAQMD's localized significance thresholds. Thus, local impacts from criteria pollutants generated during construction would be less than significant.

Table AQ-4: Maximum Daily Localized Construction Emissions (lbs/day)

Construction Phase	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum LSTs	62.54	35.80	10.72	6.72
SCAQMD LST Threshold	371	1,965	13	8
Exceed thresholds?	No	No	No	No

Source: AQ 2018.

CO Hotspots. A CO hot spot is a localized concentration of CO that is above the state or national 1-hour or 8-hour CO ambient air standards. As described by the Air Quality Technical Report that was prepared for the project, the project would not result in a significant impact to local CO concentrations if it meets all of the below criteria:

- The affected intersection carries less than 31,600 vehicles per hour;
- The project does not contribute traffic to a tunnel, parking garage, bridge underpass, urban street canyon, below-grade roadway, or other location where horizontal or vertical mixing of air would be substantially limited; and
- The affected intersection, which includes a mix of vehicle types, is not anticipated to be substantially different from the County average, as identified by EMFAC or CalEEMod models.

The greatest traffic volume at the affected intersections is in the a.m. peak hour at the intersection of Clinton Keith Road and Le Grand Street during the a.m. peak hour (TIA 2018). This intersection is not located in a tunnel, urban canyon, or similar area that would limit the mixing of air, nor is the vehicle mix anticipated to be substantially different than the County average. The project would not result in a potential CO hot spot or exceedance of state or federal CO ambient air quality standards because the maximum traffic volume would be substantially less than the 31,600 vehicles per hour screening level; the congested intersection is located where mixing of air would not be limited; and the vehicle mix would not be uncommon. Thus, impacts related to CO hotspots would be less than significant.

Toxic Air Contaminants. Construction activities would result in short-term, emissions of diesel exhaust from off-road, heavy-duty diesel equipment, which is identified by CARB as a Toxic Air Contaminant (TAC). According to the Office of Environmental Health Hazard Assessment, Health Risk Assessments (HRAs), which determine the exposure of sensitive receptors to TAC emissions, should be based on a 70-year exposure; however, such assessments should be limited to the period/duration of activities associated with the project.

Because construction of the project would be temporary, and the use of heavy-duty diesel equipment during construction would be intermittent, construction-related emissions from the proposed project would not expose sensitive receptors to substantial emissions of TACs. In addition, the residential uses that would occur from project operations would not generate substantial sources of TACs. Therefore, impacts would be less than significant.

e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?

No Impact. The project would develop residential uses, which are considered sensitive receptors. However, the project site is not located within one mile of an existing substantial point source emitter. Thus, impacts would not occur.

f) Create objectionable odors affecting a substantial number of people?

No Impact. According to the SCAQMD CEQA Air Quality Handbook, land uses associated with odor issues include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting activities, refineries, landfills, dairies, and fiberglass molding operations. The proposed project would develop and operate residential uses, which would not involve the types of activities that would emit objectionable odors affecting a substantial number of people. In addition, odors generated by new and existing land uses are required to be in compliance with SCAQMD Rule 402 to prevent odor nuisances on sensitive land uses, which is provided as PPP AQ-3. Overall, impacts related to odors affecting a substantial number of people would not occur from implementation of the project.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to air quality and relevant to the proposed project includes the following:

PPP AQ-1: SCAQMD Rule 403 – Fugitive Dust: The following measures shall be incorporated into construction plans and specifications as implementation of Rule 403 (4):

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

PPP AQ-2: SCAQMD Rule 1113 – Architectural Coatings: The project shall not include application of any architectural coating within the SCAQMD with VOC content in excess of the values specified in a table incorporated in the Rule. A list of low/no-VOC paints is provided at the following SCAQMD website: www.aqmd.gov/prdas/brochures/paintguide.html. All paints will be applied using either high volume low-pressure spray equipment or by hand application.

PPP AQ-3: SCAQMD Rule 402 – Nuisance: A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

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
BIOLOGICAL RESOURCES: Would the project				
7. Wildlife & Vegetation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: General Biological Assessment and MSHCP Consistency Analysis, February 2018, prepared by Hernandez Environmental Services (BRA 2018); Focused Burrowing Owl Survey Report, May 25, 2017, prepared by Hernandez Environmental Services; Jurisdictional Delineation, May 2017 prepared by Hernandez Environmental Services, included in Appendices C, D, and E respectively.

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

Less than Significant Impact. The project area is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) boundaries within the Southwest Area Plan, in the French Valley/Lower Sedco Hills Subunit within Cell Group Z, Cell 5570 and Cell 5572. Conservation within Cell Group Z focuses on riparian scrub, woodland, and forest habitat along Warm Springs Creek and adjacent chaparral, coastal sage scrub and grassland habitat; and areas that connect to chaparral, coastal sage scrub, grassland, riparian scrub, woodland, and forest habitat proposed for conservation. The Southwest Area Plan is divided into seven Subunits. For each Subunit, target conservation acreages are established.

The Southwest Area Plan is divided into seven Subunits. For each Subunit, target conservation acreages are established. The RCA, California Fish and Wildlife, and US Fish and Wildlife Service have raised the potential for a shortfall in MSHCP's meeting the overall Cell Group Z conservation goals based on RCA's assessment of developed and undeveloped areas within Cell Group Z. Importantly, the County and RCA agree that any potential shortfall in meeting Cell Group Z's conservation goals resulted from development prior to the adoption of the MSHCP and the development of a school by a non-MSHCP Permittee prior to the proposed project. Because these conditions were present prior to the MSHCP, but not recognized in the MSHCP and further exacerbated by a non-Permittee's development, a modification to the conservation criteria for Cell Group Z may be appropriate. The MSHCP allows for Minor Amendments or Criteria Refinements to conservation criteria, but this would not be necessary for the project to be found consistent with the MSHCP due to the reasons stated below.

As described by the MSHCP Consistency Analysis, the portions of the project site within Cell Group Z do not contain the chaparral, coastal sage scrub, grassland, riparian scrub, woodland, or forest habitat described for conservation in the Cell Group, which are habitats called out for conservation in Cell Group.

The project is consistent with the MSHCP and its Reserve Assembly goals for the following reasons:

- The project site is on the easterly edge of Cell Group Z, whereas the conservation goals call for conservation on the westerly side;
- The project site is disturbed, lacks habitat—other than a riparian/riverine area that would be preserved as part of the project—and is mostly surrounded by developed permanent improvements and residences.;
- The project site lacks a physical connection to an existing MSHCP conservation area;
- The project site would not contribute or further impede the conservation goals for Cell Group Z, or cause fragmentation issues;
- Development on the project site would not conflict with or interfere with the Rough Step Status of Unit 6;
- Conservation goals could still be met in the Area Plan and/or between Area Plans within a single Rough Analysis Unit depending on future assembly of conservation area or subject to a Minor Amendment or Criteria Refinement to conservation criteria.

In addition, the project area contains approximately 0.56 acres of ephemeral riparian wetland that is considered a riparian/riverine area per Section 6.1.2 of the Western Riverside MSHCP. This area, as described in the Project Description, would be not be disturbed by the project and is included in Lot 52 that would be homeowner association (HOA)-maintained open space. No project activities would occur within the onsite drainage prior to, during, and following construction, including grading, manufactured slopes, fuel modification, and staging. Part of the goal of the MSHCP is to keep reserved lands contiguous and connected; therefore, avoidance of the onsite drainage would provide participation in and compliance with the MSHCP guidelines and requirements (i.e., Section 6.1.4 *Urban/Wildlands Interface Guidelines*).

The project site is within an MSHCP area that requires surveys for narrow endemic plant species, criteria area plant species, and burrowing owl (*Athene cunicularia*). Also, due to the presence of riparian/riverine areas and suitable habitat for the least Bell's vireo (*Vireo bellii pusillus*) offsite, focused surveys were conducted in accordance with Section 6.1.2 *Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools*. As described in Response b) and c) below, focused burrowing owl surveys were conducted, which determined that burrowing owls are not present on the project site; and focused plant surveys for Narrow Endemic Plant species and Criteria Area Species were conducted, which determined that no sensitive plants occur on the project site. Therefore, project conflicts related to the provisions of an adopted Habitat Conservation Plan would not occur and impacts would be less than significant.

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

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?

Less than Significant with Mitigation Incorporated.

Sensitive Plant Species. As described in the General Biological Resources Assessment Report (BRA 2018), the project area contains 6 different habitat types, including: ruderal, disturbed agricultural, Rumex dominant wetland, Juncus dominant wetland, mulefat dominant riparian, and disturbed non-vegetated habitat. The focused botanical surveys conducted on the site determined that the site does not contain suitable habitat to support any plant species listed as state or federal Threatened, Endangered, or Candidate species; required to be reviewed under the

Narrow Endemic Plant section of the Western Riverside MSHCP; or are 1B.1 listed plants on the CNPS Rare Plan Inventory. Thus, impacts to sensitive plant species would not occur.

Sensitive Wildlife Species. The following listed species have the potential to occur on the project site. As described below Least Bell's Vireo (LBV) has been identified in offsite habitat and indirect effects to LBV would be reduced to less than significant with implementation of mitigation from construction impacts. Operation of the proposed project would not substantially impact LBV. In addition, the County of Riverside is a permittee of the MSHCP and, therefore, is afforded coverage for impacts to listed species included in the plan as long as the project is consistent with the MSHCP. Thus, with implementation of mitigation and compliance with existing MSCHP regulations, such as payment of mitigation fees as included by PPP BIO-1, impacts would be reduced to a less than significant level, as described below (BRA 2018):

- The Least Bell's Vireo (*Vireo bellii pusillus*) is a federal and state listed endangered species. The project site contains suitable habitat for this species offsite; therefore, focused Least Bell's vireo surveys were conducted in accordance with Section 6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools. All riparian areas and potential least Bell's vireo habitat areas were surveyed 8 times, which identified a single adult least Bell's vireo offsite within suitable least Bell's vireo habitat located approximately 25 to 75 feet northeast of the northeastern project site boundary. All riparian areas and potential vireo habitats within the project site would be avoided by the project and located in Lot E that would be open space and where no project activities would occur, including: construction, grading, manufactured slopes, fuel modification, and staging. Thus, direct impacts to LBV would not occur from implementation of the project. However, indirect effects to LBV from construction noise could occur. Therefore, Mitigation Measure BIO-1 would be included to require installation of a sound wall to attenuate construction noise at LBV nesting habitat.
- The burrowing owl (*Athene cunicularia*) is a CDFW species of special concern and there is potential habitat present on project site. Therefore, focused surveys for this species were conducted, which did not identify any evidence of burrowing (i.e., including scat, pellets, feathers, tracks, and prey remains). The surveys determined that burrowing owl is not present within the project area.
- Cooper's hawk (*Accipiter cooperii*) is a CDFW watch list wildlife species and covered by the MSHCP. Its nesting season is between February 15 and August 15 and there is potential habitat for this species to be present on the project site. Therefore, Mitigation Measure BIO-2 would be included to require a preconstruction nesting bird survey to ensure impacts to the species does not occur.
- Tricolored blackbird (*Agelaius tricolor*) is state listed as endangered and listed by the CDFW as a Species of Special Concern and has potential to be present onsite. Therefore, Mitigation Measure BIO-2 would be included to require a preconstruction nesting bird survey to ensure impacts to the species does not occur.
- Orange-throated whiptail (*Aspidoscelis hyperythra*) is a CDFW Species of Special Concern and there is potential habitat for this species to be present on the project site. However, this species is covered under the MSHCP and payment of the MSHCP mitigation fees, as included by PPP BIO-1 would reduce impacts to a less than significant level.
- Coastal whiptail (*Aspidoscelis tigris stejnegeri*) is a CDFW Species of Special Concern and there is potential habitat for this species to be present on the project site. However, this species is covered under the MSHCP and payment of the MSHCP mitigation fees, as included by PPP BIO-1 would reduce impacts to a less than significant level.
- San Bernardino ringneck snake (*Diadophis punctatus modestus*) is a CDFW Species of Special Concern and there is potential habitat for this species to be present on the project site. However, this species would occur in the riparian area onsite that would not be disturbed by the project. Thus, impacts to this species would not occur.
- Western pond turtle (*Emys marmorata*) is a CDFW Species of Special Concern and there is potential habitat for this species to be present on the project site. However, this species would occur in the riparian area onsite that would not be disturbed by the project. Thus, impacts to this species would not occur.

- Yellow-breasted chat (*Icteria virens*) is a CDFW Species of Special Concern and there is potential habitat for this species to be present on the project site. However, this species would occur in the riparian area onsite that would not be disturbed by the project. Thus, impacts to this species would not occur.
- San Diego black-tailed jackrabbit (*Lepus californicus bennettii*) is a CDFW Species of Special Concern and there is potential habitat for this species to be present on the project site. However, this species is covered under the MSHCP and payment of the MSHCP mitigation fees, as included by PPP BIO-1 would reduce impacts to a less than significant level.
- Coast horned lizard (*Phrynosoma blainvillii*) is a CDFW Species of Special Concern and there is potential habitat for this species to be present on the project site. However, this species is covered under the MSHCP and payment of the MSHCP mitigation fees, as included by PPP BIO-1 would reduce impacts to a less than significant level.
- Coast range newt (*Taricha torosa*) is a CDFW Species of Special Concern and there is potential habitat for this species to be present on the project site. However, this species would occur in the riparian area onsite that would not be disturbed by the project. Thus, impacts to this species would not occur.
- Two-striped gartersnake (*Thamnophis hammondi*) is a CDFW watch list wildlife species. However, this species would occur in the riparian area onsite that would not be disturbed by the project. Thus, impacts to this species would not occur.

