

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



**ITEM: 21.1
(ID # 11631)**

MEETING DATE:

Tuesday, March 10, 2020

FROM: TLMA-PLANNING:

SUBJECT: PUBLIC HEARING on TENTATIVE TRACT MAP NO. 31810, CHANGE OF ZONE NO. 6946 and associated ORDINANCE NO. 348.4923 – Intent to Adopt a Mitigated Negative Declaration - Applicant: Cornwell Group, Inc.- Engineer: Blaine Womer Civil Engineering - Third Supervisorial District - Valley Vista Zoning District - San Jacinto Valley Area Plan - Community Development: Medium Density Residential (CD:MDR) and Community Development: Medium High Density Residential (CD:MHDR) - 42.52 Acres - Location; Northerly of Palm Avenue, southerly of Olive Avenue, and westerly of Lincoln Avenue - Light Agriculture - 5 Acre Minimum (A-1-5), Heavy Agriculture - 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivisions and Mobilehome Parks (R-T) – REQUEST: Change of Zone No. 6946 is a proposal to change the existing zoning from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivision (R-T) to Planned Residential (R-4). Tentative Tract Map No. 31810 is proposal for a Schedule "A" subdivision of 42.6 gross acres into 195 single-family residential lots with a minimum lot size of 5,000 square feet, five (5) open space lots, which will include a park, paseos, and basins. APN-548-040-037 and 549-210-038, District 3. [Applicant fees 100%]

ACTION:Policy

Charissa Leach, Assistant TLMA Director 2/26/2020

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Jeffries, seconded by Supervisor Hewitt and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None
Date: March 10, 2020
xc: Planning

Kecia R. Harper
Clerk of the Board

By: 
Deputy

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

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39475**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment with the incorporation of mitigation measures;
2. **APPROVE CHANGE OF ZONE NO. 6946**, amending the project site's Zoning Classification from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S) and Mobilehome Subdivision (R-T) to Planned Residential (R-4) as shown on Exhibit 3 attached hereto, based upon the findings and conclusions incorporated in the staff report;
3. **ADOPT ORDINANCE NO. 348.4923** associated with Change of Zone No. 6946, amending the zoning in the San Jacinto Valley Area Plan as shown on Map No. 63.020, Change of Zone No. 6946 attached hereto and incorporated herein by reference; and
4. **APPROVE TENTATIVE TRACT MAP NO. 31810**, subject to the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions incorporated in the staff report.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A
SOURCE OF FUNDS: Applicant Fees (100%)			Budget Adjustment:	No
			For Fiscal Year:	N/A

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The Planning Commission heard the project on November 20, 2019. After taking public testimony, the Planning Commission closed the public hearing and recommended approval of the project by a 4-0 vote.

Impact on Residents and Businesses

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

Additional Fiscal Information:

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

ATTACHMENTS:

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

- ATTACHMENT A. PLANNING COMMISSION MINUTES**
- ATTACHMENT B. MEMO TO PLANNING COMMISSION**
- ATTACHMENT C. PLANNING COMMISSION STAFF REPORT**
- ATTACHMENT D. TENTATIVE TRACT MAP NO. 31810**
- ATTACHMENT E. ORDINANCE NO. 348.4923**



Jason Farin, Senior Management Analyst

3/4/2020



Gregory V. Priarios, Director County Counsel

2/27/2020

1 ORDINANCE NO. 348.4923

2 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

3 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

4 The Board of Supervisors of the County of Riverside ordains as follows:

5 Section 1. Section 4.1 of Ordinance No. 348, and Valle Vista District Zoning Plan Map
6 No. 63, as amended, are further amended by placing in effect in the zone or zones as shown on the map
7 entitled "Change of Official Zoning Plan, Valle Vista District, Map No. 63.020 Change of Zone Case No.
8 6946," which map is made a part of this ordinance.

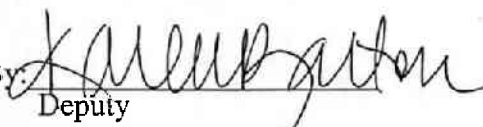
9 Section 2. This ordinance shall take effect 30 days after its adoption.

10
11 BOARD OF SUPERVISORS OF THE COUNTY
12 OF RIVERSIDE, STATE OF CALIFORNIA

13 By: 
14 Chairman, Board of Supervisors


15 ATTEST:

16 Clerk of the Board

17 By: 
18 Deputy

19
20
21 (SEAL)

22
23
24 APPROVED AS TO FORM
25 February 18, 2020

26 By: 
27 LYNETTE M. CLYDE
28 Deputy County Counsel

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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on March 10, 2020, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

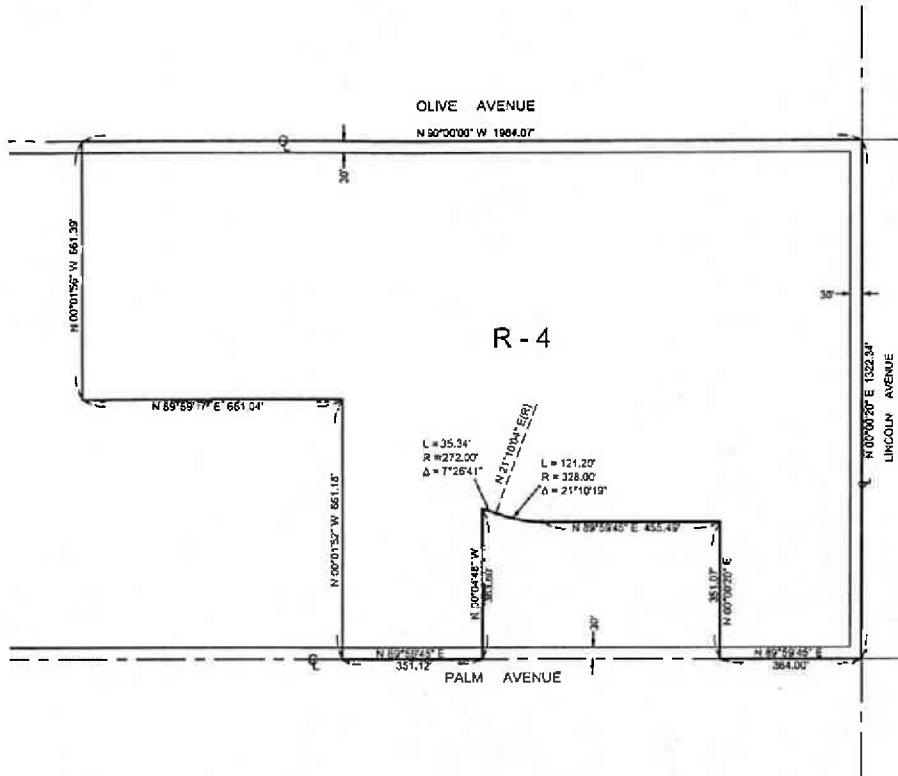
AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

DATE: March 10, 2020

KECIA R. HARPER
Clerk of the Board

BY: 
Deputy

SEAL



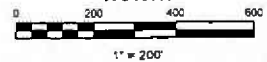
R - 4 PLANNED RESIDENTIAL

MAP NO. 63.020
CHANGE OF OFFICIAL ZONING PLAN
VALLE VISTA
DISTRICT

CHANGE OF ZONE NO. 6946
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4923

DATE: _____

RIVERSIDE COUNTY BOARD OF SUPERVISORS





OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA R. HARPER
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

March 18, 2020

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

TEL: (951) 368-9225
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4923

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Tuesday, March 24, 2020.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office, **WITH TWO CLIPPINGS OF THE PUBLICATION.**

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Karen Barton

Deputy Clerk of the Board to:
KECIA R. HARPER, CLERK OF THE BOARD

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

ORDINANCE NO. 348.4923

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside ordains as follows:

Section 1. Section 4.1 of Ordinance No. 348, and Valle Vista District Zoning Plan Map No. 63, as amended, are further amended by placing in effect in the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Valle Vista District, Map No. 63.020 Change of Zone Case No. 6946," which map is made a part of this ordinance.

Section 2. This ordinance shall take effect 30 days after its adoption.

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 10, 2020**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

Kecia R. Harper, Clerk of the Board

By: Karen Barton, Deputy Clerk of the Board



CALL (951) 368-9222
EMAIL legal@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
3/24/20	0011374586		PE Riverside	4 x 44 Li	228.80

Invoice text: Ordinance 348.4923

*Planning
3/10/2020 21.1*

Placed by: Karen Lynn Barton

Legal Advertising Memo Invoice

BALANCE DUE

228.80

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME	
Nick Eller 951-368-9229	03/24/2020	5209148	5209148	BOARD OF SUPERVISORS

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
03/24/2020	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
228.80	0011374586	DUE UPON RECEIPT



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
'PO BOX 1147'
RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP
dba The Press-Enterprise
PO Box 65210
Colorado Springs, CO 80962-5210

THE PRESS-ENTERPRISE

1825 Chicago Ave, Suite 100
Riverside, CA 92507
951-684-1200
951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P)

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: Ordinance 348.4923 /

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673, under date of August 25, 1995, Case Number 267864, and under date of September 16, 2013, Case Number RIC 1309013; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

03/24/2020

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: March 24, 2020
At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011374586-01

P.O. Number:

Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE
OF CALIFORNIA

ORDINANCE NO. 348.4923

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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V. Manuel Perez, Chairman of the Board

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AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Deputy Clerk of the Board

3/24



**PLANNING COMMISSION
MINUTE ORDER
NOVEMBER 6, 2019**

I. AGENDA ITEM 4.2

CHANGE OF ZONE NO. 6946 and TENTATIVE TRACT MAP NO. 31810 – Intent to Adopt a Mitigated Negative Declaration – EA39475 – Applicant: Cornwell Group, Inc.- Engineer: Blaine Womer Civil Engineering – Third Supervisorial District – Valley Vista Zoning District – San Jacinto Valley Area Plan – Community Development: Medium Density Residential (CD-MDR) – Community Development: Medium High Density Residential (CD-MHDR) – 42.52 Acres – Location: Northerly of Palm Avenue, southerly of Olive Avenue, and westerly of Lincoln Avenue – Light Agriculture– 5 Acre Minimum (A-1-5) – Heavy Agriculture – 10 Acre Minimum (A-2-10) – Scenic Highway Commercial (C-P-S) – Mobilehome Subdivisions and Mobilehome Parks (R-T).

II. PROJECT DESCRIPTION:

Change of Zone No. 6946 is a proposal to change the existing zoning from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acres Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobile home Subdivision (R-T) to Planned Residential (R-4). Tentative Tract Map No. 31810 is a proposal for a Schedule "A" subdivision of 42.6 gross acres into 195 single-family residential lots with a minimum lot size of 5,000 sq. ft., and five (5) open space lots which will include a park, paseos, and basins.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

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

Spoke in favor:

Michael Wright, Applicant

Spoke in opposition:

Gary E. Sloan, Neighbor, 44091 Olive Avenue, Hemet, 92544

No one spoke in a neutral position.

IV. CONTROVERSIAL ISSUES:

None.

V. PLANNING COMMISSION ACTION:

Public Comments: Closed

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

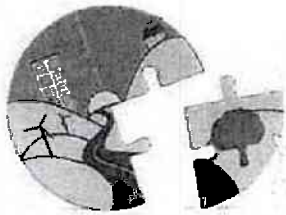
A vote of 4-0 (Commissioner Leonard Abstain)

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

ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 39475; and,

TENTATIVELY Approve Change of Zone No. 6946; and,

APPROVE Tentative Tract Map No. 31810, subject to the conditions of approval.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

Memorandum

DATE: November 18, 2019
TO: Planning Commission
FROM: Dave Alvarez, Project Planner
RE: 4.2- CZ 6946 and TR 31810

Staff received one letter of opposition for Change of Zone 6946 and Tentative Tract Map 31810 as attached. Staff provided a response letter addressing the concerns the resident as also attached.

11/5/19

Joseph E. Campbell
44219 Espirit Circle
Hemet, Ca 92544
(909) 289-6477

Dear David Alvarez,

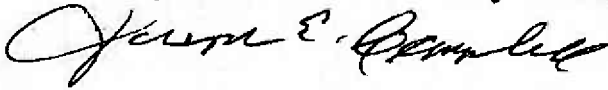
I disagree with changing of ZONE NO, 6946 AND TENTATIVE MAP NO. 31810. I have lived in my home on Espirit Circle for over 30 years and feel that this is the wrong place to build 195 tract homes. My reasons are as follow:

1. Olive Ave/ Palm Ave are far to narrow for 2 cars to pass and the street narrows as you get closer to Fairview.
2. The impact on children walking to school. There is a sidewalk on the North side of Olive part way to Fairview and then it ends. Palm Ave. And Lincoln Have no sidewalks at all.
3. During rainy season Olive Ave/Palm Ave flood.
4. Fairview Ave. has no sidewalks all the way from Olive Ave to CA-74.
5. Added traffic on Olive Ave/Palm Ave/Lincoln Ave. and Fairview Ave. None of these streets were ever designed to handle the added traffic that you are suggesting. Also all of these streets have far to many people that walk on them day or night. The traffic on Fairview Ave is to heavy today let alone adding 195 plus cars on it a day. This is going to be another death trap street in the County Of Riverside.
6. I am one hundred percent disabled. I have congested heart failure, sever asthma and extreme bronchitis, so the added dust that this project will add is going to cause added health issues not only to me but my fellow neighbors. Added to that this land has been farmed for over a hundred years,
7. What chemicals are in the soil? For thirty plus years my family and I have personally known some of the Fox family members (current owners of this land). These family members have told us that many chemicals that were thought to be safe years ago and are toxic today have been dumped on this land.

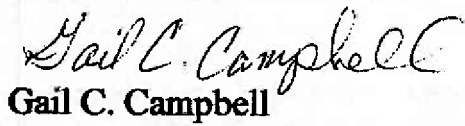
Is the County of Riverside, the EPA or the buyers of the property prepared to come in a test all of these 42 acres and possible adjoining land and then clean up any toxic chemicals that they find.

By Disturbing this soil what further health issues will it cause?

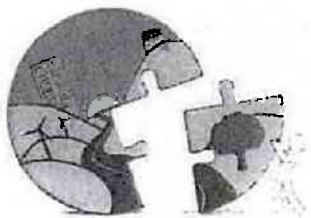
I am pleading with you not to change the zoning on this property. Leave it the way that it is for the safety of the people of Valle Vista.

A handwritten signature in black ink, appearing to read "Joseph E. Campbell". The signature is written in a cursive style with some loops and flourishes.

Joseph E. Campbell

A handwritten signature in black ink, appearing to read "Gail C. Campbell". The signature is written in a cursive style with some loops and flourishes.

Gail C. Campbell



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

November 18, 2019

Dear Mr. and Mrs. Campbell,

Thank you for your letter noting your concerns for Change of Zone No. 6946 and Tentative Tract Map No. 31810. I will answer each question you have addressed below:

1. Olive Avenue / Palm Avenue are far too narrow for 2 cars to pass and the street narrows as you get closer to Fairview.

The proposed project has been conditioned for street improvements along Olive Avenue, Palm Avenue, and Lincoln Avenue. This would provide a dedicated lane in each direction. The proposed project will have an entrance and exit areas along Olive Avenue, Palm Avenue, and Lincoln Avenue to disperse vehicles throughout the tract development. This, along with the Mitigation Measures, which include Re-stripe intersection to include a dedicated left turn lane in the northbound direction at the Fairview Avenue and Florida Avenue intersection; and Re-time existing signalized intersection for the PM peak hour to account for southbound left turn movement along the Ramona Expressway and Cedar Avenue Intersection will help alleviate traffic congestion.

2. The impact on children walking to school. There is a sidewalk on the north side of Olive part way to Fairview and then it ends. Palm Avenue and Lincoln have no sidewalk at all.

As noted above in the first question, the project is conditioned for street improvements along Olive Avenue, Palm Avenue, and Lincoln Avenue, which include sidewalks along the project boundary. The sidewalks would end at the project boundary and the dirt walkway will continue. Future improvements along adjacent properties will likely be conditioned to improve street and sidewalk.

3. During rainy season, Olive Avenue / Palm Avenue flood.

The proposed detention basins incorporated in the project design will help attenuate any potential for increased runoff on downstream areas. The proposed Project will include catch basins and underground storm drains to collect all runoff and discharge the flows into the three proposed infiltration basins. The infiltration basins and drainage facilities would provide adequate flood protection from the 100-year frequency storm event in accordance with Riverside County Flood Control District requirements. Additionally, with required adherence to a SWPPP and WQMP, the Project would not provide substantial additional sources of polluted runoff during construction or long-term operation. Accordingly, implementation of the proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff. The Initial Study has analyzed flood.

4. Fairview Avenue has no sidewalks all the way from Olive Avenue to CA-74.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

As noted above in the second question, the project is conditioned for street improvements along Olive Avenue, Palm Avenue, and Lincoln Avenue, which include sidewalks along the project boundary. The sidewalk will not continue to highway 74.

5. Added traffic on Olive Avenue/Palm Avenue / Lincoln Avenue and Fairview Avenue. None of these streets were ever designed to handle the added traffic that you are suggesting. Also all of these streets have far too many people that walk on them all day or night. Also all of these streets have far too heavy today let alone adding 195 plus cars on it a day. This is going to be another death trap street in the County of Riverside.

As noted above in the first question, the proposed project has been conditioned for street improvements along Olive Avenue, Palm Avenue, and Lincoln Avenue. This would provide a dedicated lane in each direction. The proposed project will have an entrance and exit areas along Olive Avenue, Palm Avenue, and Lincoln Avenue to disperse vehicles throughout the tract development. This, along with the Mitigation Measures, which include Re-stripe intersection to include a dedicated left turn lane in the northbound direction at the Fairview Avenue and Florida Avenue intersection; and Re-time existing signalized intersection for the PM peak hour to account for southbound left turn movement along the Ramona Expressway and Cedar Avenue Intersection will help alleviate traffic congestion.

6. I am one hundred percent disabled. I have congested heart failure, severe asthma and extreme bronchitis, so the added dust that this project will add is going to cause added health issues not only to me but my fellow neighbors. Added to that this land has been farmed for over a hundred years.

The Air Quality section of the Initial Study has analyzed dust generation of the proposed project, in particular from construction. The latest version of CalEEMod was used to estimate the onsite and offsite construction emissions. The emissions analysis incorporates SCAQMD Rules 402 and 403 that apply to limit the potential for dust generation that the project will be required to follow. As, noted in the Initial Study, the construction emissions and the analyzed criteria pollutants for the project would not exceed the SCAQMD's daily emission thresholds at the regional level. Localized impacts were analyzed at the nearest receptor location in the vicinity of the Project. The data provided shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the proposed project. The operations-related criteria air quality impacts created by the proposed project have been analyzed through the use of CalEMod model. The operating emissions were based on year 2022, which is the worst-case anticipated opening year for the project. The summer and winter emissions created by the proposed project's long-term operations were calculated and are summarized in the Initial Study. The Initial Study also shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown will include all on-site project-related stationary sources and 10% of the project-related new mobile sources. This percentage is an estimate of the amount of project-related new vehicle traffic that will occur on-site.

As for the property being farmed for over a hundred years, the project site is not located within a Williamson Act contract or within a Riverside County Agricultural Preserve. The project will not involve other changes in the existing environment which, due to their location or nature, could

result in conversion of Farmland, to non-agricultural use. The project site is surrounded by single-family dwellings to the north, east, south, and west.

7. What chemicals are in the soil? For thirty plus years my family and I have personally known some of the Fox family members (Current owners of this land). These family members have told us that many chemicals that were thought to be safe years ago and are toxic today have been dumped on this land. Is the County of Riverside, the EPA or the buyers of the property prepared to come in a test of these 42 acres and possible adjoining land and then clean up any toxic chemicals that they find.

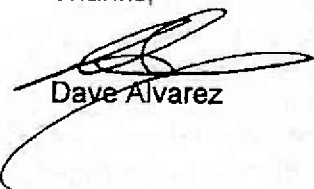
The Hazards and Hazardous Materials section of the Initial Study has been analyzed. According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Hazard Waste Permit Sites on the proposed Project site.

The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (CorteseList) does not show any Hazardous Waste and Substances Sites currently located on the proposed Project site.

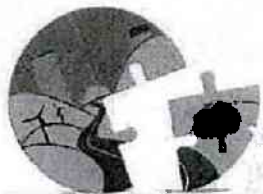
Furthermore, an Environmental Site Assessment was prepared by Sladden Engineering identified an oil stain within the project site, but labeled this as minor and housekeeping practices.

If you wish to view the Initial Study, a copy has been set at the counter for public to view. If you have any questions and/or comments, please feel free to contact me at (951) 955-5719 or via email at daalvarez@rivco.org.

Thanks,



Dave Alvarez



**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.

4.2

Planning Commission Hearing: November 20, 2019

PROPOSED PROJECT

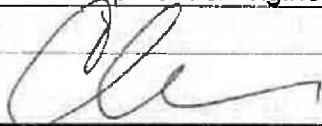
Case Number(s): Tentative Tract Map No. 31810 and Change of Zone No. 6946
EA No.: 39475
Area Plan: San Jacinto Valley
Zoning Area/District: Valle Vista District
Supervisory District: Third District
Project Planner: David Alvarez
Project APN(s): 548-040-037 and 549-210-038

Applicant(s):

Cornwell Group

Representative(s):

TGA Development & Engineering Inc.


 Charissa Leach, P.E.
 Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Change of Zone No. 6946 is a proposal to change the existing zoning from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivision (R-T) to Planned Residential (R-4).

Tentative Tract Map No. 31810 is proposal for a Schedule "A" subdivision of 42.6 gross acres into 195 single-family residential lots with a minimum lot size of 5,000 square feet, five (5) opens space lots, which will include a park, paseos, and basins.

The proposed project site is located north of Palm Avenue, south of Olive Avenue, and west of Lincoln Avenue.

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. 39475**, 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. 6946, amending the project site's Zoning Classification from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S) and Mobilehome Subdivision (R-T) to Planned Residential (R-4) as shown on Exhibit 3 attached hereto, based upon the findings and conclusions incorporated in the staff report; and, pending adoption of the zoning ordinance by the Board of Supervisors; and,

APPROVE TENTATIVE TRACT MAP NO. 31810, subject to the final adoption of Change of Zone No. 6946 and the Zoning Ordinance, the attached Advisory Notification Document, Conditions of Approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR) (2 – 5 du/ac) and Medium High Density Residential (MHDR) (5 – 8 du/ac)
Proposed General Plan Land Use Designation:	N/A
Policy / Overlay Area:	N/A
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) and High Density Residential (HDR) (8 – 14 du/ac)
West:	Medium Density Residential (MDR) (2 – 5 du/ac)
Existing Zoning Classification:	Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivision (R-T)
Proposed Zoning Classification:	Planned Residential (R-4)
Surrounding Zoning Classifications	
North:	Mobilehome Subdivision (R-T)
East:	Mobilehome Subdivision (R-T)
South:	Mobilehome Subdivision (R-T) and Rural Residential (R-R)
West:	Mobilehome Subdivision (R-T) and Rural Residential (R-R)
Existing Use:	Olive Trees and vacant land
Surrounding Uses	
North:	Residential
East:	Residential
South:	Residential and vacant land

West: Residential and vacant land

Project Details:

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	42.6 acres	
Proposed Minimum Lot Size:	5,000 square feet	3,500 square feet min.
Total Proposed Number of Lots:	195 residential lots 5 open space lots	
Map Schedule:	Schedule "A"	

Located Within:

City's Sphere of Influence:	Yes – City of Hemet
Community Service Area ("CSA"):	No
Special Flood Hazard Zone:	Yes, partially located in FEMA Flood Zone A
Agricultural Preserve:	No
Liquefaction Area:	Yes – High/Moderate Liquefaction Potential
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	Yes – 3496
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

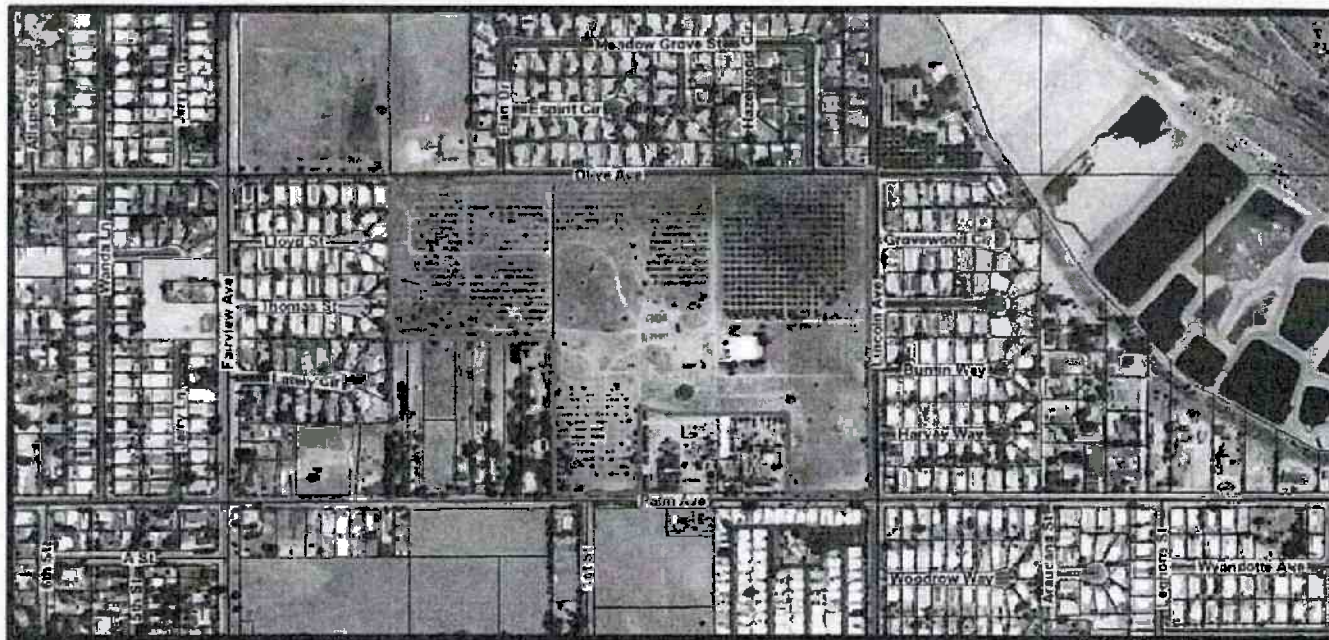


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background:

The project went to the Planning Commission on August 3, 2005 for the development of 178 single-family residential lots. There was discussion regarding the allowed density from what the general plan allowed and what was being proposed on the tentative tract map. In addition to the density, some residents in the area felt there needed to be some more community outreach before they could support this development in the area. The project was continued to October 26, 2005. On October 26, 2005, there were residents opposing the project and the planning commission advised the applicant to revise the tentative tract map that would reduce the density from what was being proposed and the project was continued to January 11, 2006.