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?

Less than Significant with Mitigation Incorporated. Wildlife corridors are areas where wildlife movement is concentrated due to natural or anthropogenic constraints. Local corridors provide access to resources such as food, water, and shelter. Animals use these corridors to move between different habitats, provide avenues for wildlife dispersal, migration, and contact between other populations. The project site is not located within a designated wildlife corridor or linkage. The project site is bordered by residential development to the north and west, Los Alamos Road, open fields and residential development to the south, and Briggs Road and residential development to the east. The project site is surrounded by urban and suburban development.

However, an onsite drainage flows from north to south across the easternmost portion of the site and contains enough vegetation to provide cover for animal species trying to move upstream or downstream to or from habitat areas downstream (BRA 2018). Thus, it is likely that the onsite drainage serves a function in local wildlife movement. However, this area, as described in the Project Description, would not be disturbed by the project and is included in Lot E that would be open space. No project activities would occur within the onsite drainage. Therefore, impacts related to wildlife movement in the existing onsite drainage would be less than significant.

The project site has the potential to support birds that are subject to the Migratory Bird Treaty Act (MBTA). Disturbance to or destruction of migratory bird eggs, young, or adults is in violation of the MBTA and California Fish and Game Code. If construction of the proposed project occurs during the general bird breeding season, between February 1 to September 15, then pre-construction surveys and avoidance of nesting birds will be required pursuant to Mitigation Measure BIO-2. With implementation of Mitigation Measure BIO-2 impacts related to native wildlife nursery sites would be less than significant.

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?

Less than Significant Impact. The project site contains approximately 0.56 acres (452 linear feet) of ephemeral drainage feature and associated riparian habitat that is regulated under Section 1602 of the Fish and Game Code and approximately 0.56 acre of "waters of the U.S." that is under the jurisdiction of the federal Clean Water Act (CWA) and the U.S. Fish and Wildlife Service (BRA 2018). However, this area, as described in the Project Description, would not be disturbed by the project and is included in Lot E that would be open space. No project

activities would occur within the riparian habitat area prior to, during, and following construction, including grading, manufactured slopes, fuel modification, and staging. Thus, impacts related to riparian/riverine areas would be less than significant. The project site does not include any other sensitive natural community; thus, impacts would not occur.

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?

No Impact. The project site contains approximately 0.56 acre of "waters of the U.S." that is under the jurisdiction of the federal Clean Water Act (CWA) and the U.S. Fish and Wildlife Service (BRA 2018). However, this area, as described in the Project Description, would be not be disturbed by the project and is included in Lot E that would be open space. No project activities would occur within the "waters of the U.S." prior to, during, and following construction, including grading, manufactured slopes, fuel modification, and staging. Thus, impacts related to federally protected wetlands would not occur.

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

No Impact. The proposed project would not conflict with any local policies or ordinances. The County of Riverside has two tree management ordinances; one which manages the removal of oak trees, and the other that manages the removal of trees above 5,000 feet in elevation. The project site does not contain any oak trees and the site is between 1,335 and 1,358 feet above sea level (BRA 2018). Thus, the proposed project would not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Any impacts are considered less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to biological resources and relevant to the proposed project includes the following:

PPP BIO-1: MSHCP Development Impact Fee. Prior to issuance of a grading or building permit, the project applicant shall pay the MSHCP-required development mitigation fees to the Western Riverside County Regional Conservation Authority.

Mitigation:

Mitigation Measure BIO-1: Least Bell's Vireo. Prior to grading, a sound wall shall be installed outside of the nesting season, between the proposed development impact area and the limits of occupied least Bell's vireo territory (shown in BRA Figure 8). The sound wall shall be designed by a noise consultant and shall be built to a height and comprised of materials that shall attenuate noise levels to 60 dBA or less within occupied Least Bell's Vireo habitat. Design plans for the sound wall shall be submitted and approved by the County of Riverside Building and Safety Division prior to installation. The final phase of home construction should be the segment closest to the riparian habitat. The sound wall shall remain in place until its removal is deemed appropriate by the County of Riverside Building and Safety Division and Environmental Programs Division.

Mitigation Measure BIO-2: Pre-Construction Nesting Bird Survey and Avoidance. Vegetation clearing should be conducted outside the nesting season, which is defined as February 1 to September 15. If vegetation clearing must take place during the nesting season, prior to grading, a qualified biologist shall be retained to perform a pre-construction survey for nesting birds. A pre-construction nesting bird survey would not be required unless direct impacts to vegetation are proposed to occur. The nesting bird survey shall occur no more than 3 days prior to vegetation removal.

If active bird nests are confirmed to be present during the pre-construction survey, temporary avoidance of the nests shall be required until a qualified biologist has verified that the young have fledged or the nest has otherwise become inactive.

Monitoring:

Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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: Phase 1 Cultural Resources Assessment, prepared by Material Culture Consulting, Inc, 2017 (MCC 2017) (Appendix F).

a) Alter or destroy an historic site?

No Impact. Based upon analysis of records and a survey of the property by a County approved Archaeologist it has been determined that no impacts related to historical resources as defined in California Code of Regulations, Section 15064.5 would occur because none exist on the site.

b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?

No Impact. Based upon analysis of records and a survey of the property by a County approved Archaeologist, it has been determined that there would 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 would be no impacts in this regard.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to historic resources are applicable to the project.

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

Source: Phase 1 Cultural Resources Assessment, prepared by Material Culture Consulting, Inc, 2017 (MCC 2017) (Appendix F).

a) Alter or destroy an archaeological site?

Less than Significant Impact. Based upon analysis of records and a survey of the property it has been determined that there would be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, impacts in this regard are considered less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?

Less than Significant Impact. Based upon analysis of records and a survey of the property it has been determined that there would be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Impacts in this regard would be less than significant.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact. 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 would 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 included as PPP CUL-1. Therefore impacts in this regard are considered less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to archaeology and relevant to the proposed project includes the following:

PPP CUL-1: State Health and Safety Code Section 7050.5. In the event that human remains are encountered no further disturbance in the area of the discovery shall 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.

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

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?

Source: Geotechnical Investigation prepared by LGC Valley (LGC 2017), included as Appendix G. (GEO02558)

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

No Impact. The geotechnical investigation prepared for the project states that the project site does not contain, nor does it lie adjacent to, an Alquist-Priolo earthquake fault (LGC 2017). The closest known active fault is the Elsinore Fault Zone located approximately 5.2 miles to the southwest, and the closest potentially-active fault is the Murrieta Hot Springs Fault located approximately 3 miles to the southwest (LGC 2017). While performing geologic mapping of the site during the subsurface field investigation, the geotechnical investigation did not encounter any evidence of on-site faulting (GEO02558). Thus, the proposed project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death related to an Alquist-Priolo earthquake fault.

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?

No Impact. As described in the previous response, the project site does not contain, nor does it lie adjacent to, an Alquist-Priolo earthquake fault (LGC 2017). The closest known active fault is the Elsinore Fault Zone located approximately 5.2 miles to the southwest, and the closest potentially-active fault is the Murrieta Hot Springs Fault located approximately 3 miles to the southwest (LGC 2017). Additionally, the geotechnical investigation did not encounter any evidence of on-site faulting (GEO02558). Therefore, the proposed project would not be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or other substantial evidence of a known fault. Impacts would not occur.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to an Alquist-Priolo or other fault zone are applicable to the project.

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

Source: Geotechnical Investigation prepared by LGC Valley (LGC 2017), included as Appendix G. (GEO02558)

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

Less than Significant Impact. The term "liquefaction" describes a phenomenon in which a saturated cohesionless soil loses strength and acquires a degree of mobility as a result of strong ground shaking during an earthquake. The factors known to influence liquefaction potential include soil type and depth, grain size, relative density, groundwater level, degree of saturation, and both the intensity and duration of ground shaking. Soils that are most

susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands that lie below the groundwater table within approximately 50 feet below ground surface.

The geotechnical investigation determined that based on the relative density of site soils and lack of a near-surface static groundwater elevation in the area the potential for liquefaction impacting the site is low. The geotechnical investigation also states that based on in-situ soil densities and types, dry sand settlement and induced surface manifestations are not an issue at the site (LGC 2017) (GEO02558). Thus, impacts related to seismic-related ground failure and liquefaction would be less than significant.

In addition, structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2), which is included in the County's Municipal Code as Chapter 15.12 and provides provisions for soils conditions. Compliance with the CBC, as included as PPP GEO-1, would require proper construction of building footings and foundations so that it would withstand the effects of potential ground movement, including liquefaction. The Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Compliance with the CBC as verified by the County's review process and included as PPP GEO-1, would ensure that impacts related to liquefaction are less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to liquefaction and relevant to the proposed project includes the following:

PPP GEO-1: California Building Code Compliance. Prior to issuance of a grading or building permit, the Riverside County Department of Building and Safety shall determine that the project complies with the California Building Code as included in the County's Municipal Code to preclude significant adverse effects associated with seismic and soils hazards. CBC related and geologist and/or civil engineer specifications for the proposed project are required to be incorporated into grading plans and building specifications as a condition of construction permit approval.

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

Source: Geotechnical Investigation prepared by LGC Valley (LGC 2017), included as Appendix G. (GEO02558)

a) Be subject to strong seismic ground shaking?

Less Than Significant Impact. The project area, like most of southern California, could be subject to seismically related strong ground shaking. Groundshaking is a major cause of structural damage from earthquakes. The amount of motion expected at a building site can vary from none to forceful depending upon the distance to the fault, the magnitude of the earthquake, and the local geology. The closest known active fault is the Elsinore Fault Zone located approximately 5.2 miles to the southwest, and the closest potentially-active fault is the Murrieta Hot Springs Fault located approximately 3.0 miles to the southwest (LGC 2017).

Structures built in the County are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2), which is included in the County's Municipal Code as Chapter 16.08 and provides provisions for soils conditions. Compliance with the CBC, as included as PPP GEO-1 would require proper construction of buildings

to withstand the effects of potential strong seismic ground shaking. In addition, the Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit and conducts inspections during construction, which would ensure that all required CBC measures are incorporated. Compliance with the CBC as verified by the County's review process and included as PPP GEO-1 would ensure that impacts related to strong seismic ground shaking are less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to ground shaking and relevant to the proposed project includes the following:

PPP GEO-1: California Building Code Compliance. As listed previously in Response 11.

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
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 offsite landslide, lateral spreading, collapse, or rockfall hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Geotechnical Investigation prepared by LGC Valley (LGC 2017), included as Appendix G.

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 offsite landslide, lateral spreading, collapse, or rockfall hazards?

Less than Significant Impact. Landslides are the downhill movement of masses of earth and rock and are often associated with earthquakes; but other factors, such as the slope, moisture content of the soil, composition of the subsurface geology, heavy rains, and improper grading can influence the occurrence of landslides. The geotechnical investigation states that based on the inherent characteristics of the site geology, review of geologic literature and the lack of any significant natural slope inclinations on or adjacent to the site, the potential for the existence of landslides is considered insignificant (LGC 2017). In addition, Compliance with the CBC, as included as PPP GEO-1, would ensure the proposed structures meet or exceed the existing seismic regulations. As described in the previous response, Riverside County Department of Building and Safety reviews structural plans and geotechnical data prior to issuance of a grading permit, which would ensure that all required CBC measures are incorporated. Thus, impacts related to unstable geologic units, landslide, lateral spreading, collapse, and rockfall hazards are less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to landslides and relevant to the proposed project includes the following:

PPP GEO-1: California Building Code Compliance. As listed previously in Response 11.

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

Source: Geotechnical Investigation prepared by LGC Valley (LGC 2017), included as Appendix G.

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?

No Impact. Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of earthquake motion in an area where groundwater in a basin is lowered. Because of a lack of a near-surface static groundwater (LGC 2017) and because no groundwater pumping would occur as part of the proposed project, impacts related to subsidence would not occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. Other Geologic Hazards				
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Geotechnical Investigation prepared by LGC Valley (LGC 2017), included as Appendix G.

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

Less than Significant Impact. A seiche is the sloshing of a closed body of water from earthquake shaking. Seiches are of concern relative to water storage facilities because inundation from a seiche can occur if the wave overflows a containment wall, such as the wall of a reservoir, water storage tank, dam, or other artificial body of water. There are no water bodies near enough to the project area to pose a flood hazard to the site resulting from a seiche. The closest water bodies are Skinner Reservoir, which is over 3 miles east the project site and Diamond Valley Lake that is 5.5 miles to the northeast of the project site. Due to this distance, no seiche impacts would occur.

A mudflow is an earthflow consisting of material that is wet enough to flow rapidly and typically occurs in small, steep stream channels. As described in Response 13.a), the geotechnical investigation states that based on the inherent characteristics of the site geology, review of geologic literature and the lack of any significant natural slope inclinations on or adjacent to the site, the potential for the existence of landslides is considered insignificant (LGC 2017). Similarly, the potential for a mudflow onsite is low, and mudflow impacts would be less than significant.