On January 11, 2006 the Planning Commission continued the item to an off calendar date because staff had not received a revised tentative tract map that would reduce the density from what was being proposed.

On April 18, 2016, the applicant submitted a revised plan to allow 195 single-family residential lots, which is consistent with the current general plan designation of Medium Density Residential (MDR) (2 – 5 du/ac) and Medium High Density Residential (MHDR) (5 – 8 du/ac).

In 2016, the Applicant reached out to the surrounding neighborhood to discuss the development of the project site. The applicant also created a website to provide the neighborhood with detail of the project site. In between the time from the original project to the current design, the applicant has discussed with

neighbors as requested and has had an active website with constant updates detailing the extent of the project.

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). The IS and MND represent the independent judgement of Riverside County. The documents were circulated for public review per the State CEQA Guidelines Section 15105.

FINDINGS AND CONCLUSIONS

In order for the County to approve the 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 Community Development: Medium Density Residential (CD:MDR) and Medium High Density Residential (CD:MHDR). Overall, the project is consistent with the MDR and MHDR land use designations and with all other sections of the Riverside County General Plan Land Use Element.

The Medium Density Residential (MDR) land use designation provides for the development of conventional single family detached houses and suburban subdivisions. Limited agriculture and animal keeping uses, such as horses, are also allowed within this category. The density range is 2 to 5 dwelling units per acre, which allows for a lot size that ranges from 5,500 to 20,000 square feet, with typical lot sizes of 7,200 square feet. The Medium High Density Residential (MHDR) density range is 5 to 8 dwelling units per acre which allows for a lot size ranging from 4,000 to 6,000 square feet. Based on the approximate acreage of 22.52 acres as Medium Density Residential (MDR) and 20 acres Medium High Density Residential (MHDR) and the density ranges for each of them, these designations would allow for a range of units between 145 and 273 units for the project site. The Tentative Tract Map proposes 195 residential lots which is within the allowable range of units per the land use designations. The residential lots proposed by Tentative Tract Map No. 31810 range from 5,150 to 11,710 square feet, with five open space lots ranging from 7,348 to 83,836 square feet.

In addition, the proposed project complies with several land use policies including LU 28.1 which requires the accommodation of the development of single and multi-family residential units in areas appropriately designated by the General Plan and area plan land use maps, which is accomplished through the proposed 195 single-family residential lots of the tentative tract map. The proposed project also complies with LU 28.5 which requires the integration of a contiguous network of parks, plazas, public squares, bicycle trails, transit systems, and pedestrian paths into new communities and developments to provide both connections within each community and linkages with surrounding features and communities. The proposed project meets this land use policy by providing 2 passive parks and 3 paseos providing accessibility to each park for all tenants of the proposed development.

2. The project site is currently composed of 4 distinct Zoning Classifications including Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivisions (R-T) which is inconsistent with the Riverside County General

Plan land use designations. The proposed project includes Change of Zone No. 6946, which would rezone the project area to the Planned Residential (R-4) zoning classification which is consistent with the land use designations of MDR and MHDR. 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 Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivision (R-T) to Planned Residential (R-4) to obtain consistency with the allowable land use designation and policy area.

Change of Zone

Change of Zone No. 6946 is a proposal to change the project site's Zoning Classification from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivisions (R-T) to Planned Residential (R-4) and is subject to the following findings, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. Change of Zone No. 6946 is a proposal to change the project site's Zoning Classification from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivisions (R-T) 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 42.6 gross acres. Pursuant to Ordinance No. 348, the R-4 zoning classification also requires a minimum lot size of 3,500 square feet, which generally results in densities consistent with the underlying land use designations of Medium Density Residential and Medium High Density Residential. The project's lot sizes will range in size from 5,150 to 11,710 square feet, which is compatible with the surrounding development pattern in the project vicinity. Therefore, the change of zone is consistent with the underlying land use designations of Medium Density Residential and Medium High Density Residential.

Tentative Tract Map

Tentative Tract Map No. 31810 is a proposal to subdivide 42.6-acres into 195 residential lots and 5 non-residential lots. The findings required to approve a Map, pursuant to the provisions of the Riverside County Subdivision Ordinance No. 460, are as follows:

1. The proposed map, subdivision design and improvements are consistent with General Plan, applicable community and specific plans and with all applicable requirements of State law and the ordinances of Riverside County, because the proposed development is in conformance with all applicable development standards and policies including General Planning Principle IV. A.1 which states that the intent is to foster variety and choice in community development, particularly in the choice and opportunity for housing in various styles, of various densities, of a wide range of prices and accommodating a range of life styles in equally diverse community settings, emphasizing compact and higher density choices. In addition, the proposed development also adheres to General Planning Principle IV.A.4 which states 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. Lastly, the proposed project also adheres to General Planning Principle IV.A.6

which states that existing communities should be revitalized through development of under-used, vacant, redevelopment and/or infill sites within existing urbanized areas. Furthermore, the project is not located within a specific plan.

2. The site of the proposed map is physically suitable for the type of development and density because the subdivision proposes to provide individual lots for single-family dwellings. Furthermore, the site is adjacent to existing single-family dwellings, and because the project will connect to the existing infrastructure in proximity to the project site (roads, sewer, water). The topography of the site is relatively flat with no steep slopes that would be constraints to the proposed subdivision and development of the site. In addition, there is a flood plain on the western portion of the project site, this area will include a passive park and water quality basin to alleviate any flood hazards.
3. The design of the proposed map or proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat , because the project was determined through the Initial Study and Mitigated Negative Declaration to not have a substantial impact on the environment subject to the proposed mitigation measures.
4. The design of the proposed map or the type of improvements are not likely to cause serious public health problems, since as detailed in the Mitigated Negative Declaration-Initial Study prepared for the project, the project would not have a significant impact to local air quality and impacts to local noise would be limited to Palm Avenue and U.S Highway 74 to the south, and not to adjacent and nearby residential uses. Other impacts to the environment related to public health would be less than significant.
5. As indicated in the project Conditions of Approval, the proposed Tentative Tract Map includes the improvements as required by Riverside County Ordinance No. 460 for a Schedule "A" Map. Ordinance No. 460 requires all land divisions to conform to the County's General Plan, with applicable specific plans, Ordinance No. 348 and with the requirements of Ordinance No. 460. Tentative Tract Map No. 31810 complies with the Schedule 'A' improvement requirements provided in Section 10.5 of Ordinance No. 460 as listed below.
 - i. Streets. Streets are shown on the Tentative Map, which include frontage improvements to Olive Avenue, Lincoln Avenue, and Palm Avenue. Curb and gutter and sidewalks are included for all proposed improved streets.
 - ii. Domestic Water. Domestic water service will be supplied by Lake Hemet Municipal Water District via underground pipes consistent with the requirements set forth in California Administrative Code Title 22, Chapter 16.
 - iii. Fire Protection. The project will provide for super fire hydrants with minimum distance of 400 feet to all portions of the building and pressure at 4,000 gallons per minute for a 4 hour duration at 20 pounds per square inch. Other fire protection measures shall be determined based on specific interior tenant designs and building code requirements.
 - iv. Sewage Disposal. Sewer service will be supplied by Lake Hemet Municipal Water District
 - v. Fences. At minimum the project is required to install six-foot high chain link galvanized wire fencing along any canal, drain, expressway, or other feature deemed hazardous. There are no canal, drain, expressway, or other feature deemed hazardous along the project, however, the project site will provide walls along the north, south, east, and west property lines to separate the project site from the surrounding area.

- vi. Electrical and Communication Facilities. The project will provide electrical, telephone, street lighting, cable television service , which shall be installed in conformity with the provisions of Article XIII of Ordinance No. 460.
6. The design of the proposed land division or the type of improvements will not conflict with street dedications, acquired by the public at large, for access through, or use of, property within the proposed land division.
7. Tentative Tract Map No. 31810 is consistent with the minimum size allowed by the project site's proposed Zoning Classification of R-4, as proposed by the Change of Zone. The minimum lot sizes for R-4 is 3,500 square feet. The project is proposing a minimum of 5,000 square feet.
8. As a result of Section 3.2.I, and in accordance with Section 3.2.J. of Ordinance No. 460, the applicant has provided written assurance(s) (copies of which are attached) from the owner(s) of the property(ies) underlying the off-site improvement/alignment (as shown on the Tentative Map) that sufficient right-of-way can and will be provided. In the event the above referenced property owner(s) or their successor(s)-in-interest does/do not provide to the Transportation Department and/or Flood Control District the necessary dedication(s), eminent domain proceedings may need to be instituted by the Riverside County Board of Supervisors.

Development Standards Findings:

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 minimum overall area for each dwelling unit, exclusive of the area used for commercial purposes and area set aside for street rights of way, but including recreation and service areas shall be 6,000 square feet. A total of 154,498 square feet is being provided for Basin and Passive Park space. The basin will utilize approximately half of each lot leaving 119,167 square feet for a passive park, which meets the required 6,000 square feet of recreation and service area.*
- b. *The minimum lot area for the individual lots used as a residential building site shall be 3,500 square feet. The minimum width of each lot shall be 40 feet and the minimum depth shall be 80 feet. The project complies with this lot standard because the minimum lot size for the project site is 5,000 square feet. As, shown on the Tentative Tract Map exhibit each of the proposed 195 lots meet the required width and depth requirements of 40 feet and 80 feet, respectively. The smallest proposed lot size is 5,008 square feet. .*
- c. *One family residences shall not exceed forty (40') feet in height. No other building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance No. 348. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance No. 348. The proposed project will consist of two-story single-family dwellings. The proposed project will be conditioned not to exceed a height of 40 feet in height.*
- d. *The minimum yard requirements are as follows:*

- i. *The front yard shall be not less than twenty (20) feet, measured from the existing right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure. The project will comply with a 20-foot setback measured from the right-of-way and the proposed project is consistent with the minimum setback requirements of the R-4 zone shown on site plan, Exhibit A.*
- ii. *Side yards on interior and through lots shall be not less than a width of five feet. Side yard on corner and reversed corner lots shall be not less than ten (10) feet from the existing right-of-way or from any future right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure. The proposed setback is set at five feet. The proposed project is consistent with the minimum setback requirements of the R-4 zone shown on site plan, Exhibit A.*
- iii. *The rear yard shall not be less than ten (10) feet. The rear setback shall be set at 10 feet. The proposed project is consistent with the minimum setback requirements of the R-4 zone shown on site plan, Exhibit A.*
- iv. *No structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348. Structural encroachments, such as patio covers, will comply with setback requirements. The proposed project is consistent with the minimum setback requirements of the R-4 zone shown on site plan, Exhibit A.*
- e. *Off-street parking shall be provided as set forth in Section 18.12 of Ordinance No. 348. A two-car garage is proposed for each individual lot to meet the parking requirements set forth in Ordinance No. 348.*
- f. *Individual sewage disposal systems shall not be permitted on lots containing an area of less than one-half acre unless a report has been received by the Planning Commission from the County Health Department stating that such a system will be acceptable. Lake Hemet Municipal Water District will provide sewer and water for the proposed subdivision.*
- g. *The recreation areas shall be of a size, based on the particular use, adequate to meet the needs of the anticipated population, and shall be arranged so as to be readily accessible to the residents of the subdivision. The proposed project is proposing approximately 119,167 square feet for a passive park to meet the anticipated needs for population.*
- h. *Adequate and permanent access from a public street to each family dwelling shall be provided for pedestrians and emergency vehicles. There are four points of ingress and egress for the proposed project to provide adequate and permanent access from Public Street.*

Other Findings:

1. The project site is located within Criteria Cell 3496 of the Western Riverside County Multiple Species Habitat Conservation Plan. The project completed the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process via HANS 0722, which was previously approved.

2. The project site is located within the City of Hemet Sphere of Influence. This project was provided to the City of Hemet for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. 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.
5. The project site is located in 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.
6. The project site is not located within a Cal Fire State Responsibility Area ("SRA") or Local Responsibility Area ("LRA") and is also not located within a high or moderate hazard severity zone.

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

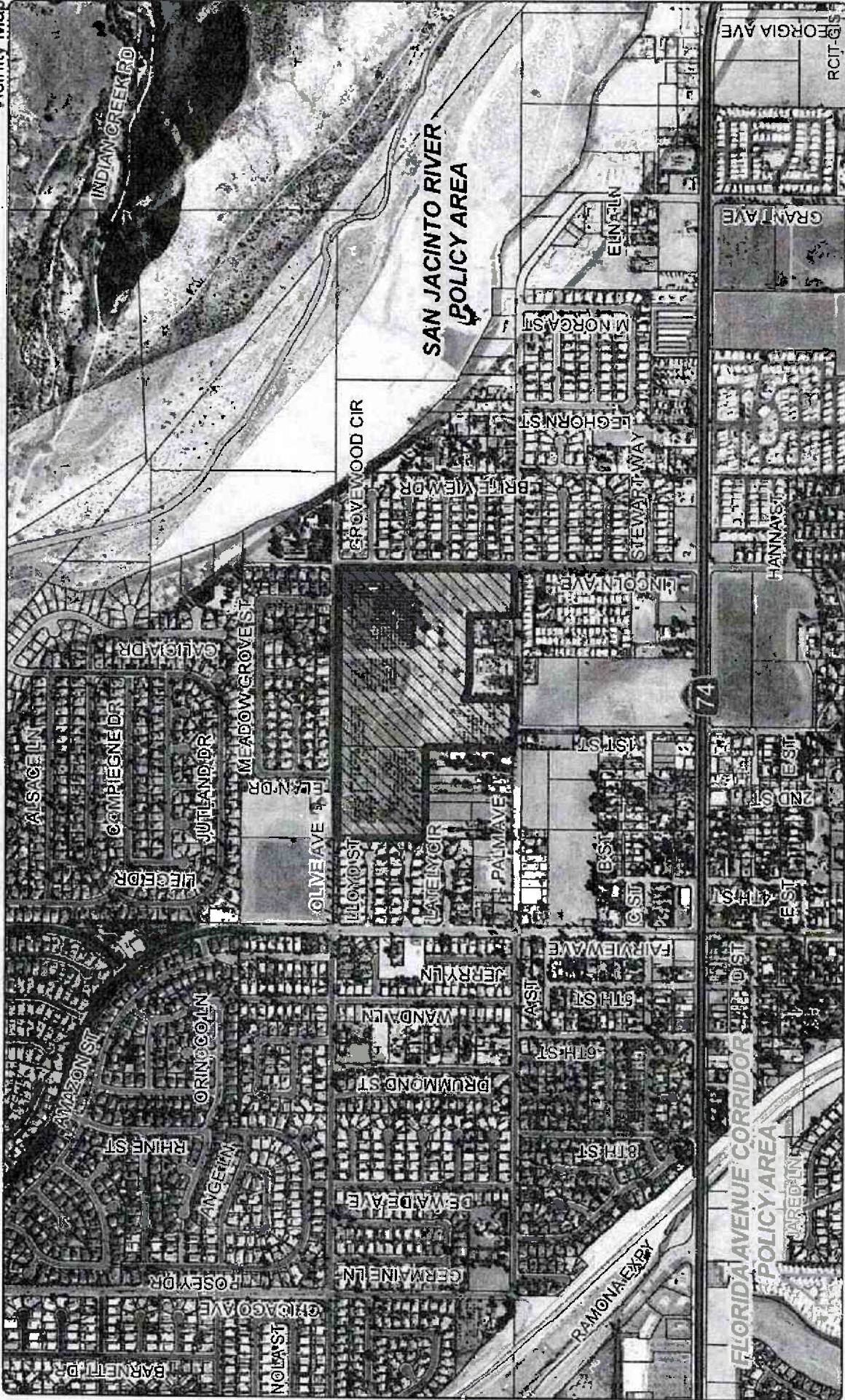
This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls who indicated support/opposition to the proposed project.

In 2016, the Applicant reached out to the surrounding neighborhood to discuss the development of the project site. The applicant also created a website to provide the neighborhood with details of the project site.

**RIVERSIDE COUNTY PLANNING DEPARTMENT
CZ06946 TR31810
VICINITY/POLICY AREAS**

Supervisor: Washington
District 3

Date Drawn: 10/24/13
Vicinity Map



Zoning Dist: Valle Vista

Author: Vinnie Nguyen



DISCLAIMER: On October 1, 2013, the County of Riverside adopted a new Electronic Addressing System. This new system will assign a unique address to every parcel within the County. This new system will be implemented on a phased basis. The Riverside County Planning Department is currently reviewing the new system and will provide a more detailed briefing for further information. Please contact the Riverside County Planning Department at (951) 952-1234 for more information.

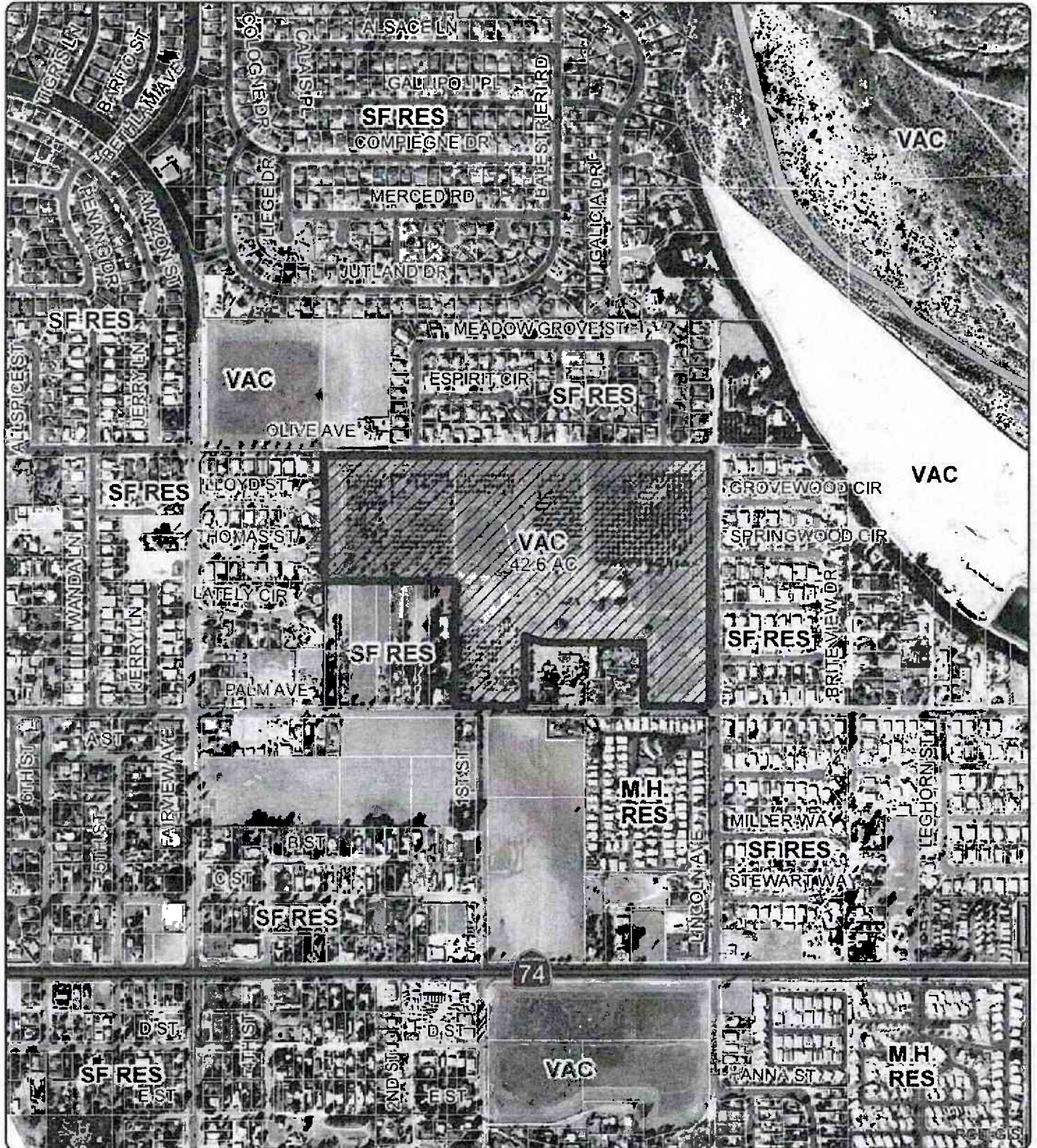
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06946 TR31810

LAND USE

Supervisor: Washington
District 3

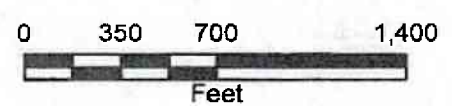
Date Drawn: 10/29/2019
Exhibit 1



Zoning Dist: Valle Vista

Author: Vinnie Nguyen

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



RIVERSIDE COUNTY PLANNING DEPARTMENT

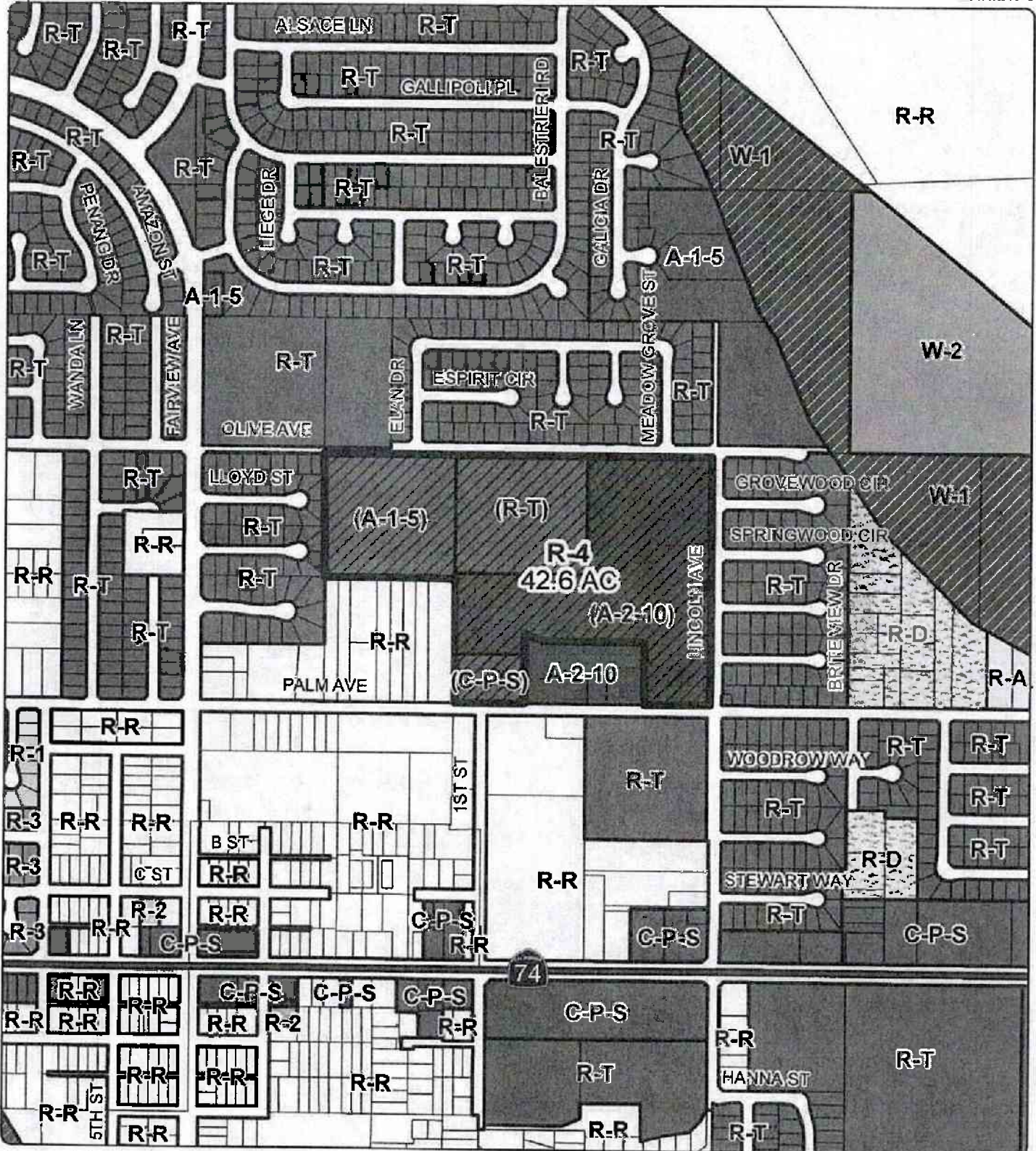
CZ06946 TR31810

PROPOSED ZONING

Supervisor: Washington
District 3

Date Drawn: 10/29/2019

Exhibit 3



Zoning Dist: Valle Vista

Author: Vinnie Nguyen



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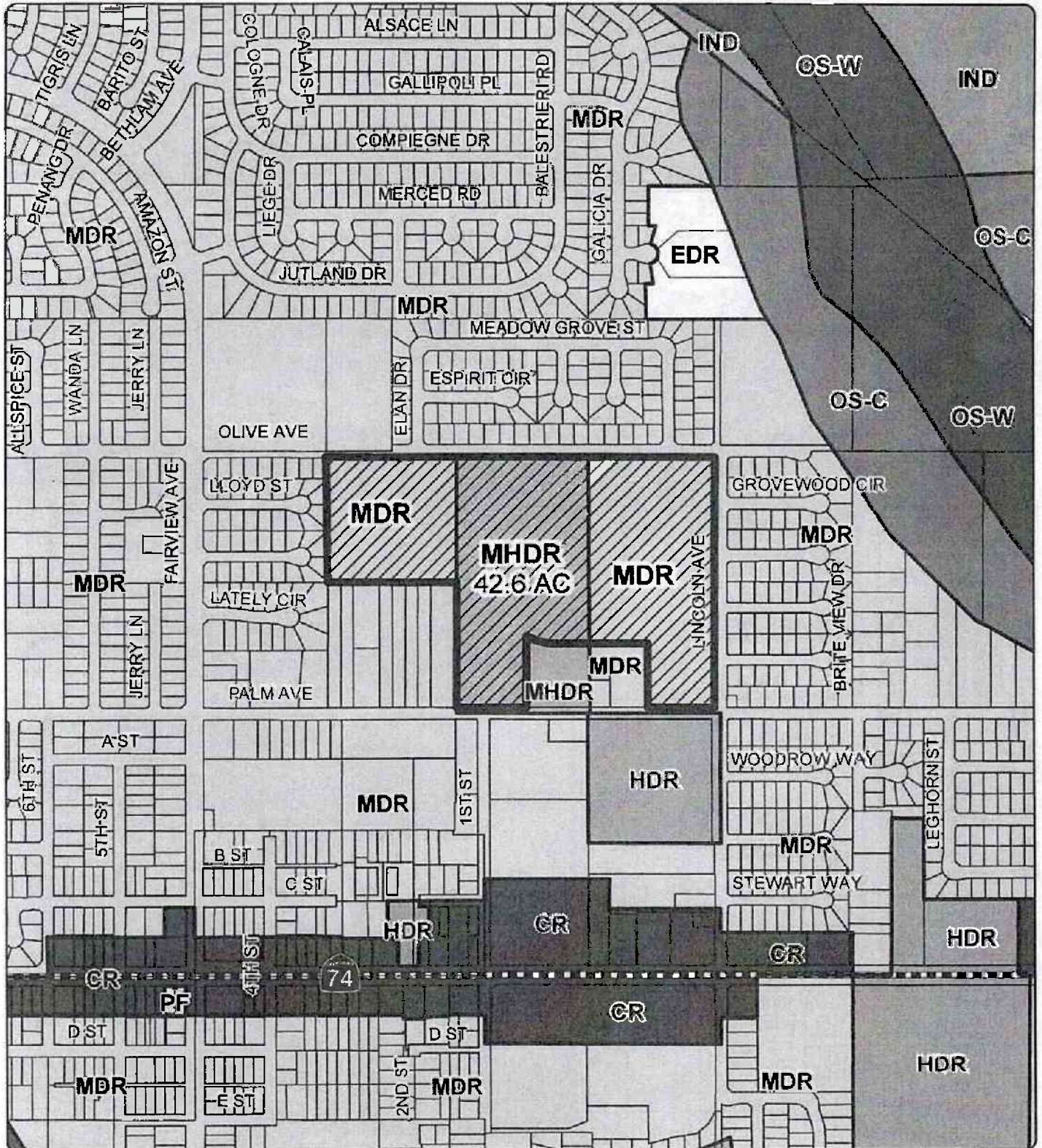
RIVERSIDE COUNTY PLANNING DEPARTMENT