In addition, there are no known volcanoes in the project region. Thus, impacts related to volcanic hazards would not occur. Overall, the proposed project would be less than significant impacts related to seiche, mudflow, or volcanic hazards.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to other geologic hazards are applicable to the project.

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

Source: Geotechnical Investigation prepared by LGC Valley (LGC 2017), included as Appendix G.

a) Change topography or ground surface relief features?

Less than Significant Impact. The geotechnical investigation describes that elevations of the site range from approximately 1,326 feet above sea level near the southeast corner of the site to approximately 1,372 feet above sea level on the southwest side of the 12.5-acre site. In general, the western portion of the site slopes towards the east while the eastern portion slopes to the south/southeast. The site consists of relatively flat and gently sloping terrain with some hummocky mounds in the southeast portion of the site (LGC 2017). The proposed project has been designed based on the existing topography and does include cut and fill slopes maximum heights of 26 feet to provide geologic stability for the proposed residences. However, the overall topography and ground surface relief features of the site would not substantially change. Therefore, impacts related to topography or ground surface relief features would be less than significant.

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

Less than Significant with Mitigation Incorporated. The geotechnical investigation describes that the project would require cut and fill slopes at maximum inclinations of 2:1 (horizontal to vertical) with maximum heights of 26 feet. It is anticipated that the planned cut slopes would be comprised of weathered to slightly weathered granite that would not require stabilization measures to mitigate potential surficial instability. However, if specific geologic conditions (such as out-of-slope or wedge-type jointing or fracturing, over blasting of non-rippable rock, seepage zones, etc.) are present, stabilization measures such as the placement of a stability fill would be required. As a result, Mitigation Measure GEO-1 is included to require that any design cut slopes be evaluated during grading by an engineering geologist to verify that no geotechnical conditions affects the stability of the cut and fill slopes. With implementation of Mitigation Measure GEO-1 and compliance with the California Building Code (included as PPP GEO-1), impacts related to cut and fill slopes greater than 2:1 and higher than 10 feet would be less than significant.

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

No Impact. The proposed grading would not negate the use of the sewage disposal systems. The proposed project would construct an onsite sewer system to serve the proposed uses that would connect to the existing 8-inch sewer line located in De Caron Street, which connects to an existing EMWD sewer lift station and force main, as detailed in the Project Description. Prior to receipt of permits to construct these sewer improvements, the proposed grading and infrastructure design would be reviewed by the County's Department of Building and Safety, which would ensure that grading would not impact sewer functions.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to slopes and relevant to the proposed project includes the following:

PPP GEO-1: California Building Code Compliance. As listed previously in Response 11.

Mitigation:

Mitigation Measure GEO-1: Cut and Fill Slopes. The construction plans and specifications shall state that all design cut slopes be evaluated during grading by an engineering geologist to verify that no geotechnical conditions affects the stability of the cut and fill slopes and that the design is compliant with the California Building Code.

Monitoring:

Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

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

Source: Santa Ana Regional Water Quality Control Board Riverside County Permits. Accessed: http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/riverside_permit.shtml; Geotechnical Investigation prepared by LGC Valley (LGC 2017), included as Appendix G.

a) Result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact. Construction of the proposed project has the potential to contribute to soil erosion and the loss of topsoil. Grading activities that would be required for the project would expose and loosen topsoil, which could be eroded by wind or water. However, the County's Municipal Code Chapter 13.12, Article 2 Stormwater Management and Discharge Controls implement the requirements of the California Regional Water Quality Control Board, Riverside County (RWQCB) National Pollutant Discharge Elimination System (NPDES) Storm Water Permit Order No. R8-2010-0033 (MS4 Permit) establishes minimum stormwater management requirements and controls that are required to be implemented by the project.

To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by these County and RWQCB regulations (included as PPP WQ-1) to be developed by a QSD (Qualified SWPPP Developer). The SWPPP is required to address site-specific conditions related to specific grading and construction activities that could cause erosion and the loss of topsoil and provide erosion control BMPs to reduce or eliminate the erosion and loss of topsoil. Erosion control BMPs include use of: silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc.

The proposed project includes installation of landscaping that would reduce areas of loose topsoil that could erode by wind or water, would not exist upon operation of the proposed project. In addition, as described in Section 25, Hydrology and Water Quality, the hydrologic features of the proposed project have been designed to slow, filter, and retain stormwater within landscaping, catch basins, and a bioretention basin, which would also reduce the potential for stormwater to erode topsoil. Furthermore, implementation of the project requires County approval of

a Water Quality Management Plan (WQMP) (included as PPP WQ-2), which would ensure that RWQCB requirements and appropriate operational BMPs would be implemented to minimize or eliminate the potential for soil erosion or loss of topsoil to occur. With compliance with these existing requirements, which would be ensured through the County's permitting process, impacts related to erosion and loss of topsoil would be less than significant.

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?

Less than Significant Impact. Expansive soils contain significant amounts of clay particles that swell when wet and shrink when dry. Foundations constructed on expansive soils are subjected to forces caused by the swelling and shrinkage of the soils. Without proper measures taken, heaving and cracking of both building foundations and slabs-on-grade could result.

The geotechnical investigation determined that although some of the alluvial soils onsite have a medium to high expansion potential, the majority of the soils on the site have a very low to low expansion potential (LGC 2017). Compliance with the CBC, as included as PPP GEO-1, would ensure the proposed structures meet or exceed the existing seismic regulations, including those related to expansive soils. The Riverside County Department of Building and Safety review of structural plans and geotechnical data prior to issuance of a grading permit would ensure that all required CBC measures are incorporated. With implementation of these existing regulations, impacts related to expansive soils would be less than significant.

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?

No Impact. The proposed project would construct an onsite sewer system to serve the proposed uses that would connect to the existing 8-inch sewer located in De Caron Street, which connects to an existing EMWD sewer lift station and force main, as detailed in the Project Description. The proposed project would not use septic tanks or alternative wastewater disposal systems. As a result, impacts related to septic tanks or alternative waste water disposal systems would not occur from implementation of the proposed project.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to soils and relevant to the proposed project includes the following:

PPP WQ-1: SWPPP. Prior to grading permit issuance, the project applicant shall have a Stormwater Pollution Prevention Plan (SWPPP) prepared by a QSD (Qualified SWPPP Developer) pursuant to the County's Municipal Code Chapter 13.12, Article 2. The SWPPP shall incorporate all necessary Best Management Practices (BMPs) and other County requirements to comply with the National Pollutant Discharge Elimination System (NPDES) regulations to limit the potential of erosions and polluted runoff during construction activities. Project contractors shall be required to ensure compliance with the SWPPP and permit periodic inspection of the construction site by County staff or its designee to confirm compliance.

PPP WQ-2: WQMP. Prior to grading permit issuance, the project applicant shall have a Water Quality Management Plan (WQMP) approved by the County for implementation. The project shall comply with the County's Municipal Code Chapter 13.12, Article 2 and the Municipal Separate Storm Sewer System (MS4) permit requirements in effect for the Regional Water Quality Control Board (RWQCB) at the time of grading permit to control discharges of sediments and other pollutants during operations of the project.

PPP GEO-1: California Building Code Compliance. As listed previously in Response 11.

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
18. Erosion				
a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Santa Ana Regional Water Quality Control Board Riverside County Permits. Accessed at: http://www.waterboards.ca.gov/santaana/water_issues/programs/stormwater/riverside_permit.shtml.

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

Less than Significant Impact. The project site does not include, nor is adjacent to, a river, stream, creek, or bed of a lake. However, a riparian drainage area exists on the easternmost portion of the site, which would be located in an open space area, but would not be disturbed as part of the proposed project. In addition, as described in Response 17. a), above, existing RWQCB and County regulations (included as PPP WQ-1) require the project implement a project specific SWPPP during construction activities, which implements erosion control BMPs, such as silt fencing, fiber rolls, or gravel bags, stabilized construction entrance/exit, hydroseeding, etc. to reduce the potential for siltation or erosion. In addition, the project is required to implement a WQMP (included as PPP WQ-2) that would implement operational BMPs to ensure that the project would not result in substantial erosion or siltation. With implementation of these regulations, potential impacts related to erosion to any downstream rivers, streams, or lakes would be less than significant.

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

Less than Significant Impact. As described in Response 17. a), existing RWQCB and County regulations require the project to implement a project specific SWPPP (included as PPP WQ-1) during construction activities that would implement erosion control BMPs, such as silt fencing, fiber rolls, and gravel bags, that would reduce the velocity of runoff and reduce the potential for water erosion both on and offsite. In addition, the proposed project has been designed to slow, filter, and retain stormwater within landscaping, catch basins, and a bioretention basin on the project site, which would reduce the velocity of stormwater and the potential for water erosion on and offsite. Furthermore, the project is required to implement a WQMP (included as PPP WQ-2) that would implement operational BMPs to ensure that operation of the project would not result in water erosion. With implementation of these regulations, potential impacts related to water erosion would be less than significant.

Although the Clinton Keith Road extension project is anticipated to impact the northernmost 0.28-acre portion of the drainage feature that flows adjacent to and through the project site, as detailed on pages 3-94 through 3-96 of the Addendum to the Clinton Keith Road Extension Project Supplemental Environmental Impact Report (SEIR) prepared in May of 2015, it would be required to implement mitigation pursuant to a Section 404 permit (USACE), a Section 1601 Agreement (CDFW), and a SD RWQCB NPDES permit. The Addendum to the SEIR states that although the potential for erosion may increase with the phasing of construction, mitigation measures would incorporate design features to keep the impact below a level of significance. The mitigation measures in the Addendum to the SEIR include the following, which are summarized:

- Mitigation Measure H-1: Prior to initiation of construction activity, the County will obtain the required SD RWQCB and USACE permits for the Project. It is anticipated that SD RWQCB will require an NPDES General Construction Activity Storm Water Permit (General Permit), SWPPP, and BMPs; and a 401 Water Quality Certification. It is anticipated that USACE will require a Section 404 Permit.
- Mitigation Measure H-3: After final design and prior to the Project construction, the construction contractor will develop the SWPPP, select appropriate BMPs, and will obtain RWQCB approval of the SWPPP prior to start of construction. The SWPPP will identify the sources of sediment and other pollutants that may

affect the quality of the stormwater discharges during construction. The SWPPP will also describe the implementation of BMPs that would effectively prevent or minimize the introduction of pollutants into the stormwater runoff and will include BMPs to ensure that temporary construction dewatering at drainage crossings will not cause excessive erosion or turbidity. These BMPs may include, but are not limited to, structural (e.g., erosion-control fences) and nonstructural BMPs (e.g., education and general awareness of permit conditions). Erosion and sediment control BMP methods may include straw bales, silt fences, sedimentation basins, filter strips, and other techniques.

- Mitigation Measure H-4: The County will install culverts and energy dissipaters at various locations throughout the Project limits to maintain post-construction runoff volumes and flow rates [to match pre-construction volumes and rates].

The approval of the required permits (listed in Mitigation Measures H-1 through H-3) would include detailed specific construction and/or design measures that are based on the conditions at the time of permitting. As described previously, the roadway project is currently in the design stage. Therefore, the proposed residential project would be implemented prior to the roadway extension project; and because the project includes a SWPPP and WQMP, and the drainage feature would not be disturbed by the proposed project, an increase in water erosion within the existing drainage feature from implementation of the project would not occur. In addition, with implementation of the USACE, CDFW, and RWQCB permits that are required for the Clinton Keith Road extension project, a substantial cumulative effect related to an increase in water erosion either on or offsite would not occur from implementation of both projects. With implementation of these existing regulations, impacts related to water erosion would be less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to erosion and relevant to the proposed project includes the following:

PPP WQ-1: SWPPP. As listed previously in Response 17.

PPP WQ-2: WQMPP. As listed previously in Response 17.

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
19. Wind Erosion and Blowsand from project either on or offsite.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or offsite?				

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," and Ordinance No. 484 (Control of Blowing Sand).

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

Less than Significant Impact. Like the majority of the County, the project site is identified by the General Plan Safety Element Figure S-8 as having a moderate wind erosion susceptibility. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads that are covered by the CBC. In addition, County Ordinance No. 484 (Control of Blowing Sand) regulates activities within areas that are susceptible to blowing sand. The regulations of this ordinance are included as PPP WND-1. Also, as described above, the proposed project includes installation of landscaping that would reduce loose topsoil that could erode

by wind during operation of the proposed project. As described previously, the proposed project would be developed in compliance with CBC regulations (included as PPP GEO-1), which would be verified by the County Department of Building and Safety prior to approval of building permits. Therefore, the project would result in less than significant impacts related to wind erosion and blow sand.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to wind erosion and relevant to the proposed project includes the following:

PPP WND-1: Riverside County Ordinance No. 484. This ordinance regulates activities in areas that are subject to wind erosion and includes soil erosion requirements and a wind erosion control plan.

PPP GEO-1: California Building Code Compliance. As listed previously in Response 11.

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
20. 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"/>

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"; Phase I Paleontological Resource Assessment, prepared by Material Culture Consulting (Paleo 2017) (Appendix E).