CZ06946 TR31810

EXISTING GENERAL PLAN

Supervisor: Washington
District 3

Date Drawn: 10/29/2019
Exhibit 5



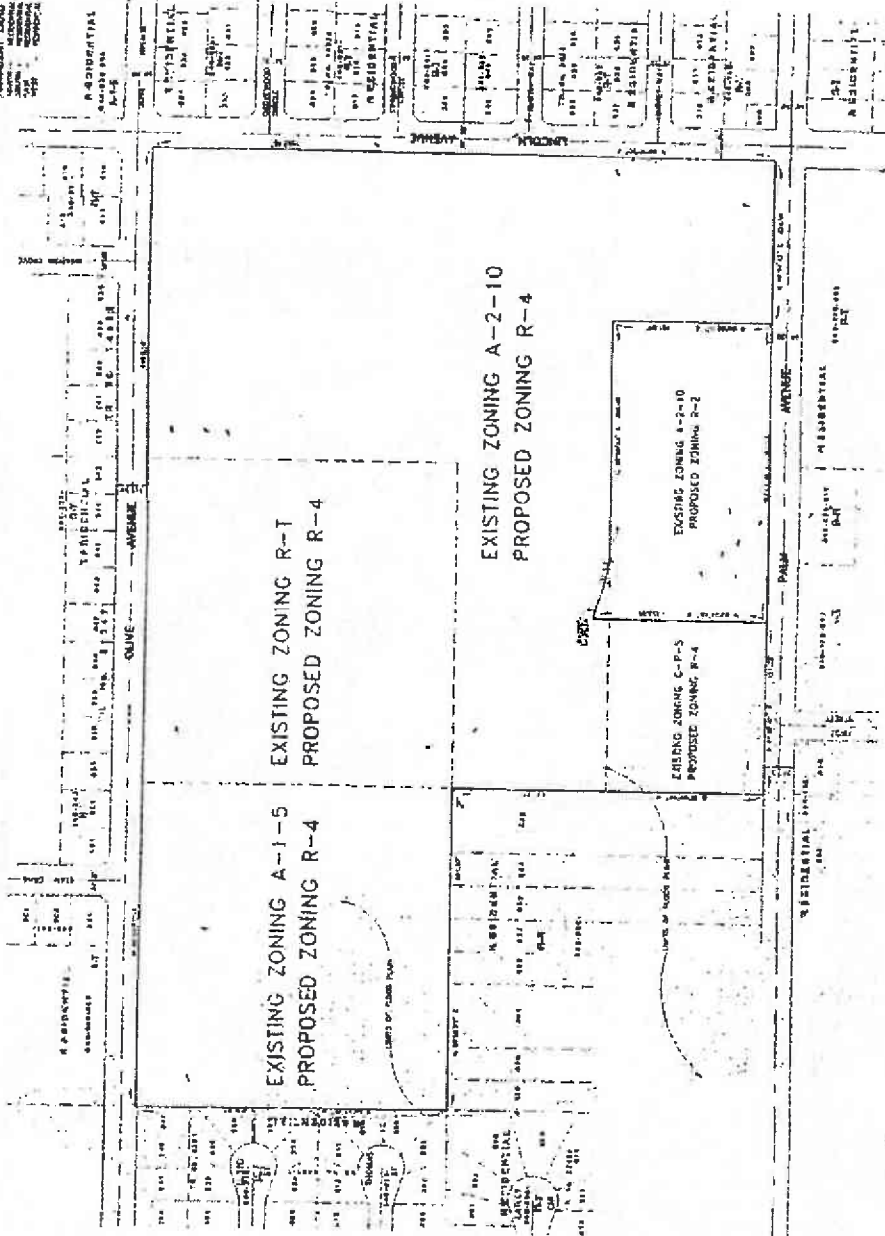
Zoning Dist: Valle Vista

Author: Vinnie Nguyen



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IN THE COUNTY OF RIVERSIDE
 CHANGE OF ZONE PLAT
 SECTION 9, TOWNSHIP 5 SOUTH, RANGE 1 EAST



- CONSUMER**
 THE BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 100 WEST 10TH STREET
 SACRAMENTO, CALIF. 95811
- APPLICANT**
 JAMES R. HANCOCK, JR.
 1000 S. 10TH STREET
 SACRAMENTO, CALIF. 95811
- PROPOSED LAND USE**
 RESIDENTIAL
- EXISTING ZONING**
 A-1-5
- PROPOSED ZONING**
 R-4
- UTILITIES**
 - GAS
 - WATER
 - SEWER
- NUMBER OF LOTS**
 10
- MINIMUM LOT SIZE**
 10,000 SQ. FT.
- ACREAGE**
 0.23 ACRES
- CONTIGUOUS OWNERSHIP**
 NONE
- TITLE CURS**
 NONE
- SOURCE OF JURISDICTION**
 COUNTY OF RIVERSIDE
- SCHOOL DISTRICT**
 SACRAMENTO
- LOOD PLAIN**
 NONE
- SEWERAGE PLAN**
 NONE

- ZONING**
 1.1 - R-1
 1.2 - R-2
 1.3 - R-3
 1.4 - R-4
- ADJACENT LAND USE**
 RESIDENTIAL
- ADJACENT ZONING**
 R-4
- ADJACENT PROPERTY**
 1000 S. 10TH STREET
 SACRAMENTO, CALIF. 95811

PROPERTY DESCRIPTION
 PARCEL 1: 1000 S. 10TH STREET, SACRAMENTO, CALIF. 95811. THIS PARCEL IS A 10,000 SQ. FT. LOT, ZONED R-4. THE PROPOSED ZONING IS R-4. THE PROPOSED LAND USE IS RESIDENTIAL. THE PROPOSED ZONING IS CONSISTENT WITH THE ADJACENT ZONING AND THE ADJACENT LAND USE. THE PROPOSED ZONING IS CONSISTENT WITH THE ADJACENT ZONING AND THE ADJACENT LAND USE.

EXPLANATION OF ZONING REQUIREMENTS
 1. THE ZONING REQUIREMENTS FOR R-4 ARE:
 1.1. MINIMUM LOT AREA: 10,000 SQ. FT.
 1.2. MINIMUM LOT WIDTH: 30 FT.
 1.3. MINIMUM LOT DEPTH: 100 FT.
 1.4. MINIMUM FRONT YARD SETBACK: 10 FT.
 1.5. MINIMUM SIDE YARD SETBACK: 5 FT.
 1.6. MINIMUM REAR YARD SETBACK: 5 FT.
 1.7. MAXIMUM BUILDING HEIGHT: 35 FT.
 1.8. MAXIMUM GROUND COVER: 30%
 1.9. MAXIMUM LOT COVERAGE: 30%
 1.10. MAXIMUM NUMBER OF UNITS PER LOT: 1
 1.11. MAXIMUM NUMBER OF STORIES: 3
 1.12. MAXIMUM NUMBER OF DWELLING UNITS PER LOT: 1
 1.13. MAXIMUM NUMBER OF DWELLING UNITS PER ACRE: 10
 1.14. MAXIMUM NUMBER OF DWELLING UNITS PER BLOCK: 10
 1.15. MAXIMUM NUMBER OF DWELLING UNITS PER TRACT: 10
 1.16. MAXIMUM NUMBER OF DWELLING UNITS PER CITY BLOCK: 10
 1.17. MAXIMUM NUMBER OF DWELLING UNITS PER CITY BLOCK: 10
 1.18. MAXIMUM NUMBER OF DWELLING UNITS PER CITY BLOCK: 10
 1.19. MAXIMUM NUMBER OF DWELLING UNITS PER CITY BLOCK: 10
 1.20. MAXIMUM NUMBER OF DWELLING UNITS PER CITY BLOCK: 10

FLOOD ZONE AREA

COUNTY OF RIVERSIDE



NORTH

GRAPHIC SCALE

1" = 600'

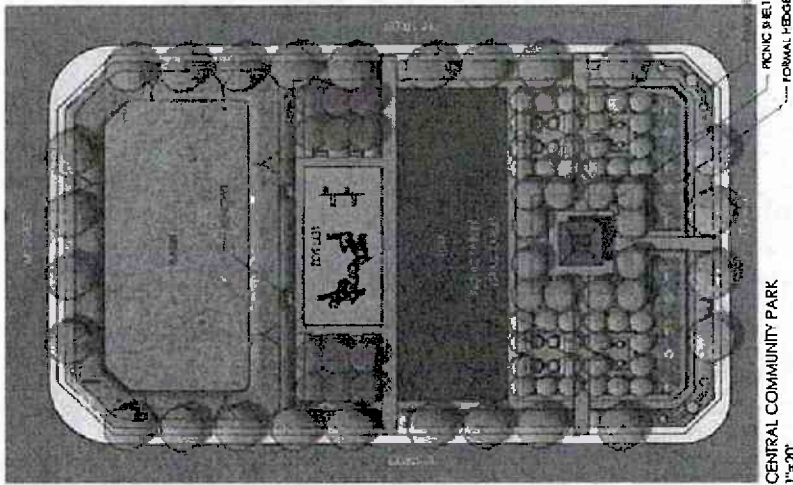
227-2840

1-800

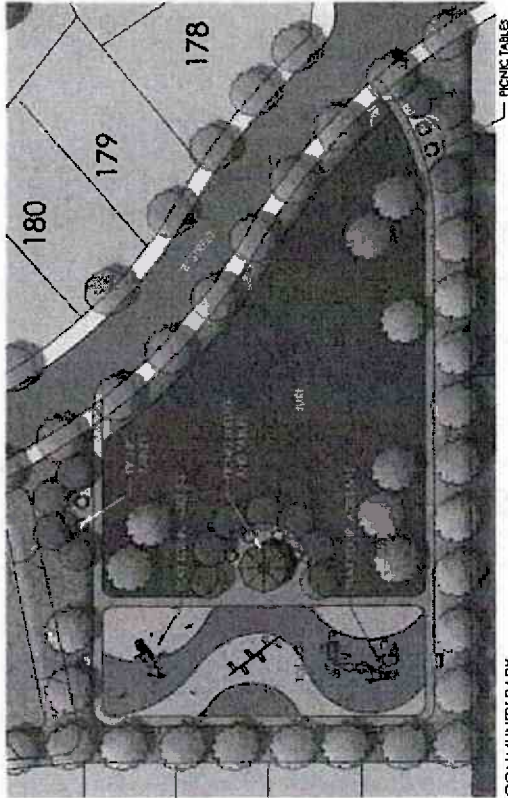
CLIP TELL FREE

24 HOURS A DAY

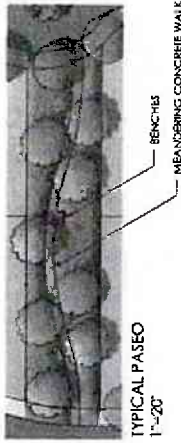
24 HOURS A DAY



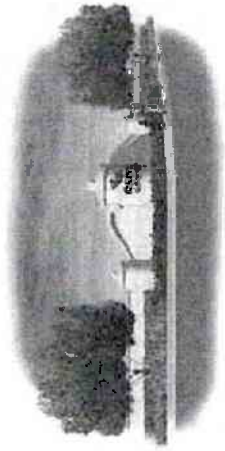
CENTRAL COMMUNITY PARK
1"=20'



COMMUNITY PARK
1"=20'



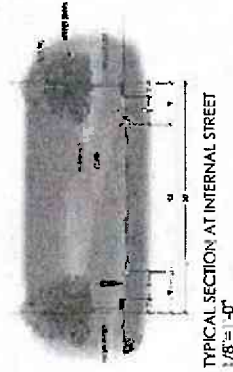
TYPICAL PASEO
1"=20'



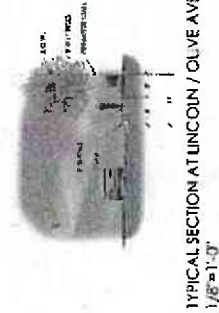
ENTRY MONUMENT



PARK MONUMENT



TYPICAL SECTION AT INTERNAL STREET
1/8"=1'-0"



TYPICAL SECTION AT LINCOLN / OLIVE AVENUES
1/8"=1'-0"

WALL AND FENCE LEGEND

	6' HIGH PERIMETER BLOCK WALL (SPIT FACE BLOCK TAN)
	6' HIGH BLOCK WALL (ONE SIDED SPIT FACE BLOCK TAN)
	5'-6" HIGH VINYL SIDE YARD FENCE (COLOR TO BE WHITE)
	5'-6" HIGH TUBULAR STEEL VIEW FENCE (COLOR TO BE BLACK)
	42" HIGH 3-RAIL FENCE (COLOR TO BE WHITE)
	ENTRY AND PARK MONUMENTS

MAINTENANCE LEGEND

	K.O.A. MAINTAINED
	VALLEY WIDE MAINTAINED



LANDSCAPE MASTER PLAN FOR:
OLIVE GROVE - Tract 31810
 PREDICO PROPERTIES

WALL AND FENCE PLAN / MAINTENANCE EXHIBIT
 County of Riverside

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: EA39475
Project Case Type (s) and Number(s): Tentative Tract Map No. 31810 and Change of Zone No. 6946
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: David Alvarez
Telephone Number: (951) 955-5719
Applicant's Name: Cornwell Group, Inc.
Applicant's Address: 1991 Village Parkway, Suite 201C, Encinitas, CA 92024

I. PROJECT INFORMATION

Project Description:

Change of Zone No. 6946 is a proposal to change the existing zoning from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivision (R-T) to Planned Residential (R-4).