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

Less than Significant with Mitigation Incorporated. The Phase I Paleontological Resource Assessment did not identify any paleontological resources during the locality search or the field survey, and the Riverside County Land Information System GIS data identifies the site as having undetermined sensitivity. However, based on the findings of the Phase I Paleontological Resource Assessment, excavation of the site has the potential to impact paleontological resources at a depth at or below 5 feet on the far eastern portion of the project site. Excavation during construction of the project may reach paleontologically sensitive deposits, and as a result, could impact paleontological resources. Therefore, Mitigation Measure PAL-1 is included to require spot-check monitoring of excavations in undisturbed native sediments, at or below 5 feet in depth in the eastern 1/3 of the site. With implementation of Mitigation Measure PAL-1, potential impacts to paleontological resources would be reduced to a less than significant level.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to paleontological resources are applicable to the project.

Mitigation:

Mitigation Measure PAL-1: Paleontological Resources. Prior to the issuance of the first grading permit, the applicant shall provide a letter to the Riverside County Department of Building and Safety, or designee, from a paleontologist selected from the roll of qualified paleontologists maintained by Riverside County, stating that the paleontologist has been retained to provide services for the project. The paleontologist shall develop a Paleontological Resources Impact Mitigation Plan (PRIMP) to mitigate the potential impacts to unknown buried paleontological resources that may exist onsite for the review and approval by the County. The PRIMP shall require that the paleontologist be present at the pre-grading conference to establish procedures for paleontological resource surveillance. The PRIMP will require spot-check paleontological monitoring of grading excavations in

undisturbed native sediments, at or below 5 feet in depth in the eastern 1/3 of the site. The project paleontologist may re-evaluate the necessity for paleontological monitoring after examination of the affected sediments during excavation, with approval from the County.

All significant fossils collected shall be prepared in a properly equipped paleontology laboratory to a point ready for curation pursuant to the Society of Vertebrate Paleontology (SVP) professional standards. Following laboratory work, all fossils specimens shall be identified to the lowest taxonomic level, cataloged, analyzed, and delivered to the Western Science Center for permanent curation and storage. The cost of curation is assessed by the repository and is the responsibility of the project applicant.

At the conclusion of laboratory work and museum curation, a final report shall be prepared and submitted to the County describing the results of the paleontological mitigation monitoring efforts associated with the project. The report shall include a summary of the field and laboratory methods, an overview of the project area geology and paleontology, a list of taxa recovered (if any), an analysis of fossils recovered (if any) and their scientific significance, and recommendations. If the monitoring efforts produced fossils, then a copy of the report shall also be submitted to the Western Science Center.

Monitoring:

Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS: Would the project				
21. Greenhouse Gas Emissions				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Air Quality Study, prepared by M.S. Hatch, 2018 (AQ 2018), included as Appendix A; County of Riverside Climate Action Plan.

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

GHG Thresholds

The County of Riverside has developed a Climate Action Plan (CAP) to address the issues of climate change as it relates to growth in the County. The CAP establishes a screening level threshold of 3,000 MT CO₂e per year for residential projects. Consistent with the SCAQMD methodology for GHG assessments, County guidance also recommends including construction emissions (amortized over a typical duration of 30 years) in the comparison to the screening threshold.

In addition, the CAP includes emission reduction efforts to coordinate with the state strategies of reducing emissions in an efficient and cost-effective manner. For projects that exceed the 3,000 MT CO₂e per year screening level, projects must demonstrate incorporation of certain measures to reduce GHG emissions as listed in Appendix F-Screening Tables of the CAP. The Screening Table contains a menu of 47 overall measures potentially applicable to discretionary development that include energy conservation, water use reduction, increased residential density or mixed uses, transportation management and solid waste recycling.

Projects that garner at least 100 points (equivalent to an approximate 15% reduction in GHG emissions) are determined to be consistent with the CAP and are considered to result in a less than significant individual and cumulative impact on GHG emissions.

Less than Significant.

Construction. Project construction activities would temporarily generate GHG emissions by heavy equipment usage and construction employee vehicle trips. As shown in Table GHG-1, the total GHG emissions associated with construction are estimated to be 880 MT CO_{2e}. Per SCAQMD and County guidance, construction emissions are amortized over 30 years, which equates to 29 MT per year of CO_{2e} emissions.

Table GHG-1: GHG Construction Emissions

Phase	Emissions (MT CO _{2e})
2019 Construction	667
2020 Construction	213
Total Emissions	880
Amortized Over 30 Years	29

Source: AQ 2018.

Operation. Implementation of the project would generate GHG emissions from usage of electricity; natural gas use for space and water heating; the electricity embodied in water consumption; the energy associated with solid waste disposal; and emissions from project related vehicular trips. As described in the Traffic Impact Analysis Prepared for the project (TIA 2018), the project would generate 453 average daily trips. As shown in Table GHG-2, the proposed project is anticipated to generate 1,050 MT CO_{2e} per year. Since this combined with the amortized construction emissions of 29 MT CO_{2e} per year is lower than the CAP screening level of 3,000 MT CO_{2e}, impacts would be less than significant.

Table GHG-2: GHG Operation Emissions

Source	Emissions (MT CO _{2e})
Area	11
Energy	213
Mobile	730
Waste	28
Water	39
Total	1,050

Source: AQ 2018.

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

No Impact. The proposed project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. As described in the previous response, the project would not exceed thresholds related to GHG emissions. In addition, the project would comply with regulations imposed by the state and the SCAQMD that reduce GHG emissions, as described below:

- Global Warming Solutions Act of 2006 (AB 32) is applicable to the project because many of the GHG reduction measures outlined in AB 32 (e.g., low carbon fuel standard, advanced clean car standards, and cap-and-trade) have been adopted over the last five years and implementation activities are ongoing. The proposed project would develop winery, commercial, and residential uses that would not conflict with fuel and car standards or cap-and-trade.
- Pavley Fuel Efficiency Standards (AB1 493). Establishes fuel efficiency ratings for new (model year 2009-2016) passenger cars and light trucks. AB 1493 is applicable to the project because the vehicles traveling to and from the project site would meet the manufacturer required fuel efficiency standards that would reduce GHG emissions.
- Title 24 California Code of Regulations (Title 24) establishes energy efficiency requirements for new construction that address the energy efficiency of new (and altered) residences and commercial buildings.

The proposed project is required to comply with Title 24, which would be verified by the County during the project permitting process.

- Title 17 California Code of Regulations (Low Carbon Fuel Standard [LCFS]). Requires carbon content of fuel sold in California to be 10 percent less by 2020. Because the LCFS applies to any transportation fuel that is sold or supplied in California, all vehicles trips generated by the project would comply with LCFS.
- California Water Conservation in Landscaping Act of 2006 (AB 1881) provides requirements to ensure water efficient landscapes in new development and reduced water waste in existing landscapes. The proposed project is required to comply with AB 1881 landscaping requirements, which would be verified by the County during the project permitting process.
- Emissions from vehicles, which are a main source of operational GHG emissions, would be reduced through implementation of federal and state fuel and air quality emissions requirements that are implemented by CARB.

Overall, implementation of the project would not conflict with the Riverside CAP or other applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Thus, impacts would not occur.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to greenhouse gas emissions are applicable to the project.

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
HAZARDS AND HAZARDOUS MATERIALS: Would the project				
22. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: Phase I Environmental Site Assessment, prepared by Petra Geosciences, Inc. (Phase I 2017), included as Appendix H; Revised Report of Limited Phase II Soil Residue Survey, prepared by Petra Geosciences, Inc. (Phase II 2018), included as Appendix I

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less than Significant. A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or the local implementing agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released.

The proposed construction activities would involve transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials may be needed for fueling or operating construction equipment on the site. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by federal and state requirements, which the project construction activities are required to strictly adhere to. These regulations include: the federal Occupational Safety and Health Act and Hazardous Materials Transportation Act; Title 8 of the California Code of Regulations (CalOSHA), and the state Unified Hazardous Waste and Hazardous Materials Management Regulatory Program. As a result, hazardous material impacts related to construction activities would be less than significant.

Operation of the proposed project includes activities related to residential uses, which would use hazardous materials including: solvents, cleaning agents, paints, pesticides, batteries, and aerosol cans. Although residents of the project would utilize common types of hazardous materials, normal routine use of these products as indicated by product safety labeling in compliance with federal and state regulations would not result in a significant hazard. Therefore, operation of the proposed project would not result in a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous waste during operation of the proposed project. Impacts would be less than significant.

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?

Less than Significant with Mitigation Incorporated. Phase I Environmental Site Assessment describes that the central and west portions of the subject property was used for agricultural purposes (olive groves) from at least 1938 until sometime between 1961 and 1967, at which time the north portion of the site was cleared and only the southwest portion of the site currently contains olive trees. As a result of the previous and current agricultural uses onsite, there is a potential that pesticide and herbicide soil residues exist onsite. A Phase II Soil Residue Survey was conducted and concluded that none of the 12 soil samples analyzed contained detectable concentrations of Organochlorine Pesticides, Total Petroleum Hydrocarbons, Lead, or Chlorinated Herbicides above the applicable regulatory agency screening levels for residential soil use. However, should contaminated soils unknowingly exist onsite, Mitigation Measure HAZ-1 is included to require that they are removed and disposed of in compliance with existing federal, state, and local regulations that are overseen by the County of Riverside Department of Environmental Health. Compliance with existing regulations, as implemented through Mitigation Measure HAZ-1 would reduce potential impacts related to potentially hazardous soils to a less than significant level.

c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

Less than Significant. The County of Riverside has implemented a Multi-Jurisdictional Local Hazard Mitigation Plan that identifies risks by natural and human-made disasters and ways to minimize the damage from those disasters. The proposed project would provide residential, vineyard, winery, hotel, restaurant, and retail uses that would be permitted and approved in compliance with existing safety regulations, such as the California Building Code and Fire Code (included as PPP HAZ-1) to ensure that it would not conflict with implementation of the Multi-Jurisdictional Local Hazard Mitigation Plan.

The proposed construction activities, including equipment and supply staging and storage, would occur within the project site and would not restrict access of emergency vehicles to the project site or adjacent areas. Thus, impacts

related to interference with an adopted emergency response of evacuation plan during construction activities would be less than significant.

Operation of the project would also not result in a physical interference with an emergency response evacuation. Direct access to the project site would be provided from De Caron Street via Clinton Keith Road. As described in Section 3, the project also proposes a secondary emergency vehicle access (EVA) on the southern boundary to Los Alamos Road. An alternative to this design is also proposed should the County determine that a public southerly access is desired, which would open the EVA into a public road. In addition to these access points, the project is required to design and construct internal access and provide fire suppression facilities (e.g., hydrants and sprinklers) in conformance with the Codified County of Riverside Ordinances. The Riverside County Fire Department has reviewed and approved the project plans and would also review the construction plans prior to approval to ensure adequate emergency access pursuant to the requirements in Municipal Code Chapter 8.32, Fire Code, which incorporates the Title 24, California Code of Regulations, Part 9 (Included as PPP HAZ-1). As a result, the project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant.

d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No Impact. There are no proposed or existing schools within 0.25 mile of the project site. The closest existing schools are the Mails Elementary School and the McElhinney Middle School, both located at 35185 Briggs Road, approximately 1.1 miles from the project site. In addition, as described above, the use of hazardous materials during project construction and operational activities would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential of accidental release into the environment.

Furthermore, the emissions that would be generated from construction and operation of the proposed project were evaluated in the air quality analysis presented in Section 6, and the emissions generated from the proposed project would not cause or contribute to an exceedance of the federal or state air quality standards. Thus, the proposed project would not emit hazardous or handle acutely hazardous materials, substances, or waste within one-quarter mile of school, and impacts would not occur.

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?

No Impact. The Phase I Environmental Site Assessment (Phase I 2017) prepared for the project conducted a database search to determine if the project site or any nearby properties are identified as having hazardous materials. The Phase I record search determined that the project site is not located on or near by a site which is included on a list of hazardous materials sites. As a result, impacts related to hazards from being located on or adjacent to a hazardous materials site would not occur from implementation of the proposed project.

Existing Plans, Programs, or Policies:

The plans, programs, or policies that are related to hazards and relevant to the proposed project includes the following:

PPP HAZ-1: Riverside County Municipal Code Chapter 8.32, Fire Code. The County of Riverside Municipal Code adopts the California Code of Regulations as Title 24, Part 9, titled the California Fire Code. This ensures that the appropriate measures would be included in project planning and construction to reduce potential hazards related to fire.

Mitigation:

Mitigation Measure HAZ-1: During demolition, if any discolored soils or unanticipated buried objects are discovered, an experienced environmental professional shall evaluate the conditions and provide recommendations if needed. Any soils with chemicals exceeding the California Department of Toxic Substances Control, Regional

Water Quality Control Board, and/or County of Riverside Department of Environmental Health Environmental Screening Levels for residential uses will be removed and disposed of offsite at a licensed hazardous materials disposal facility in compliance with state regulations. An experienced environmental professional will monitor the soil removal, if necessary, and shall provide removal verification sampling and testing upon completion of the removals.