Tentative Tract Map No. 31810 is proposal for a Schedule "A" subdivision of 42.6 gross acres into 195 single-family residential lots with a minimum lot size of 5,000 square feet, five (5) opens space lots, which will include a park, paseos, and basins ranging from 7,348 square feet to 83,836 square feet..

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

B. Total Project Area:

Residential Acres: 42.6	Lots: 195	Units: 195	Projected No. of Residents: 597
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): 548-040-037 and 549-210-038

D. Street References: Northerly of Palm Avenue, southerly of Olive Avenue, and westerly of Lincoln

E. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 1 East, Section 9

F. Brief description of the existing environmental setting of the project site and its surroundings: The project site is partially developed with small structures located within the southern portion of the project site. As indicated on the proposed site plan, the structures located within the central southern portion of the project site will be designated as "Not a Part" and will not be altered as part of the project. The proposed development will not impact the environment. The remaining portion of the project site is currently vacant and the project site is surrounded by single family residential dwellings to the east, west, and north, and vacant property and single family residential dwellings to the south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site has a current General Plan Land Use designation of Medium Density Residential (CD: MDR) (2-5 DU/AC) and Medium High Density Residential (MHDR) (5-8 DU/AC). Overall, the project is consistent with the MDR and MHDR Land Use Designation and with all other sections of the Riverside County General Plan Land Use Element.
2. **Circulation:** The project is surrounded by existing road to provide circulation and is consistent with all policies of the Riverside County Circulation Element. The proposed project will make street improvements and provide new road to accommodate the proposed subdivision.
3. **Multipurpose Open Space:** The proposed provides open space and the project meets all applicable Multipurpose Open Space Element Policies. The proposed will provide open space for the proposed residential lots.
4. **Safety:** The proposed project is not within a high fire hazard area or a fault zone. However, the project is in an area with a moderate and high potential for soil liquefaction. The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees.
5. **Noise:** Sufficient mitigation measures against foreseeable noise sources in the area have been provided for the project through the design of the proposed project. The project will not generate noise levels in excess of standards established in the Riverside County General Plan or Noise Ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project provides and meets all applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
8. **Healthy Communities:** The proposed Project meets all applicable Healthy Community policies

B. General Plan Area Plan(s): San Jacinto Valley

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential (2-5 DU/AC) and Medium High Density Residential (MHDR) (5-8 DU/AC)

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

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

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** San Jacinto Valley
2. **Foundation Component(s):** Community Development (CD)

3. **Land Use Designation(s):** Medium Density Residential (2-5 DU/AC) and High Density Residential (HDR) (8-14 DU/AC)

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

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

H. Adopted Specific Plan Information

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

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

I. **Existing Zoning:** Light Agriculture-5 Acre Minimum (A-1-5), Heavy Agriculture-10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivisions and Mobilehome Parks (R-T)

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

K. **Adjacent and Surrounding Zoning:** Mobilehome Subdivisions and Mobilehome Parks (R-T) to the north, east, south, and west, and Rural Residential (R-R) to the west and south

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED
<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

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

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

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

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

Signature

Dave Alvarez

Printed Name

October 20, 2019

Date

For: Charissa Leach, P.E.

Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project:				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) As indicated on Figure C-9 "Scenic Highways", the project site is not located within close vicinity to a highway that is designated as a County or State Eligible or State Designated scenic highway. The closest scenic highway to the project site is Highway 74 and as illustrated on Figure C-9, the section of the highway that is designated as a State Eligible scenic highway is located approximately a quarter of a mile (0.25) miles to the south of the project site. Due to the generally flat nature of the area and intervening development between Highway 74 and the project site, the project would generally not be readily visible from the highway. Therefore, the project will have a less than significant impact.
- b) The project site is located in an unincorporated area of Riverside County and is currently vacant with relatively flat topography. The proposed project will not damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view since the project proposes single-family residential development that is generally consistent with the surrounding development and would

be required to comply with applicable zoning requirements and the Countywide Design Standards and Guidelines which will ensure the development will not be aesthetically offensive. Therefore, the project will have a less than significant impact.

- c) The project site is located in an urbanized area composed of primarily single-family residences with relatively flat topography. The proposed project will not conflict with applicable zoning and other regulations governing scenic quality as all proposed developments within the tract shall adhere to standards established in the Countywide Design Standards and Guidelines. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

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

Findings of Fact:

- a) As indicated on the GIS database, the proposed project site is located approximately 27.27 miles from the Mt. Palomar Observatory. The project site is located within the designated Zone B of the Special Lighting area that surrounds the Mt. Palomar Observatory. In accordance with Riverside County Ordinance No. 655, the project design and development will be subject to specific methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. Through the incorporation of project lighting requirements outlined in Riverside County Ordinance No. 655, the impact will be reduced to a level of less than significant due to regulations provided by the ordinance. In addition, a note shall be placed on the Environmental Constraints Sheet that identifies the project site is located within Zone B of County Ordinance No. 655 and the project will be designed to incorporate lighting requirements of Riverside County Ordinance No. 655. Therefore impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project will result in a new source of light and glare from the addition of security lighting, street lights, as well as vehicular lighting from cars traveling on adjacent roadways. In order to avoid potential impacts related to new sources of light, the project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly from adjoining properties or public right-of-ways. This is a standard requirement pursuant to County Ordinance Nos. 655 and 915 and is not considered mitigation pursuant to CEQA. In result, this project will be designed to be consistent with existing neighboring residential developments. Therefore impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project:

4. Agriculture

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

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) According to Figure OS-2 "Agricultural Resources", the project site is comprised of approximately 50% Prime Farmland and Unique Farmland, which is located along the northern portion of the project site. The remaining 50% is designated as Other Lands. Below are the defining factors of these designations:

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

Unique Farmland – Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Other Lands – Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits and water bodies smaller than 40 acres.

As proposed, the Change of Zone and Tentative Tract Map will result in the development of 195 residential dwelling lots. The majority of the surrounding land uses include Urban Built Up Land, within minimal Local Importance Land. Although the project will convert primarily Unique Farmland and some Prime Farmland to non-agricultural uses, this conversion alone does not necessarily result in a significant impact. The project site is currently vacant and not being utilized for any agricultural purposes. The surrounding area is developed with Single-Family Dwellings and will not impact any agriculture. The site has a small portion of Local Importance Land, but has not been used for agriculture for some time. Therefore, impacts are considered less than significant.

- b) According to "Map My County," there are no lands on the Project site or in the off-site improvement, such as street improvements, areas that are located within an agricultural preserve. The nearest lands within an agricultural preserve are located approximately 0.75 miles south of the Project site. The Project would have no impacts to any Riverside County Agricultural Preserves.

According to mapping information available from the California Department of Conservation (CDC), the Project site is not subject to a Williamson Act Contract. The nearest Williamson Act Contract occurs approximately .75 miles southeast of the Project site, southerly of the intersection of Grant Ave and Acacia Ave. However, the proposed Project has no potential to conflict with any Williamson Act Contract lands because there is development in between. In addition, the project site is not located within a Williamson Act contract or within a Riverside County Agricultural Preserve. Therefore impacts would be less than significant.

- c) The project site is primarily designated as Other Land with segments of Prime Farmland and Unique Farmland, however, the project site is surrounded by single-family dwelling units to the north, east, south, and west. There are a few scattered parcels within 300 feet of agriculturally zoned property, however, there are multiple single-family dwellings within those parcels. The proposed change of zone to R-4 will not result in an incompatibility with agriculturally zoned property in that the permitted uses are primarily the same as in the agriculturally defined zones. The only agriculturally defined zone is to the west and east of the project site; however, given that the majority of the Project site is other lands, the project will be developed with single-residential lots, to be consistent with the surrounding area. The site has a small portion of Local Importance Land, but has not been used for agriculture for some time, therefore impacts will be less than significant.
- d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. The project site is surrounded by single-family dwellings to the north, east, south, and west. Therefore impacts will be less than significant.

Mitigation: No mitigation is required.

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

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

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

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source(s): 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," Project Application Materials

Findings of Fact:

- a) The project has no designation of "forest land" (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. Therefore there are no impacts.
- b) The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.
- c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Thus, no impacts would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:

6. Air Quality Impacts

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

b) 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?

c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Air Quality and Greenhouse Gas Impact Study prepared by MD Acoustics, dated November 3, 2016, and Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

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

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

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

b) The project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of SCAQMD. The SCAQMD was created by the 1977 Lewis-Presley Air Quality Management Act, which merged four county air pollution control bodies into one regional district. Under the Act, the SCAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with federal and state air quality standards. As discussed above, the Project site is located within the South Coast Air Basin, a 6,745-square mile sub region of the SCAQMD, which includes portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. The larger South Coast district boundary includes 10,743 square miles.

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

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

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

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

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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offshore flow to the southwest. On most spring and summer days, some indication of an eddy is apparent in coastal sections.

In the SCAB, there are two distinct temperature inversion structures that control vertical mixing of air pollution. During the summer, warm high-pressure descending (subsiding) air is undercut by a shallow layer of cool marine air. The boundary between these two layers of air is a persistent marine subsidence/inversion. This boundary prevents vertical mixing which effectively acts as an impervious lid to pollutants over the entire SCAB. The mixing height for the inversion structure is normally situated 1,000 to 1,500 feet above mean sea level.

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

Air Quality Standards

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

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

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

TABLE 6-1: AMBIENT AIR QUALITY STANDARDS

Ambient Air Quality Standards						
Pollutant	Averaging Time	California Standards ¹		National Standards ²		
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷
Ozone (O ₃) ⁸	1 Hour	0.09 ppm (180 µg/m ³)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m ³)		0.070 ppm (137 µg/m ³)		
Respirable Particulate Matter (PM ₁₀) ⁹	24 Hour	50 µg/m ³	Gravimetric or Beta Attenuation	150 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m ³		—		
Fine Particulate Matter (PM _{2.5}) ⁸	24 Hour	—	—	35 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m ³	Gravimetric or Beta Attenuation	12.0 µg/m ³	15 µg/m ³	
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m ³)	—	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10 mg/m ³)		9 ppm (10 mg/m ³)	—	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m ³)		—	—	
Nitrogen Dioxide (NO ₂) ¹⁰	1 Hour	0.18 ppm (338 µg/m ³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m ³)	—	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)		0.053 ppm (100 µg/m ³)	Same as Primary Standard	
Sulfur Dioxide (SO ₂) ¹¹	1 Hour	0.25 ppm (655 µg/m ³)	Ultraviolet Fluorescence	75 ppb (196 µg/m ³)	—	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	—		—	0.5 ppm (1300 µg/m ³)	
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm (for certain areas) ¹⁰	—	
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas) ¹⁰	—	
Lead ^{12,13}	30 Day Average	1.5 µg/m ³	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 µg/m ³ (for certain areas) ¹²	Same as Primary Standard	
	Rolling 3-Month Average	—		0.15 µg/m ³		
Visibility Reducing Particles ¹⁴	8 Hour	See footnote 13	Beta Attenuation and Transmittance through Filter Tape	No National Standards		
Sulfates	24 Hour	25 µg/m ³	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Ultraviolet Fluorescence			
Vinyl Chloride ¹²	24 Hour	0.01 ppm (26 µg/m ³)	Gas Chromatography			

See footnotes on next page ...

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

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

California Air Resources Board (10/1/15)

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A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table below titled South Coast Air Basin Attainment Status – Riverside County summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to short-term construction impacts and long-term area source and operational impacts are presented in Table 6-2.