Monitoring:

Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
23. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-20 "Airport Locations". Riverside County Airport Compatibility Plan for the French Valley Airport. Accessed: <http://www.rcaluc.org/Portals/0/15%20-%20Vol.%201%20French%20Valley%20Amd%202011.pdf?ver=2016-08-15-151151-090>

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

No Impact. The project site is located approximately 1.25 miles north of the French Valley Airport, which is a county-owned public-use airport. The project site is located within compatibility zone D of the French Valley Airport Influence Area. Compatibility Zone D restricts residential densities to either below 0.2 dwelling units per acre or above 5.0 dwelling units per net acre. The project proposes 48 single family residences on 9.6 net acres, resulting in 5.0 dwelling units per net acre, consistent with the Compatibility Zone D criterion. Compatibility Zone D requires 10% of the land area within major projects (10 acres or larger) be set aside as open area that could potentially serve as emergency landing areas. Based on the project's size of 12.5 acres, the project is required to provide a minimum 1.26 acres of open area consistent with ALUC open area criteria. The project identifies a minimum 1.76 acres set aside for ALUC eligible open area located in Lot E in the southeast portion of the tract map.

The Riverside County Airport Land Use Commission has reviewed the proposed project and found it consistent with the facility's Master Plan (November 9, 2017). As a result, the project would not result in an inconsistency with the French Valley Airport Master Plan. No impact would occur.

The elevation of Runway 18-36 at its northerly terminus is 1,347 feet above mean sea level (1347 AMSL). At a distance of approximately 6,000 feet from the runway to the closest parcel within the site, Federal Aviation Administration (FAA) review would be required for any structures with top of roof exceeding 1,407 feet AMSL. The site elevation ranges from 1,335 feet to 1,365 feet AMSL. With a maximum building height of 30 feet, the top point elevation would be 1,395 feet. Therefore, review of buildings by the FAA Obstruction Evaluation Service (F AACES) is not required.

b) Require review by the Airport Land Use Commission?

No Impact. As described in the previous response, the project site is 1.25 miles from the French Valley Airport and has already been reviewed by the Riverside County Airport Land Use Commission, which determined that the project is consistent with the Airport Land Use Compatibility Plan. Thus, no impact would occur.

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?

No Impact. As described in the previous response, the project site is located 1.25 miles from the French Valley Airport and has already been reviewed by the Riverside County Airport Land Use Commission, which determined that the project is consistent with the Airport Land Use Compatibility Plan. Thus, safety impacts to people residing or working in the project area related to the airport would not occur.

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?

No Impact. The project site is not located in the vicinity of an airstrip or private-use heliport. Thus, safety impacts related the heliport would not occur.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to airports are applicable to the project.

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

Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility"; and CalFire Riverside County (West) Fire Hazard Map. Accessed: http://frap.fire.ca.gov/webdata/maps/riverside_west/fhszs_map.60.pdf

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

Less than Significant Impact. The project site is identified by the CalFire Riverside County (West) Fire Hazard Map as being within a high fire hazard area. However, the project site is located within a partially developed area and the project would be required to comply with California Fire Code Chapter 47 and the Riverside County Municipal Code Chapter 8.32, Fire Code, (included as PPP HAZ-1) which provides requirements to reduce the potential of fires that include vegetation management, construction materials and methods, sprinkler systems, and fire flows. These requirements would be checked by the County prior to approving building permits for the project. The design of the proposed project in addition to compliance with state and County fire regulations, that would be verified at the time of permit processing, would provide that impacts related to wildland fire hazards would be less than significant.

Existing Plans, Programs, or Policies:

The plans, programs, or policies that are related to hazardous fire areas and relevant to the proposed project includes the following:

PPP HAZ-1: Riverside County Municipal Code Chapter 8.32, Fire Code. As listed previously in Response 22.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY: Would the project				
25. Water Quality Impacts				
a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or offsite?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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: Drainage Report, prepared by Proactive, 2018 (Drainage 2018), included as Appendix K; Water Quality Management Plan (WQMP 2018), EVMWD 2015 Urban Water Management Plan (UWMP 2015). Accessed: <https://www.emwd.org/home/showdocument?id=1506>

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 offsite?

Less than Significant Impact.

Construction. Construction of the proposed project would require grading and excavation of soils, which would loosen sediment and could result in erosion or siltation. However, construction requires County approval of a grading and erosion control plan per the State General Permit to Discharge Storm Water Associated with Construction Activities (NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer (included as PPP WQ-1). The grading and erosion control plan and SWPPP are required for plan check and approval by the County's Building and Safety Division prior to provision of permits for the proposed project and would include construction BMPs to reduce erosion or siltation. Typical BMPs for erosion or siltation, include: use of

silt fencing, fiber rolls, gravel bags, stabilized construction driveway, and stockpile management (as further described in the response below). Adherence to the existing requirements and implementation of the required BMPs per the permitting process would ensure that erosion and siltation associated with construction activities would be minimized, and impacts would be less than significant.

Operation. As described by the Drainage Study prepared for the project and as required by the State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002, the runoff generated by the proposed project would be conveyed into landscape areas and catch basins. Once in the catch basins the storm water would flow through the proposed storm drain line and into a bioretention basin located at the eastern edge of the site. Additionally, storm water runoff from Street C would flow through a rip rap feature that would serve as filtration before entering the bioretention basin. This drainage system also filter, retain, and slowly discharge drainage, such that drainage would be controlled and would not result in substantial erosion or siltation on- or offsite. In addition, a WQMP has been developed, and is required to be approved and implemented to satisfy the requirements of the adopted NPDES program, which would be verified by the County's Building and Safety Division through the standard permitting and inspection process (included as PPP WQ-2).

The project site does not include, nor is adjacent to, a stream or river; however, a riparian drainage feature exists on the easternmost portion of the site, which would be located in an open space area, and would not be disturbed as part of the proposed project. As described previously in Response 18b) the Clinton Keith Road extension project is anticipated to impact the northernmost 0.28-acre portion of the drainage feature and would be required to implement mitigation and permitting prior to construction and based on conditions at the time of permit request that would be identified by the permitting agencies (USACE, CDFW, and RWQB) to ensure that drainage and erosion related impacts from the roadway project are less than significant. Therefore, both project and cumulative impacts related to the adjacent roadway project would be less than significant.

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

Less than Significant Impact. The project site is within the Santa Margarita Watershed Region of Riverside County and under the jurisdiction of the RWQCB, which sets water quality standards for all ground and surface waters within its region. Water quality standards are defined under the Clean Water Act (CWA) to include both the beneficial uses of specific water bodies and the levels of water quality that must be met and maintained to protect those uses (water quality objectives). Water quality standards for all ground and surface waters are implemented through the County's standard permitting process.

Construction. Construction of the proposed project would require grading and excavation of soils, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff could wash into and pollute waters.

These types of water quality impacts during construction of the project would be prevented through implementation of a grading and erosion control plan that is required by the Construction Activities General Permit (State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002), which requires preparation of a SWPPP by a Qualified SWPPP Developer. The SWPPP (included as PPP WQ-1) is required for plan check and approval by the County's Building and Safety Division, prior to provision of permits for the project, and would include construction BMPs such as:

- Silt fencing, fiber rolls, or gravel bags
- Street sweeping and vacuuming
- Storm drain inlet protection
- Stabilized construction entrance/exit
- Vehicle and equipment maintenance, cleaning, and fueling
- Hydroseeding

- Material delivery and storage
- Stockpile management
- Spill prevention and control
- Solid waste management
- Concrete waste management

Adherence to the existing requirements and implementation of the appropriate BMPs, which would be verified by the County's Building and Safety Division through the standard permitting and inspection process would ensure that activities associated with construction would not violate any water quality standards or waste discharge requirements, and impacts would not occur.

Operation. The proposed project would introduce new residential development to the project site that would introduce the potential for pollutants such as, chemicals from cleaners, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. These pollutants could potentially discharge into surface waters and result in degradation of water quality. However, in accordance with State Water Resources Board Order No. 2012-0006-DWQ, NPDES No. CAS000002 (included as PPP WQ-2) the proposed project would be required to incorporate a WQMP with post-construction (or permanent) Low Impact Development (LID) site design, source control, and treatment control BMPs. The LID site design that includes a rip rap feature and a bioretention basin to increase onsite infiltration of runoff.

Additionally, source control BMPs would minimize the introduction of pollutants that may result in water quality impacts; and the bioretention basin is sized to capture and control all the increased runoff from the developed areas, and remove coarse sediment, trash, and pollutants (i.e., nutrients, heavy metals, oxygen demanding substances, oil and grease, bacteria, and pesticides). The types of BMPs that would be implemented as part of the proposed project are listed in Table HWQ-1.

Table HWQ-1: Types of BMPs Incorporated into the Project Design

Type of BMP	Description of BMPs
LID Site Design	<u>Optimize the site layout:</u> The site has been designed so that runoff from impervious surfaces would flow to a rip rap feature and/or a bioretention basin that would slow, retain, and filter runoff.
	<u>Use pervious surfaces:</u> Landscaping and onsite infiltration areas are incorporated into the project design to increase the amount of pervious area and onsite retention of runoff.
Source Control	<u>Storm Drain Stenciling:</u> All inlets/catch basins would be stenciled with the words "Only Rain Down the Storm Drain," or equivalent message.
	<u>Need for future indoor & structural pest control:</u> Buildings would be designed to avoid openings that would encourage entry of pests.
	<u>Landscape/outdoor pesticide use:</u> Final landscape plans would accomplish all of the following: <ul style="list-style-type: none"> • Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to storm water pollution. • Consider using pest-resistant plants, especially adjacent to hardscape. • To ensure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions
	<u>Roofing, gutters and trim:</u> The architectural design would avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.
	<u>Sidewalks and Streets:</u> Sidewalks and streets shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing would be collected to prevent entry into the storm drain system. Wash water containing any cleaning agent or degreaser would be collected and discharged to the sanitary sewer and not discharged to a storm drain.
Treatment Control	<u>Biofiltration Systems:</u> The bioretention basin proposed for the project would detain runoff, filter it prior to discharge.

With implementation of the operational BMPs that would be required by the County pursuant to the NPDES permit, which would be verified during the permitting process for the proposed project (per PPP WQ-2), potential pollutants would be reduced to the maximum extent feasible, and the proposed project would not violate any water quality standards or waste discharge requirements. Therefore, less than significant impacts would not occur.

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)?

Less than Significant Impact. The proposed project would not deplete groundwater supplies. The Eastern Municipal Water District (EMWD) provides water serves to the project area, which receives a large portion of water from imported sources. Groundwater supplies between 12.4 and 6.2 percent of the District's total water supply and imported water supplies between 46 and 62 percent (UWMP 2015). The project area overlies the San Jacinto Groundwater Basin, which is managed by a watermaster to ensure that groundwater production is within safe yield limits (UWMP 2015). Because the project would not pump water from the project area (as water supplies would be provided by EMWD), of which most of is imported, the proposed project would not result in a substantial depletion of groundwater supplies.

In addition, although the project would incorporate impervious paved surfaces to the site that would restrict water infiltration in those areas, development of the proposed project would result in large areas of pervious surfaces that include 3.5 acres of open space in addition to residential landscaping areas that would infiltrate water into the basin. The project also includes installation of a bioretention basin that would treat and infiltrate storm water. As a result, the proposed project would not substantially interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

d) 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?

Less than Significant Impact. The majority of the project site is undeveloped and pervious. Elevations of the site range from approximately 1,326 feet near the southeast corner of the site to approximately 1,372 feet on the southwest side of the property. In general, the western portion of the site slopes towards the east while the eastern portion slopes to the south/southeast. In response to these elevation changes stormwater that does not infiltrate into the onsite soils flows toward the east in the western portion of the site and towards the south/southeast in the eastern portion of the site (Geo 2017).

Development of the proposed project would result in 216,911 square feet of impervious surfaces (WQMP 2017). As described above in Response 25.a), the runoff generated by the proposed project would be conveyed to landscape areas and catch basins that would filter, retain, and slowly discharge runoff into a bioretention basin located at the eastern edge of the site. The onsite drainage and bioretention basin system has been sized to accommodate the anticipated flows from development of the project, and would control drainage, such that it would not exceed the capacity of the existing and planned stormwater drainage system. The requirements for approval of a WQMP include demonstration that the stormwater drainage and infiltration systems proposed for the project are designed to ensure that the Design Capture Volume would be accommodated. The Design Capture Volume for the proposed project is 6,869 cubic feet and the proposed capacity of the bioretention system within the detention basin is 8,538 cubic feet (WQMP 2017). Thus, not only would the Design Capture Volume be accommodated, the proposed infrastructure would accommodate an additional 1,669 cubic feet of runoff.

The rip rap feature filtering runoff from Street C and the bioretention basin would remove heavy particulates, debris, trash, oil and grease, sediment and other particulates from runoff. Additionally, an SWPPP and a WQMP (included as PPP WQ-1 and WQ-2) are required to be developed, approved, and implemented to satisfy the requirements of the adopted NPDES program, which would be verified during the County's standard review and permitting process to ensure that the proposed project would not provide additional sources of polluted runoff. Therefore, impacts related to polluted runoff would be less than significant.

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?

Less than Significant Impact. The project site is not mapped as within a 100-year flood hazard area. As described by the Drainage Report, the Federal Emergency Management Agency Flood Insurance Rate Map Number 06065C2710G indicates that the site is within Flood Hazard Zone "D" (Other Areas) – an area where there are possible but undetermined flood hazards (Drainage 2018). As a result, the Drainage Study was prepared and identified infrastructure to protect the project from 100-year storm flows. The proposed storm drain system and detention basin were designed with the capacity to accommodate 100-year storms (Drainage 2018). In addition, the proposed building pads are above the 100-year storm water surface elevation, which would be verified during the County's standard review and permitting process. Therefore, impacts related to housing within a 100-year flood zone, would be less than significant.

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

Less than Significant Impact. As described above, the project site is within Flood Hazard Zone "D" (Other Areas) – an area where there are possible but undetermined flood hazards (Drainage 2018). As a result, proposed storm drain system and detention basin were designed with the capacity to accommodate 100-year storms (Drainage 2018). The proposed drainage system would redirect flows through the system to catch basins, filtration media, and a bioretention basin that would drain to an existing drainage course. The redirection of flows would provide 100-year storm flow capacity, reduce the velocity of flows, and filtration of pollutants, which thereafter, the flows would be conveyed to an existing drainage course. Thus, impacts related to redirection of flood flows would be less than significant. In addition, the proposed project would accommodate flood flows and no flows would be impeded by implementation of the project.

g) Otherwise substantially degrade water quality?

Less than Significant Impact.

Construction. Construction of the proposed project is not expected to pose any additional threats to water quality not already identified above. The project would be required to have an approved grading and erosion control plan and approval of a SWPPP (included as PPP WQ-1), which would include construction BMPs to minimize the potential for construction related sources of pollution, which would be implemented during construction to protect water quality. As a result, impacts related to the degradation of water quality during construction of the proposed project would be less than significant.

Operation. Operation of the proposed project is not expected to pose any threats to water quality in addition to those described above. As described, the proposed project would be required to implement source control BMPs to minimize the introduction of pollutants; and treatment control BMPs to treat runoff. With implementation of the operational source and treatment control BMPs that would be outlined in a WQMP and required by the County during the project permitting and approval process (included as PPP WQ-2), potential pollutants would be reduced to the maximum extent feasible, and implementation of the proposed project would not substantially degrade water quality. Therefore, impacts would be less than significant.

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)?

Less than Significant Impact. The proposed project would install an onsite stormdrain system and bioretention basin that would retain and treat stormwater. The system would only contain runoff periodically, which would slowly filter and discharge. The drainage system has been designed to maintain the flow of runoff, and it would not retain water long enough for an increase in vectors or odors to occur. Thus, the proposed stormwater treatment control BMPs would result in a less than significant impact.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to hydrology and water quality and relevant to the proposed project includes the following:

PPP WQ-1: SWPPP. As listed previously in Response 17.

PPP WQ-1: WQMP. As listed previously in Response 17.

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
26. Floodplains				
Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked.				
NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>		R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or offsite?	<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," and Drainage Report, prepared by Proactive, 2018 (Drainage 2018), included as Appendix K and HEC-RAS Analysis for Tract Map 37294, prepared by JLC Engineering & Consulting, Inc., included as Appendix L.

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 offsite?

Less than Significant Impact.

Construction. As detailed previously in Response 25.a), construction of the proposed project would require County approval of a SWPPP (included as PPP WQ-1) that would include construction BMPs to ensure that an increase in the rate of amount of runoff would not increase. With implementation of the required SWPPP the potential of construction activities to result in an increase in the amount of runoff would be less than significant.

Operation. As detailed previously in Responses 25.a) and c), runoff generated by the proposed project would be conveyed to an onsite storm water drainage system that includes catch basins and a bioretention system that would filter, retain, and slowly discharge runoff into a detention basin, such that drainage would be controlled and would not result in an increase in runoff that could result in on or offsite flooding. The drainage system has been designed to meet the storm water needs of the proposed project (Drainage 2018). The WQMP prepared for the project details that the Design Capture Volume for the proposed project is 6,869 cubic feet and the proposed capacity of the bioretention system within the detention basin is 8,538 cubic feet (WQMP 2017). Thus, not only would the

Design Capture Volume be accommodated, the proposed drainage infrastructure would accommodate an additional 1,669 cubic feet of runoff. Thus, the stormwater generated by the project would not result in flooding on or offsite.

Additionally, a HEC-RAS Analyses was prepared for the 100-year flow rates and to determine a pre-project and post-project condition for the existing flood plain. The HEC-RAS analysis demonstrates that the project would not substantially alter the existing drainage pattern of the site or area. Therefore, the proposed project would not substantially increase the rate or amount of surface runoff that could not result in flooding on-or offsite.

Also, the project site does not include, nor is adjacent to, a stream or river; however, a riparian drainage feature exists on the easternmost portion of the site, which would be located in an open space area, and would not be disturbed as part of the proposed project. As described previously, the Clinton Keith Road extension project is anticipated to impact the northernmost 0.28-acre portion of the drainage feature and would be required to implement mitigation and permitting prior to construction and based on conditions at the time of permit request that would be identified by the permitting agencies (USACE, CDFW, and RWQB) to ensure that drainage impacts from the roadway project are less than significant. Therefore, both project and cumulative impacts related to the adjacent roadway project would be less than significant.

b) Changes in absorption rates or the rate and amount of surface runoff

Less than Significant Impact. The project site is currently undeveloped and has a pervious surface. The proposed project would include development of buildings, driveways, and parking areas that would result in a substantial increase of impervious surfaces. However, as described previously, the proposed project would install an onsite stormwater drainage system that would include catch basins and a bioretention basin to capture and retain runoff. These drainage facilities have been designed to meet the stormwater needs of the proposed project. As a result, implementation of the proposed project would not substantially change absorption rates or increase the rate or amount of surface runoff, and impacts would be less than significant.

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)?

Less than Significant Impact. The County General Plan Safety Element Figure S-10, Dam Failure Inundation Zones, shows that the project site could be within a dam inundation area. However, to control 100-year storm water and potential dam inundation flows the project includes a riser spillway and a 14-foot wide catch basin on the southeast portion of the site between parcels 45 and 46 that would drain 100-year stormflows and dam inundation flows into the existing drainage course. In addition, the proposed building pads are above the 100-year storm water surface elevation, which would put them above potential dam inundation flows and would be verified during the County's standard review and permitting process. Therefore, the project would not expose people or structures to significant risks related to flooding as a result of the failure of a levee or dam, and impacts would be less than significant.

d) Changes in the amount of surface water in any water body?

No Impact. The closest water bodies are Skinner Reservoir, which is over 3 miles east the project site and Diamond Valley Lake that is 5.5 miles to the northeast of the project site. As described in Response 26.a), the project site includes a riparian drainage feature in the easternmost portion of the site. However, as described in the previous responses, implementation of the proposed project would not substantially alter the drainage patterns of the project site. Runoff that is not infiltrated into landscaped and pervious areas onsite would drain to an onsite stormwater system that includes catch basins and a bioretention basin that would retain, filter, and slowly discharge runoff to ensure that runoff is controlled. Therefore, the proposed project would not result in a change in the amount of surface water in a water body, and impacts would not occur.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to flood plains and relevant to the proposed project includes the following:

PPP WQ-1: SWPPP. As listed previously in Response 17.

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
LAND USE/PLANNING: Would the project				
27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan; Riverside County Zoning Ordinance; and Riverside County Parcel Report. Accessed: https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public.

a) Result in a substantial alteration of the present or planned land use of an area?

Less than Significant Impact. The majority of the site is undeveloped; however, the south/southwestern portion of the site is occupied by remnants of buildings and associated improvements such as concrete pads, fencing, utility lines, etc.; an existing single-family residence and a barn structure located near Los Alamos Road; and the south/southwestern 4.7-acre portion of the site contains rows of olive trees. The proposed project would alter the existing use of the project site and develop 48 single family residences within the 12.5-acre site, which would result in 3.84 gross dwelling units per acre, also provides one (1) water quality basin and four (4) open space lots. This density would be consistent with the existing General Plan Land Use of Medium Density Residential that allows 2-5 units per gross acre. In addition, the project includes a zone change from R-R (Rural Residential) to R-4 (Planned Residential) to allow for 5,000 square foot lots that are surrounded by 3.5-acres of open space.

Although the project would alter the uses of the site, the proposed single-family residential uses are consistent with the existing land uses to the north, northeast, and east of the site; and are consistent with the General Plan designated uses. The proposed zone change and the 3.5 acres of open space would provide for setbacks from adjacent uses and natural drainage features to remain, which is consistent with the present use of this portion of the site and rural areas to the south. Overall, the proposed project would alter the existing land uses to be consistent with the General Plan planned residential uses. Therefore, impacts would be less than significant.

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

Less than Significant Impact. The proposed project site is located within the City of Murrieta sphere of influence. The Murrieta General Plan Land Use map identifies the project site, and areas to the north and south of the site, for single-family residential uses with a base density of 1.1 through 10.0 units per acre; and the parcels west of the project site for large lot residential uses with a base density of 0.1 through 1.0 unit per acre.

The proposed project would develop 48 single-family residences, which would result in 3.84 gross dwelling units per acre. This density would be consistent with the Murrieta General Plan designation for single-family residential that allows 1.1 through 10.0 units per acre. Thus, the proposed project would not conflict with the planned land uses in the Murrieta sphere of influence. Additionally, the proposed single-family residences are consistent with the planned residential uses in the sphere of influence that are adjacent to the site. Thus, impacts related to a city sphere of influence or land within another county would be less than significant.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to land use and planning are applicable to the project.

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
28. Planning: Would the project				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 Table LU-4, Land Use Designations Summary; Riverside County Parcel Report. Accessed: https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public

a) Be consistent with the site's existing or proposed zoning?

Less than Significant Impact. The project includes a zone change from R-R (Rural Residential) to R-4 (Planned Residential) to allow for 5,000 square foot lots that are surrounded by 3.5-acres of open space on the project site. The zone change and open space would provide for setbacks from adjacent uses and natural drainage features to remain, which is consistent with the present use of this portion of the site and rural areas to the south. The proposed single-family residential uses would be on lots that range in size from 5,017 square feet to 7,998 square feet, which would be consistent with the proposed R-4 zone requirement of the minimum lot area for individual lots used as a residential buildings to be 3,500 square feet. Additionally, lots would be a minimum of 50 feet wide, residences would be setback consistent with the zoning, and residences would be a maximum of 2-stories (40 feet) in height, as required by the R-4 zone. Therefore, the proposed project would be consistent with the proposed zoning and impacts would be less than significant.

b) Be compatible with existing surrounding zoning?

Less than Significant Impact. The proposed project would provide for single-family residential uses that would be similar in character to the existing R-1 zoning designation to the north that allows single-family residences. The minimum lot size in the R-1 zone is larger-7,200 square feet-but the existing development and the proposed project both are single-family detached homes that are and allow up to two stories. County road design, fencing and landscaping requirements are applicable to both projects, which leads to similar designs. In addition, the proposed project includes 9 lots that exceed 7,200 square feet and 14 lots that are more than 6,000 square feet in size.

Areas to the west, east, and south of the site have a zoning designation of R-R (Rural Residential) that allows a maximum of 1 dwelling unit per 0.5 acre. Although the R-R zoning designation provides for larger lot sizes, the allowable development consists of single-family residential, which is consistent with the proposed project. In addition, the proposed project provides a transition from the lower density R-R zoned areas to the higher density R-1 zoned areas and the proposed project. Therefore, the proposed project would be compatible with the existing surrounding zoning and impacts would be less than significant.

c) Be compatible with existing and planned surrounding land uses?

Less than Significant Impact. The proposed project would provide for single-family residential uses that would be consistent with the existing Medium Density Residential (MDR) land use designation that is to the north, east, and south of the project site and allows for residential units at a density of 2-5 units per acre. As described previously, the proposed project would result in 3.84 residential units per gross acre, which is consistent with the 2-5 units per acre range. In addition, the areas west of the site are designated for Low Density Residential (LDR) and allow a maximum of 2 units per acre, which is also compatible with the proposed single-family residential uses. Therefore, the proposed project would be compatible with planned surrounding land uses, and impacts related to existing and planned land use compatibility would be less than significant from implementation of the proposed project.

d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

No Impact. The project site has a General Plan land use designation of Medium Density Residential (MDR) that allows for residential units at a density of 2-5 units per acre. As described previously, the proposed project would result in 3.84 residential units per gross acre, which is consistent with the 2-5 units per acre range, thus would be consistent with the land use designations of the General Plan. The project is consistent with all other policies of the General Plan; and therefore is consistent with the overall General Plan and impacts would not occur.

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

No Impact. The physical division of an established community could occur if a major road (expressway or freeway, for example) were built through an existing community or neighborhood, or if a major development was built which was inconsistent with the land uses in the community such that it divided the community. The environmental effects caused by such a facility or land use could include lack of, or disruption of, access to services, schools, or shopping areas. It might also include the creation of blighted buildings or areas due to the division of the community.

The proposed project site is undeveloped and surrounded on three sides by roadways, and one side by equipment storage uses. Beyond the adjacent roadways, land uses include tracts of single-family residential, areas of rural residential and open space, which are consistent with the proposed single-family residential and open space uses proposed by the project. The proposed project would develop the generally undeveloped site, and provide onsite roadways to serve the project area and connect to DeCaron Street. These new roads would not change any existing street systems or divide any developed areas. Overall, implementation of the proposed project would not physically divide an established community, and impacts would not occur.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to planning are applicable to the project.