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

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

The latest version of CalEEMod was used to estimate the onsite and offsite construction emissions. The emissions incorporate Rule 402 and 403. Rule 402 and 403 (fugitive dust) are not considered mitigation measures as the project by default is required to incorporate these rules during construction. The construction emissions for the project would not exceed the SCAQMD's daily emission thresholds at the regional level as demonstrated in Table 6-3, and therefore would be considered less than significant.

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

TABLE 6-3: REGIONAL SIGNIFICANCE- CONSTRUCTION EMISSIONS

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Site Prep						
On-Site ²	4.56	48.20	22.48	0.04	9.62	6.24
Off-Site ³	0.10	0.08	0.09	0.00	0.20	0.05
Total	4.66	48.28	22.57	0.04	9.83	6.30
Grading						
On-Site ²	5.09	59.52	35.09	0.06	5.22	3.74
Off-Site ³	0.12	0.08	1.00	0.00	0.23	0.06
Total	5.21	59.61	36.09	0.06	5.44	3.80
Building Construction						
On-Site ²	2.68	23.39	17.58	0.03	1.50	1.41
Off-Site ³	2.55	16.73	20.86	0.07	4.75	1.38
Total	5.23	40.12	38.44	0.10	6.25	2.79
Paving						
On-Site ²	1.76	12.92	14.65	0.02	0.68	0.62
Off-Site ³	0.07	0.05	0.57	0.00	0.17	0.05
Total	1.83	12.96	15.22	0.02	0.85	0.67
Architectural Coating						
On-Site ²	43.60	1.53	1.82	0.00	0.09	0.09
Off-Site ³	0.31	0.20	2.56	0.01	0.77	0.21
Total	43.91	1.73	4.38	0.01	0.86	0.30
Total of overlapping phases⁴	50.97	54.82	58.04	0.13	7.96	3.76
SCAQMD Thresholds	75	100	550	150	150	55
Exceeds Thresholds	No	No	No	No	No	No

Notes:
¹ Source: CalEEMod Version 2016.1.3
² On-site emissions from equipment operated on-site that is not operated on public roads.
³ Off-site emissions from equipment operated on public roads.
⁴ Construction, architectural coatings and paving phases may overlap.

Table 6-4 identifies the localized impacts at the nearest receptor location in the vicinity of the Project. The data provided in Table 6-4 shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the proposed project.

TABLE 6-4: LOCALIZED CONSTRUCTION EMISSIONS

Phase	On-Site Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Site Prep	48.20	22.48	9.62	6.24
Grading	59.52	35.09	5.22	3.74
Building Construction	23.39	17.58	1.50	1.41
Paving	12.92	14.65	0.68	0.62
Architectural Coating	1.53	1.82	0.09	0.09
SCAQMD Threshold for 25 meters (82 feet) or less²	371	1,965	13	8
Exceeds Threshold?	No	No	No	No

Notes:
¹ Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for five acres in Hemet/San Jacinto Valley Source Receptor Area (SRA 28). Project will disturb a maximum of 5 acres per day (see Table 7).
² The nearest sensitive receptors are located 25 feet to the south and west of the project site, however according to LST methodology any receptor located closer than 25 meters should be based on the 25 meter threshold.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The operations-related criteria air quality impacts created by the proposed project have been analyzed through the use of CalEMod model. The operating emissions were based on year 2022, which is the worst-case anticipated opening year for the project. The summer and winter emissions created by the proposed project's long-term operations were calculated and are summarized in Table 6-5. Based on trip generation factors, long-term operational emissions associated with the proposed project, calculated with the CalEEMod model, are shown in Table 6-5.

Table 6-5 provides the project's operational emissions provided at the end of this section. Table 6-5 shows that the project does not exceed the corresponding SCAQMD daily emission thresholds. The operational impacts are less than significant.

TABLE 6-5: REGIONAL SIGNIFICANCE- OPERATIONAL EMISSIONS

Activity	Pollutant Emissions (pounds/day) ¹					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources ²	8.74	3.44	17.57	0.02	0.35	0.35
Energy Usage ³	0.22	1.84	0.78	0.01	0.15	0.15
Mobile Sources ⁴	3.24	16.63	41.34	0.01	12.82	3.51
Total Emissions	12.19	21.91	59.69	0.05	13.32	4.01
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:
¹ Source: CalEEMod Version 2016.3.1
² Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
³ Energy usage consists of emissions from on-site natural gas usage.
⁴ Mobile sources consist of emissions from vehicles and road dust.

Table 6-6 shows the calculated emissions for the proposed operational activities compared with appropriate LSTs. The LST analysis only includes on-site sources; however, the CalEEMod software outputs do not separate on-site and off-site emissions for mobile sources. For a worst-case scenario assessment, the emissions shown in Table 6-6 include all on-site project-related stationary sources and 10% of the project-related new mobile sources. This percentage is an estimate of the amount of project-related new vehicle traffic that will occur on-site.

Table 6-6 indicates that the operational emission rates would not exceed the LST thresholds for the nearest sensitive receptors at 25 meters. Therefore, the project will not result in significant Localized Operational emissions.

TABLE 6-6: LOCALIZED SIGNIFICANCE- OPERATIONAL EMISSIONS

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

On-Site Emission Source	On-Site Pollutant Emissions (pounds/day) ¹			
	NOx	CO	PM10	PM2.5
Area Sources ²	3.44	17.57	0.35	0.35
Energy Usage ³	1.84	0.78	0.15	0.15
On-Site Vehicle Emissions ⁴	1.66	4.13	1.28	0.35
Total Emissions	6.94	22.49	1.78	0.85
SCAQMD Threshold for 50 meters (165 feet) ⁵	371	1,965	4	2
Exceeds Threshold?	No	No	No	No

Notes:
¹ Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for five acres in Hemet/San Jacinto Valley Source Receptor Area (SRA 28). Project will disturb a maximum of 5 acres per day (see Table 7)
² Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
³ Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
⁴ On-site vehicular emissions based on 1/10 of the gross vehicular emissions and road dust.
⁵ The nearest sensitive receptors are located 25 feet to the south and west of the project site, however according to LST methodology any receptor located closer than 25 meters should be based on the 25 meter threshold.

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

The potential impact of Project-generated air pollutant emissions at sensitive receptors has also been considered. Sensitive receptors can include uses such as long term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors.

The SCAQMD recommends that a local CO hot spot analysis be conducted if the intersection meets one of the following criteria: 1) the intersection is at level of service (LOS) D or worse and where the project increases the volume to capacity ratio by 2 percent, or 2) the project decrease at an intersection from C to D.

Micro-scale air quality emissions have traditionally been analyzed in environmental documents where the air basin was a non-attainment area for CO. However, the SCAQMD has demonstrated in the CO attainment re-designation request to EPA that there are no "hot spots" anywhere in the air basin, even at intersections with much higher volumes, much worse congestion, and much higher background CO levels than anywhere in Riverside County. If the worst-case intersections in the air basin have no "hot spot" potential, any local impacts will be below thresholds.

The project would generate a maximum of 1,866 trips on the weekdays. Per the previously completed traffic study, the intersection nearest the project site with the highest traffic volume is located at Lincoln Avenue at Florida Avenue (SR-74) and has an existing plus ambient growth plus project plus cumulative volume of 12,700 vehicles. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. The volume of traffic at project buildout with cumulative projects would be well below 100,000 vehicles and below the necessary volume to even get close to causing a violation of the CO standard. Therefore no CO "hot spot" modeling was performed and no significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Although The project proposing a use that would also generally not be classified as a sensitive receptor, surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (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: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003)

General Biological Assessment for a 42-acre Property in Hemet, California, prepared by Natural Resources Assessment, Inc, dated December 22, 2016

Focused Burrowing Owl Habitat Assessment APN's 549-210-038 and 548-040-037 in Hemet, CA, prepared by Natural Resources Assessment, Inc , dated April 16, 2019,

Findings of Fact:

a) Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) has a plan area of about 1.26 million acres, or 1,970 square miles, extending from the western county boundary to the San Jacinto Mountains. Roughly 506,000 acres are designated reserves, and the plan covers 146 species and 14 natural communities. The WRC MSHCP was approved by the US Fish and Wildlife Service and California Department of Fish and Wildlife (CDFW) in 2004 and is administered by the Western Riverside County Regional Conservation Authority (RCA).

The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan, San Jacinto Valley Area Plan. The project site is partially located within Criteria Cell 3496. The project completed the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process via HANS 0722.

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

There are no riparian/riverine areas on the project site. There are no vernal pools on the project site and soils are not consistent with vernal pool soil types and are not suitable for fairy shrimp habitat.

6.1.3 Protection of Narrow Endemic Plant Species

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The project site is not located within a Narrow Endemic Plant Species Survey Area. Therefore, no surveys were required. The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The property is not located near future or existing Conservation Areas, therefore, the project is not required to implement UWIG.

6.3.2 Additional Survey Needs and Procedures

The site is located within the Burrowing Owl Survey Area. As such, a Nesting Season Survey was completed by Natural Resources Assessment, Inc. An independent assessment was made of the presence or absence of suitable burrowing owl habitats on the site and in a 150 -meter buffer zone around the project boundary. The assessment determined that the site and the majority of the buffer zone were providing suitable burrowing owl habitats consisting of large open expanses of sparsely vegetated annual grassland on gentle rolling and level terrain with an abundance of active small mammal burrows. Required habitat features capable of being used for roosting and/or nesting were also present, and included natural and artificial burrows. Surveys were performed on February 6th, 12th, 20 and 27th, and March 28, 29th, and April 2nd and 3rd, 2019. Transects were walked according the standards required by the County in suitable habitat. There was light rain in the Hemet area, but no evidence of any rain in the immediate vicinity of the property for February 6th, 12th, and 19th, 2019. There was no rain five days prior to any of the remaining surveys.

Required burrowing owl habitats capable of being used for roosting or nesting were not being used. And, animal signs diagnostic of burrowing owls that are sometimes overlooked were not discovered anywhere on the site or in the buffer zone. There was no evidence of either active habitats presently being used by burrowing owls, or habitats abandoned within the last year. Completion of this Nesting Season Survey is consistent with Species Conservation Objective 5 of the MSHCP that was developed for the burrowing owl.

A 30 -day pre -construction survey for burrowing owls is required prior to initial ground -disturbing activities to ensure that no owls have colonized the site in the days or weeks preceding construction. If burrowing owls have colonized the project site prior to the initiation of construction, the project proponent should immediately inform the Regional Conservation Authority (RCA) and the Wildlife Agencies, and would need to coordinate further with RCA and the Wildlife Agencies, including the possibility of preparing a Burrowing Owl Protection and Relocation Plan, prior to initiating ground disturbance. The proposed project would then be consistent with Species Conservation Objective 6 of the MSHCP.

The site is located within the Arroyo Toad Survey Area. Arroyo toad (*Anaxyrus rahfrnnicus*) is endemic, or found only in, California and Baja California. The known distribution extends from Salinas south to north eastern Mexico. This small amphibian is two to three inches in length from the snout to the vent (rear). It inhabits washes, arroyos, sandy riverbanks, riparian areas with willows, sycamores, oaks, cottonwoods from sea level to 3,000 feet above mean sea level (Naffs 2016). The arroyo toad requires very specific habitat conditions to exist. Preferred habitats include exposed sandy streamsid es with stable terraces for burrowing for protection from heat or cold, scattered vegetation for daily shelter and areas of quiet water or pants free of predatory fishes with sandy or gravel bottoms without silt for breeding (Nafis 2016). Threats to arroyo toad includes habitat degradation through urbanization, dam construction, altered water regimes, agriculture, off-road vehicle use, drought and wildfires. Other

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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contributing factors to their decline include predation by introduced fishes and bullfrogs (*Rana catesbeiana*) (Hammerson at al. 2004).

The site supports no riparian or riverine resources, or aquatic habitats that could adequately support habitat for the Arroyo Toad. It is separated from the San Jacinto River by residential areas to the north and east that prohibit movement on to the property, effectively precluding the species from using the property for shelter during dispersion after breeding. Therefore, no surveys are required.

b) No federal or state listed endangered or threatened species were observed during the field survey conducted by Natural Resources Assessment, Inc. No impacts to any endangered, or threatened species will occur.

c) *The project has been conditioned to require a nesting survey and Migratory Bird Treaty Act survey in the event that habitats are removed (COA 60. EPD. 1). Therefore, impacts are considered less than significant. The condition of approval states: Birds and their nests are protected by the Migratory Bird Treaty Act (MTBA) and the California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Counseling Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.*

d) The project site will not interfere with migratory wildlife corridors as there are no known wildlife corridors within or near to the proposed project. No impacts will occur.

e-f) According to the General Biological Assessment for a 42-acre Property in Hemet, California, prepared by Natural Resources Assessment, Inc, dated December 22, 2016 , the presence of wetlands waters and non-wetland waters of the U.S. and California Department of Fish and Game (CDFG) jurisdictional drainages on the property did not exist.