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
MINERAL RESOURCES: Would the project				
29. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-6 "Mineral Resources Area". California Geological Survey Information Warehouse Mineral Land Classification Mapping. Accessed: ftp://ftp.consrv.ca.gov/pub/dmg/pubs/sr/sr_231/TemescalValley_MRZ_Plate1.pdf

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?

No Impact. The project area is classified as MRZ-3, which means that it is an area where the significance of mineral deposits is undetermined. Therefore, the project area is not considered to be an area of known mineral resources, and impacts related to known mineral resources would not occur.

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?

No Impact. The project site has been historically used for agriculture and residential uses and is not considered to be an area of known mineral resources. In addition, the project site is not identified as a locally-important mineral resources recovery site on any land use plan. Therefore, the project would not have the potential to result in the loss of availability of a locally-important mineral resource recovery site delineated in the General Plan, so no impacts would occur.

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

No Impact. There are no existing surface mines or state classified/designated mining areas in the vicinity of the project site. Thus, impacts related to incompatible land uses in mine areas would not occur from implementation of the project.

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

No Impact. As described above, no existing or abandoned quarries or mines exist in or adjacent to the project site. Thus, impacts related to exposure to hazards from quarries or mines would not occur from implementation of the proposed project.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to mineral resources are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE: Would the project result in

Definitions for Noise Acceptability Ratings

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

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

30. Airport Noise

a) For a project located within an airport land use plan 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 Airport Compatibility Plan for the French Valley Airport. Accessed: <http://www.rcaluc.org/Portals/0/15%20-%20Vol.%201%20French%20Valley%20Amd%202011.pdf?ver=2016-08-15-151151-090>

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?

No Impact. The project site is located approximately 1.25 miles north of the French Valley Airport and is not located within the noise contour of the airport. Due to the distance from the French Valley Airport, the project would not expose people residing or working in the project area to excessive noise levels. No impact would occur.

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?

No Impact. The project site is not located in the vicinity of an airstrip and would not expose people residing or working in the project area to excessive noise levels related to the heliport.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to airport noise are applicable to the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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31. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan"

No Impact. The project site is not located within the vicinity of a railroad, and development on the project site would not expose people to railroad noise. Impacts related to railroad noise would not occur from implementation of the proposed project.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to railroad noise are applicable to the project.

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

Source: Noise Impact Analysis (NOISE 2018), prepared by Hans Giroux & Associates, included as Appendix J; and the Focused Traffic Impact Analysis (TIA 2018), prepared by Urban Crossroads, included as Appendix B.

No Impact. The project site is approximately 0.5 miles west of Highway 79 and the site is not impacted by highway noise. However, Clinton Keith Road, which will be adjacent to the project site, is being extended to connect to SR-79 in the near future, which would increase vehicular noise from Clinton Keith Road. Impacts related to highway noise would not occur from implementation of the proposed project, and impacts related to noise from Clinton Keith Road and other adjacent roadways is provided below in Response 34.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to highway noise are applicable to the project.

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

Source: Noise Impact Analysis (NOISE 2018), prepared by Hans Giroux & Associates and is included as Appendix H.

No Impact. The project site is not subject to any existing noise sources that could impact the proposed project, or that could be impacted by the proposed project. Therefore, impacts related to other noise would not occur.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to other noise are applicable to the project.

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
34. Noise Effects on or by the Project				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Riverside County Ordinance Nos. 847 (Regulating Noise), Noise Impact Analysis (NOISE 2018), prepared by Hans Giroux & Associates, included as Appendix J; and the Focused Traffic Impact Analysis (TIA 2018), prepared by Urban Crossroads, included as Appendix B.

Existing Ambient Noise

The ambient noise levels in the project area are dominated by traffic-related noise associated with the existing roadways. Various noise measurements have found existing traffic noise levels to be in the low 50-dB range (Noise 2018). These noise levels are within the County’s acceptable limits for residential uses (60 CNEL) (Noise 2018).

General Plan Noise Element Policy N 4.1: This policy sets an exterior noise limit not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m.

Ordinance No. 847: Regulating Noise in Riverside County: Noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is 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.

Noise Thresholds

Pursuant to Riverside County Noise Ordinance regulations, noise generated by the project would be significant if noise at a “habitable dwelling, hospital, school, library or nursing home” exceeds 45 dBA for more than 10 minutes between the hours of 10:00 p.m. and 7:00 a.m.; or 65 dBA for more than 10 minutes between the daytime hours of 7:00 a.m. and 10:00 p.m.

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

Less than Significant Impact.

Existing Noise Levels. As described above and in Sections 2.2 and 2.3, the site has an existing single-family home and a barn structure and is surrounded by single-family residential development, light industrial uses, and a recently completed extension of Clinton Keith Road. Existing traffic noise levels, which is the dominant noise feature in the area are in the low 50-dB range.

Traffic Generated Noise. As described in Section 44, Transportation/Traffic, the project would generate 36 trips in the a.m. peak hour, 48 trips in the p.m. peak hour (TIA 2018). The increase in traffic resulting from implementation of the proposed project would increase the ambient noise levels at residential uses located in proximity to the proposed project area. However, the Noise Impact Analysis that was prepared for the project estimated increases in roadway noise levels on Clinton Keith Road due to increased use once the extension is completed and a corresponding decrease in traffic levels on Los Alamos due to the shift in traffic patterns to the former road from the latter. Vehicular trips from development of the new single-family residential units would generate less than the 3 dB threshold; therefore, project generated traffic noise is less than significant impact.

In addition, the Noise Impact Analysis describes that in the short-term, before the Clinton Keith Road extension is completed, residential lots 33-43 along the southern perimeter would receive noise levels of 67.8 dBA CNEL by traffic on Los Alamos Road. However, after completion of the Clinton Keith Road extension traffic would be diverted and use of Los Alamos Road would be minimal. However, the vehicular noise would shift to residential lots 46-48, which would receive vehicular noise levels of 67.4 dBA CNEL. However, residential lots 33-43 and 46-48 are

proposed to be bound by 6-foot high block walls, which would reduce vehicular noise at these residential lots to below 65 dBA (NOISE 2018). Thus, impacts related to vehicular noise would be less than significant with implementation of the proposed walls. Therefore, impacts related to a substantial permanent increase in ambient noise levels would be less than significant.

Stationary Noise (HVAC Units). The nearest existing residential property line to a new residential unit Heating, Ventilation, and Air Conditioning (HVAC) system on the project site would be approximately 25 feet and are bound by a 6-foot block wall. Specific HVAC systems that would be used on the project site are unknown at this stage of the project design; however, analysis using a typical large-sized residential condenser mounted on ground level pads provides a reasonable basis for analysis. The unit used in this analysis is a Carrier 38HDR060 split system condenser. The manufacturer's noise data states that the unit generates a noise level of 56 dBA at a distance of 7 feet, and a noise level of 50 dBA at a distance of 14 feet. At a distance of 25 feet, the HVAC units would generate approximately 43 dBA and the existing 6-foot cement wall would reduce noise an additional 5 dBA to result in a noise level of approximately 38 dBA at the nearest existing residential property. Thus, residential HVAC units would not generate a substantial permanent increase in ambient noise levels and impacts from residential HVAC equipment would be less than significant.

Other Operational Noise. In addition to traffic-generated noise, operational noise for single-family homes is primarily associated with mechanical equipment such as the HVAC, pool and spa equipment. Such equipment would not generate noise levels that would be of a magnitude that would disturb the existing off-site sensitive receptors and are subject to the **Riverside County General Plan and County Ordinance No. 847** related to fixed operational noise. Thus, equipment-related noise levels generated by the proposed project would not cause a substantial permanent increase in ambient noise levels at the nearby offsite sensitive receptors above existing levels without the project. As a result, the proposed project would not generate a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, and impacts would be less than significant.

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

Less than Significant with Mitigation Incorporated. Operational noise levels are addressed in response a) above; this section addresses temporary construction noise. Construction of the proposed project would involve grubbing, grading, excavation and re-compaction of soils, utility and infrastructure installation, building construction, roadway pavement, and architectural coatings. Construction of the proposed project would require use of heavy equipment that would increase noise levels in the immediate project area. The noise from construction activity would fluctuate depending on the particular type, number, and duration of use of construction equipment.

The FTA has compiled data for typical equipment that are listed in Table N-1.

Table N-1: Construction Equipment Noise Levels

Construction Equipment	Noise Level (dBA, L_{eq} at 50 feet)
Air Compressor	81
Compactor	82
Concrete Mixer	85
Concrete Pump	82
Dozer	85
Generator	81
Grader	85
Jack Hammer	88
Loader	85
Paver	89
Roller	74
Saw	76
Scraper	89
Truck	88

Source: FTA 2006

The proposed project would be subject to compliance with County Ordinance No. 847, Section 2, (included as PPP NOI-1) which requires construction to not occur between the hours of 6:00 p.m. and 6:00 a.m. from June through September, and between the hours of 6:00 p.m. and 7:00 a.m. from October through May. Thus, the increase in noise levels at offsite receptors during construction of the project would be intermittent and temporary in nature and would not generate continuously high noise levels. Additionally, the construction noise levels at each of the offsite receptor locations would be the loudest when construction activities are occurring at an area within the project site that is nearest to the offsite location, the majority of the time noise levels at these offsite locations would be reduced as construction activities conclude or move to another more distant location of the project site. Thus, the highest noise levels that would be experienced by the offsite receptors would only occur for a limited duration during construction of the proposed project.

However, the ambient exterior noise levels at the nearest offsite residential properties would experience an increase in noise levels during construction of the proposed project. Therefore, Mitigation Measure NOI-1 is included to implement a noise reduction plan during construction. With implementation of Mitigation Measure NOI-1, as well as compliance with Ordinance No. 847 (included as PPP NOI-1), short-term construction noise impacts would be reduced to less than significant levels.

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?

Less than Significant Impact.

Construction Generated Noise. As described in the previous response, construction of the proposed project would result in a temporary and periodic increase in noise. The proposed project would be subject to compliance with Ordinance No. 847, Section 2 (included as PPP NOI-1), which exempts construction noise provided that construction of projects located within one-quarter mile from an inhabited dwelling does not occur between the hours of 6:00 p.m. and 6:00 a.m. from June through September, and between the hours of 6:00 p.m. and 7:00 a.m. from October through May. With compliance to the required construction hours, impacts related to construction related to generation of noise levels in excess of established standards would be less than significant.

Traffic Generated Noise. As described previously, the project would generate 36 trips in the a.m. peak hour, 48 trips in the p.m. peak hour (TIA 2018). Project traffic noise is addressed in response a) above. Vehicular noise affecting the project site would be generated from Clinton Keith Road and Los Alamos Road that would affect residential lots 33-43 and 46-48. However, these lots are proposed to be bound by 6-foot high block walls, which would reduce vehicular noise to below 65 dBA (NOISE 2018). Thus, impacts related to vehicular noise would be less than significant with implementation of the proposed walls. Therefore, impacts related to exposure of noise in excess of standards would be less than significant.

Stationary Noise (HVAC Units). As described previously, the nearest existing residential property line to a new residential unit Heating, Ventilation, and Air Conditioning (HVAC) system on the project site would be approximately 25 feet and are bound by a 6-foot block wall. The HVAC systems are estimated to generate a noise level of 38 dBA at the nearest existing residential property. Thus, residential HVAC units would not result in exposure of noise in excess of standards and impacts would be less than significant.

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

Less than Significant with Mitigation Incorporated. 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 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. With implementation of Mitigation Measure NOI-2, impacts would be less than significant.

During operation of the residential land uses, the proposed project would not involve the use of heavy machinery or generate heavy-duty truck trips that are often associated with large commercial or industrial uses. As such, no sources of "excessive" groundborne vibration or noise levels are anticipated to occur during project operations.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to noise and relevant to the proposed project includes the following:

PPP NOI-1: Ordinance No. 847: Regulating Noise in Riverside County. Noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is 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.

Mitigation:

Mitigation Measure NOI-1: Construction Plan: The project's construction plans and grading specifications shall state that a construction noise reduction plan be submitted to the County and approved prior to issuance of a grading permit. The plan must include the following:

- Identification of the location of construction equipment and how the noise from this equipment will be reduced during construction of the project using: a) temporary noise attenuation fences; b) preferential location of equipment; and c) use of current noise suppression technology and equipment.
- Detail that all construction equipment shall utilize noise reduction features (mufflers, engine shrouds, etc.) that are at least as effective as those originally installed by the manufacturer.
- Description of the simultaneous operation of the loudest equipment to reduce the length of the highest equipment noise volumes.
- Requirements for all project workers exposed to noise levels above 80 dBA shall be provided with personal protective equipment for hearing protection (i.e., earplugs and/or earmuffs).
- Post signs requiring hearing protection be worn in areas where noise levels are routinely expected to exceed 80 Dba.

Mitigation Measure NOI-2: Vibration: The project's construction plans and grading specifications shall state that large loaded trucks and dozers (greater than or equal to 80,000 pounds) shall not be used within 50 feet of the eastern boundary of the project site. Instead, smaller, rubber-tired bulldozers (less than 80,000 pounds) or equivalent alternative equipment shall be used within this area during project construction.

Monitoring: Mitigation will be monitored through incorporation of mitigation as conditions of approval and conditions of approval will be implemented and monitored through the Building and Safety plan check process.

	Potentially Significant Impact	Less than Significant with	Less Than Significant Impact	No Impact
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	Mitigation Incorporated			
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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: Riverside County General Plan Housing Element; California Employment Development Department Labor Market info (EDD 2018).

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

Less than Significant Impact. The project site is largely undeveloped and only includes one housing unit. Implementation of the proposed project would develop 48 single-family residences, which would provide additional housing in the project area. So, the project would add housing, not displace substantial numbers of existing housing, and would not necessitate the construction of replacement housing. As a result, impacts would be less than significant.

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

No Impact. The proposed project would provide additional single-family housing in the project area, which would not be affordable to households earning 80% or less of the County's median income. However, the provision of the proposed housing, would not generate a demand for very low income housing, and impacts would not occur.

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

No Impact. The project site is largely undeveloped and only includes one housing unit. Implementation of the proposed project would develop 48 single-family residences that would provide additional housing in the project area and would not necessitate the construction of replacement housing. As a result, impacts would not occur.

d) Affect a County Redevelopment Project Area?

No Impact. The proposed project has an existing general plan land use and zoning designation for residential uses and does not include a County Redevelopment Area. In addition, the Redevelopment Agency for the County of Riverside was dissolved in February 2012 and Redevelopment Agency development projects are no longer active within the County. Thus, the proposed project would not affect a Redevelopment Project Area, and impacts would not occur.

e) Cumulatively exceed official regional or local population projections?

Less than Significant Impact. The proposed project would develop 48 single-family residences that would result in additional population on the project site, as only one single-family residence exists. The U.S. Census Bureau data

provides that in 2016 there were 2,323,892 residents within the County of Riverside. As shown in Table P-1, the population of the County is anticipated to grow by 6.7 percent between 2016 and 2020.

Table P-1: County of Riverside SCAG Projected Population

	Population
Actual 2016 ¹	2,323,892
2020 SCAG Projections ²	2,479,800
Increase	155,908 (6.7%)

Source: ¹Census American Factfinder, ²SCAG 2016 Growth Forecast by Jurisdiction.

Based on the existing average household size of 3.16 persons per household, the 48 residences that would be developed on the project site would result in approximately 152 residents at full occupancy. The 152 residents of the project would consist of 0.09 percent of the anticipated population growth between 2016 and 2020. This percentage is minimal and would not cumulatively exceed the 6.7 percent population growth projection. Thus, impacts related to population projections would be less than significant.

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)?

Less than Significant Impact. As described in the previous response, the proposed project would develop 48 residences that would result in approximately 152 residents at full capacity, which would equate to 0.09 percent of the anticipated population growth between 2016 and 2020. This population growth is within the SCAG population projections. Thus, the proposed project would not induce substantial population growth directly.

The project would develop onsite water and wastewater infrastructure that would be sized to specifically accommodate the project and would connect to existing offsite water and sewer lines. Thus, the development of infrastructure to serve the site would not induce growth, and impacts would be less than significant.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to population and housing are applicable to the project.

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:

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

Source: Riverside County General Plan Safety Element, Ordinance Nos. 460 (Regulating the Division of Land) and 659 (Development Impact Fees), Riverside County Fire Department Website, Accessed: www.rvcfire.org/.

Less than Significant Impact. The Riverside County Fire Department provides fire protection and emergency medical services to the project area. The nearest fire station is Station 83, which is 2 miles from the project site at 37500 Sky Canyon Drive and within the Fire Department's targeted response time of 5 minutes for emergency calls for service.

The proposed project would provide 48 single-family residences that would result in approximately 152 residents at full occupancy. This residential population is expected to create the typical range of service calls to OCFA that

are largely related to medical emergencies. However, the project is within the existing service area of the fire station, adjacent to similar single-family residential uses, and would result in a limited increase in population. Also, the proposed project is required to install water mains, fire flow, fire hydrants, and other required improvements for fire suppression pursuant to County Ordinance No. 460 (included as PPP PS-1) and the requirements in Municipal Code Chapter 8.32, Fire Code, which incorporates the Title 24, California Code of Regulations, Part 9 (included as PPP HAZ-1), which would be verified by the Fire Department as part of the project permitting process.

Additionally, County Ordinance 659 (included as PPP PS-2) requires payment of appropriate fees for funding and construction of fire facilities or expansion of facilities that are necessary to address direct and cumulative environmental effects generated by new development. With implementation of existing County Ordinances, which would be verified during the County's project permitting process, impacts related to fire protection services would be less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to fire services and relevant to the proposed project includes the following:

PPP PS-1: County Ordinance No. 460: Fire Infrastructure Standards. Ordinance No. 460 provides standards for water systems including fire suppression infrastructure that are required for each development.

PPP PS-2: Ordinance No. 659: Development Impact Fees. Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

PPP HAZ-1: Riverside County Municipal Code Chapter 8.32, Fire Code. As listed previously in Response 22.

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
37. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Safety Element, Ordinance No. 659 (Development Impact Fees), Riverside County General Plan, Riverside County Sherriff Website Accessed: www.riversidesheriff.org/.

Less than Significant Impact. Law enforcement in the project area is provided by the Riverside County Sheriff Department (RCSD), which is also contracted to provide law enforcement services to 15 incorporated cities. Services provided by the RCSD include: First Responder Service, Police Services, Search and Rescue Services, Emergency Response Services, Mutual Aid Coordination Services, Enforcement of Criminal Law on Tribal Lands, Jail System Services, Court Services, Coroner-Public Administrator Services, and Joint Task Force Services. The closest RCSD station serving the project area is the Southwest Station located at 30755-A Auld Road, Murrieta, which is approximately 2.3 miles from the project site. The General Plan staffing level for the RCSD is 1.5 officers per 1,000 residents.

The proposed project would result in an additional onsite population that could create the need for RCSD services. However, the project is within the existing service area of the Southwest Station, adjacent to similar single-family residential uses that require the same policing services and would result in a limited (152 person) increase in

population. Additionally, pursuant to the County's existing permitting process, the Sheriff's Department would review and approve the site plans to ensure that crime prevention and emergency access measures are incorporated appropriately to provide a safe environment.

Although a minor incremental increase could occur from implementation of the project, it would not result in the need for, new or physically altered sheriff facilities. Thus, substantial adverse physical impacts associated with the provision of new or expanded facilities would not occur, and impacts would be less than significant. In addition, Riverside County Ordinance 659 (included as PPP PS-2) sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for sheriff facilities. Overall, impacts related to sheriff services from implementation of the proposed project would be less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to sheriff services and relevant to the proposed project includes the following:

PPP PS-2: Ordinance No. 659: Development Impact Fees. As listed previously in Response 36.

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

Source: Murrieta Valley Unified School District Website, accessed: www.murrieta.k12.ca.us/

Less than Significant Impact. The project area is served by the Murrieta Valley Unified School District. The schools that would serve the project site include the Mails Elementary School and the McElhinney Middle School, both located at 35185 Briggs Road, approximately 1.1 miles from the project site; and the Vista Murrieta High School located at 28251 Clinton Keith Road, which is 3.1 miles from the project site. Development of the proposed project would generate a new student population on the project site, which would be a portion of the 152 new residents, who would generally (unless homeschooled or attending a private school) attend one of these three schools. SB 50 (Chapter 407 of Statutes of 1998) that sets forth a state school facilities construction program, in which school districts (including the Murrieta Valley Unified School District) collect fees at the time of issuance of building permits for development projects to provide for school facilities. The existing the Murrieta Valley Unified School District development impact fee is \$3.48 per square foot for all new residential development, and \$0.56 per square foot for all commercial development. Pursuant to Government Code Section 65995 (implemented by PPP PS-3), payment of the school impact fees provides full and complete mitigation of school impacts. As a result, impacts to school facilities from the increase in students generated by the proposed project would be less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to school services and relevant to the proposed project includes the following:

PPP PS-3: School Mitigation. Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall provide payment of the appropriate fees set forth by the Murrieta Valley Unified School District related to the funding of school facilities pursuant to Government Code Section 65995 et seq.

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

Source: Riverside County General Plan and Ordinance No. 659 (Development Impact Fees).

Less than Significant Impact. The project area is served by the Riverside County Library District. The closest libraries to the project site include the Temecula Public Library located at 30600 Pauba Road, which is 9.9 miles from the project site, and the Grace Mellman Community Library located at 41000 County Center Drive, 6.6 miles from the project site. In addition, the Country Library System website provides a variety of resources remotely, and the need for library services are changing with the advent of increasing resources being available online and the availability of high speed internet services.

Implementation of the proposed residential development would increase the demand for library services; however, the 48 new residences would not substantially increase the need for library resources/services or square footage of library space. A majority of the residential units would be equipped with internet access, which provides access to many of the same resources provided by the library and would limit the increased need for physical library facilities and resources. In addition, the Riverside County Library System is funded by a 1.15 percent ad valorem property tax dedicated to the library. Implementation of the project would increase the value of property within the project site through the development of the single-family residences.

Additionally, Riverside County Ordinance 659 sets forth policies, regulations, and fees related to the funding and construction of facilities necessary to address direct and cumulative environmental effects generated by new development. This includes fees for library facilities per every acre of new commercial and industrial use, as included in by PPP PS-2. Therefore, impacts related to library services from implementation of the proposed project would be less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to library services and relevant to the proposed project includes the following:

PPP PS-2: Ordinance No. 659: Development Impact Fees. As listed previously in Response 36.

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

Less than Significant Impact. The project would not result in the need to alter existing health services or result in the need to construct new health service facilities. There are numerous medical facilities in the project vicinity, including the Temecula Valley Hospital, Loma Linda University Medical Center in Murrieta, Kaiser Permanente Medical Center in Murrieta, and various medical clinics and physicians. Development of the 48 single-family

residences would result in a small incremental need for health services. However, these services are anticipated to be accommodated by the existing health services in the region. Thus, impacts would be less than significant.

Existing Plans Programs or Policies

No mitigating plans, programs, or policies related to health services are applicable to the project.

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

Source: Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications) and Ordinance No. 328 (Park and Open Space Areas).

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?

Less than Significant Impact. The proposed project would result in approximately 152 residents at full occupancy. The County of Riverside’s Parkland Dedication Standard is five acres per 1,000 population. The 152 residents that would result from the project would require 0.76-acre of parkland dedication. In addition, to the open space areas included in the project, County Ordinance No. 460 requires a park and recreational facilities dedication plan or fee-in-lieu, which is implemented by PPP REC-1. Payment of the fees would be applied to regional park projects and reduce impacts related to the need to construct new facilities for the project. Therefore, impacts related to recreation would be less than significant.

d) 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?

Less than Significant Impact. There are existing parks and recreational facilities in the vicinity of the project site, which could be used by the approximately 152 residents of the proposed project. In addition, the project would provide in-lieu fees, as required by the County Ordinance No. 460 (included as PPP REC-1) and Ordinance No. 328 (included as PPP REC-2) prescribes rules and regulations for parks and recreation facilities to reduce physical deterioration. Compliance with these requirements would reduce potential impacts related to physical deterioration of recreation facilities to a less than significant level.

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

Source: Riverside County Assessor-County Clerk-Recorder, accessed at: <http://www.asrclrec.com/>

No Impact. The project site is located within the Valley-Wide Recreation and Park District. As described previously, payment of the fees required by County Ordinance No. 460 that implements the Quimby Act would be required for the project. The fees would be applied to the Valley-Wide Recreation and Park District facility projects. Thus, no impacts related to a park district or recreation plan would occur from implementation of the proposed project.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to parks and recreation and relevant to the proposed project includes the following:

PPP REC-1: Riverside County Ordinance No. 460. Section 10.35 of this Ordinance details the methods in which land shall be dedicated, fees shall be paid or a combination thereof pursuant to the Quimby Act. Implementation of Ordinance No. 460 ensures that Riverside County is in compliance with the state's Quimby Act and that an adequate amount of park and recreational facilities are available to the residents of Riverside County.

PPP REC-2: Riverside County Ordinance No. 328. This Ordinance prescribes rules and regulations for parks and open space areas within Riverside County. The regulations found in Ordinance No. 328 are intended to reduce the potential wear and tear that facilities may experience due to mis-use and population growth.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

42. Recreational Trails

Source: Riverside County 800-Scale Equestrian Trail Maps; Open Space and Conservation Map for Western County trail alignments, County Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications) and Ordinance No. 328 (Park and Open Space Areas)..

Less than Significant Impact. The project site does not contain trails and is not adjacent to any existing trail systems. As described previously, the proposed project would generate approximately 152 residents, which could utilize existing recreational trails in the project region. However, the project would provide in-lieu fees, as required by the County Ordinances for parkland provision and maintenance (PPP REC-1 and PPP REC-2), and impacts related to physical deterioration of recreation facilities, including trails, would be less than significant.

Existing Plans Programs or Policies

The mitigating plans, programs, or policies that are related to recreational trails and relevant to the proposed project includes the following:

PPP REC-1: Riverside County Ordinance No. 460. As listed previously in Response 41.

PPP REC-1: Riverside County Ordinance No. 328. As listed previously in Response 41.

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
TRANSPORTATION/TRAFFIC: Would the project				

43. Circulation