No impacts to riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service or federally protected wetlands as defined by Section 404 of the Clean Water Act will occur.

g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

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

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:

8. Historic Resources

a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials, Cultural Phase 1 Report, prepared by SRS, Inc. dated January 15, 2017

Findings of Fact:

a-b) It has been determined that there will be less than significant impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5, because they are not known to occur on the project site, as mentioned in the Cultural Phase 1 Report. The potential does still exist for unknown historic resources to exist on the site, likely below ground. As such, monitoring by a County-approved archaeologist during grading will be required and impacts to any undiscovered or buried potentially significant cultural resources located within the projects' boundaries would be reduced below a level of significance with this standard condition of approval. Thus, all impacts associated with the project are expected to be less than significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

9. Archaeological Resources

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

Source(s): On-Site Inspection, Project Application Materials, Cultural Phase 1 Report, prepared by SRS, Inc. dated January 15, 2017

Findings of Fact:

a-b) The project will not alter or destroy an archeological site, nor will it cause a substantial change in the significance of a historical resource, nor disturb human remains, because they are not known to occur on the project site, as mentioned in the Cultural Phase 1 Report. Nonetheless, the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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developer/permit holder or any successor in interest shall comply with the following for the life of this project. The developer/permit holder shall comply with the project conditions for the life of the project:

c) The project site is not anticipated to disturb any human remains, including those interred outside of formal cemeteries since none are known to existing on the project site. Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines 15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) 5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a). There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i). A County Official is contacted.

ii). The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the Coroner determines the remains are Native American:

iii). The Coroner shall contact the Native American Heritage Commission within 24 hours.

b). The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

c). The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98.

d). Under the following conditions, the landowner or his authorized representative shall rebury the Native American hum remains and associated grave goods on the property in a location not subject to further disturbance:

i). The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

e). The MLD identified fails to make a recommendation; or,

f). The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

Furthermore, if during ground disturbance activities, cultural resources are discovered that were not assessed by previous archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resource.
3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

The above is considered a standard Condition of Approval, and as pursuant to CEQA, is not considered mitigation. Therefore, with implementation of these standard conditions, impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ENERGY Would the project:

10. Energy Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project directly or indirectly:

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

a) 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(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," Geology Report

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report

Findings of Fact:

- a) Through the use of Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," the project has a slope of less than 15%. The topography of the project site is relatively flat with the elevation ranging from 1,744 feet above sea level to 1,768 feet above sea level. Therefore, due to the relatively flat terrain of the project site and surrounding area, the project is not subject to landslide potential and would result in a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report

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

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. 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(s): On-site Inspection, Project Application Materials, Geology Report

Findings of Fact:

- a) The Project site is more than 50 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by seiches, and would not be affected by volcanoes. The Project site is located approximately 7.25 miles northwest of Diamond Valley Lake and not located within a dam hazard zone, as illustrated by the Riverside County General Plan, San Jacinto Valley Area Plan, Figure 10, *San Jacinto Valley Area Plan Flood Hazards*. Due to the distance, seiche would not likely impact for this water body. Additionally, Figure 10, *San Jacinto Valley Area Plan Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

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

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

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

- a) The Project will minimally change the topography and surface relief features. These changes will be required in order to re-contour the Project topography in a manner to accommodate 195 single-family homes, roadways, landscaping and drainage/water quality facilities. The grading is necessitated to the existing physical developments adjacent to the project site. Grading activities will follow the natural slopes of the project site and will not alter any significant elevated topographic features located on the site. Impacts are considered less than significant.
- b) No slopes with a slope greater than two to one (2:1) (horizontal run: vertical rise) are proposed on the project site. Proposed grading activities on the site are required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved. This is a standard condition of approval and is not considered unique mitigation under the California Environmental Quality Act (CEQA). The impact will be less than significant.
- c) The project will not result in grading that effects or negates subsurface sewage disposal systems. The project will be served for water and sewer by the Eastern Municipal Water District. All grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. 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 direct or indirect 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(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project may be located on expansive soil, however, California Building Code (CBC) requirements pertaining to all proposed structures shall reduce the potential to a level of less than significant. Since CBC requirements are applicable to all proposed development, it is not considered unique mitigation under CEQA. Impacts will be less than significant.
- c) The project site will acquire both water and sewer service from the Eastern Municipal Water District as indicated on the proposed exhibit and will serve letter. It will be the responsibility of the applicant to ensure that all requirements to obtain services are met. The project will not involve septic tanks and no impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

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

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

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

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

Source(s): Air Quality and Greenhouse Gas Impact Study prepared by MD Acoustics, dated November 3, 2016, and Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

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

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

On October 2, 2013, the SCAQMD in conjunction with the California Air Pollution Control Officers Association (CAPCOA) released the latest version of the California Emissions Estimator Model™ (CalEEMod™) v2013.2.2. The purpose of this model is to more accurately calculate construction source and operational-source criteria pollutant (NOx, VOC, PM10, PM2.5, SOx, and CO) and greenhouse gas (GHG) emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation measures (41). Accordingly, the latest version of CalEEMod™ has been used for this Project to determine construction and operational air quality impacts. Output from the model runs for operational activity are provided in Appendix 3.1.

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

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

AREA SOURCE EMISSIONS

Hearths/Fireplaces

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

Landscape Maintenance Equipment

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

ENERGY SOURCE EMISSIONS

Combustion Emissions Associated with Natural Gas and Electricity

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GHGs are emitted from buildings as a result of activities for which electricity and natural gas are typically used as energy sources. Combustion of any type of fuel emits CO₂ and other GHGs directly into the atmosphere are considered direct emissions associated with a building. GHGs are also emitted during the generation of electricity from fossil fuels; these emissions are considered to be indirect emissions. CalEEMod default parameters were used to estimate electricity and natural gas demand for the Project scenario.

MOBILE SOURCE EMISSIONS

Vehicles

GHG emissions will also result from mobile sources associated with the Project. These mobile source emissions will result from the typical daily operation of motor vehicles by visitors and residents.

SOLID WASTE

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

WATER SUPPLY, TREATMENT AND DISTRIBUTION

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

As shown on Table 20-1, the Project will result in approximately 3,766.32 MTCO₂e per year; the proposed project would exceed the County of Riverside's screening threshold of 3,000 MTCO₂e per year as established by SCAQMD and County of Riverside's Climate Action Plan (CAP).

TABLE 20-1: TOTAL PROJECT GREENHOUSE GAS EMISSIONS

Category	Greenhouse Gas Emissions (Metric Tons/Year) ¹					
	Bio-CO ₂	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ²	0.00	50.37	50.37	0.00	0.00	50.73
Energy Usage ³	0.00	973.26	973.26	0.03	0.01	977.69
Mobile Sources ⁴	0.00	2,398.25	2,398.25	0.12	0.00	2,401.11
Solid Waste ⁶	46.69	0.00	46.69	2.76	0.00	115.67
Water ⁷	4.05	81.48	85.53	0.42	0.01	99.15
Construction ⁸	0.00	1,166.15	1,166.15	0.16	0.00	121.97
Total Emissions	50.74	4,669.51	4,720.25	3.49	0.02	3,766.32
SCAQMD Draft Screening Threshold						3,000
Exceeds Threshold?						Yes

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside County has prepared and certified a Climate Action Plan (CAP) which establishes goals and policies that incorporate environmental responsibility into its daily management of residential, commercial, and industrial growth, education, energy and water use, air quality, transportation, waste reduction, economic development and open space and natural habitats to further their commitment. The Riverside County CAP has set a goal to reduce emissions by 15 percent from 2008 levels, as recommended by the AB 32 Scoping Plan.

The CEQA guidelines allow for the use of CAP Screening Tables in the streamlining of CEQA analysis for development projects. Projects that are consistent with the CAP and satisfy the requirements of the Screening Tables comply with the CEQA requirement for addressing GHG emissions and are therefore not required to conduct any further analysis. The Riverside County Climate Action Plan Screening Tables are set up similar to a checklist with points allocated to certain elements that reduce greenhouse gas emissions. If a project garners 100 points by including enough GHG-reducing elements, then the project is consistent with Riverside County's plan for emissions reductions.

The points earned for the proposed Project are summarized in Appendix X to this Initial Study. As shown in the table, the Project earns 150 points with implementation of Project design features, adherence to existing regulation related to energy efficiency, and certain additional mitigation measures. Therefore, the Project will be consistent with the GHG reduction goals and elements of the Riverside County CAP and will not conflict with greenhouse gas reductions planning. Impact will be less than significant with the mitigation measures incorporated to ensure the 100 points is met through project construction.

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

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

As shown on Table 20-1 (above), the Project will result in approximately 3,766.32 MTCO₂e per year; the proposed project would exceed the County of Riverside's screening threshold of 3,000 MTCO₂e per year. Thus, project-related emissions would have a less than significant direct or indirect impact on GHG and climate change, conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases with implementation of the Mitigation Measure.

Mitigation:

MM GHG-1

Prior to building permit issuance, the Project Applicant shall demonstrate that appropriate building construction measures shall apply to achieve a minimum of 100 points per Appendix F to the Riverside

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County Climate Action Plan (CAP). The conceptual measures anticipated for the Project are listed below. The conceptual measures may be replaced with other measures as listed in the screening table, as long as they are replaced at the same time with other measures that in total achieve a minimum of 100 points per Appendix F to the Riverside County Climate Action Plan.

- Modestly Enhanced Insulation (*walls R-13; roof/attic: R-38*)
- Enhanced Window (*0.32 U-Factor, 0.25 SHGC*)
- Enhanced Cool Roof (*CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance*)
- Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent)
- Enhanced Duct Insulation (R-8)
- Improved Efficiency HVAC (*SEER 14/65% AFUE or 8 HSPF*)
- Improved Efficiency Water Heater (*0.675 Energy Factor*)
- Efficient Lights (*25% of in-unit fixtures considered high efficacy. High efficacy is defined as 40 lumens/watt for 15 watt or less fixtures; 50 lumens/watt for 15-40 watt fixtures, 60 lumens/watt for fixtures >40watt*)
- EPA Energy Star for Homes (*version 3 or above*)
- Solar Photovoltaic panels installed on individual homes or in collective neighborhood arrangements such that the total power¹ provided augments 80 percent of the power needs of the project
- Water Efficient Showerheads (*2.0 gpm*)
- Water Efficient Toilets (*1.5 gpm*)

Monitoring:

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

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

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

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?

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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 (1/4) 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, <http://geotracker.waterboards.ca.gov/map/>, http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&z=18&ms=640,480&mt=m&findaddress=True&city=Auld%20Road%20%20Washingt on%20Street&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true

Findings of Fact:

- a) The proposed residential project will not create a substantial hazard to the public or the environment transport, use, or disposal of hazardous materials because these activities are not associated with residential uses. The project scope consists of the construction of one-hundred ninety-five (195) residential lots; the project will not introduce activities that will cause hazard to the public. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. No hazards and hazardous materials be associated with the project during the construction phase. Regular operation and cleaning of the residential units will not present a substantial health risk to the community. Impacts associated with the routine transport, use of hazardous materials, or wastes will be less than significant.
- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as mentioned in section 21a, the project does not engage in activities with risk of upset. Impacts will be less than significant.
- c) The proposed subdivision has adequate access for emergency response vehicles and personnel; therefore, the project will not impair the implementation of, or physically interfere with an emergency plan and/or emergency evacuation plan. Impacts are considered less than significant.
- d) The project site is not located within one-quarter mile of an existing or proposed school site. Valley Vista Elementary School is located greater than 3,500 feet to the south from the proposed Project site. The project will have no impact.
- e) The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR sites,

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Permitted Underground Storage Tanks (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and Hazard Waste Permit Sites.

According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Hazard Waste Permit Sites on the proposed Project site.

The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (CorteseList) does not show any Hazardous Waste and Substances Sites currently located on the proposed Project site.

Based on the available data, the proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. The impact is considered less than significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

22. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

- a) The proposed project site is not located within an existing Airport Master Plan. The closest airport to the project site is Hemet-Ryan Airport, which is located approximately 7.2 miles southwest of the project site. Due to the project not being located within an existing Airport Master Plan, the project will not result in an inconsistency with an Airport Master Plan. Therefore the project will have no impact.
- b) According to Map My County, the project site is not located within an existing Airport Land Use Plan and will not require review from the Airport Land Use Commission (ALUC). Therefore the project will have no impact.

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- c) As previously addressed, the project site is not located within an airport land use plan or within two (2) miles of a public airport or public use airport. The proposed subdivision will not result in a safety hazard for people residing or working in the proposed project area. The project will have no impact.
- d) Through reviewing aerial photographs of the project site and surrounding vicinity, the proposed project is not located within close vicinity of a private airstrip or heliport. The project will not result in a safety hazard for people residing or working in the proposed project area. The project will have no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which 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"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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Findings of Fact:

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

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

Impact Analysis for Construction-Related Water Quality

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

Pursuant to County of Riverside requirements, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves preparation and implementation of a SWPPP for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project's SWPPP, water quality impacts associated with construction activities would be less than significant.

Post-Development Water Quality Impacts

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

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mandatory compliance with the Project's WQMP, water quality impacts associated with post-development activities would be less than significant.

- b) The Project site is located within the Lake Hemet Municipal Water District service area. Lake Hemet Municipal Water District Water Master Plan identifies the water district's anticipated future demands for potable water resources and the plans for meeting those demands. The Lake Hemet Municipal Water District Water Master Plan demonstrates that the Lake Hemet Municipal Water District has sufficient supplies to meet its existing and projected demand. Additionally, Lake Hemet Municipal Water District purchases water from Eastern Municipal Water District. Thus, the Project's demand for domestic water service would not substantially deplete groundwater supplies such that there would be a net aquifer volume or a lower of the local groundwater table level, and impacts would be less than significant.

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

- c) Grading planned by the Project generally would maintain the site's existing topographic conditions. All runoff from the site would be collected within the various proposed infiltration basins throughout the project site, which would provide water quality treatment for flows and mitigate for any potential increased runoff. Impacts would be less than significant.
- d) Because the Project has been designed to minimize changes to the site's existing topography and incorporates BMP's to ensure that erosion and sediment does not result in substantial erosion on- or off- site, impacts would be less than significant.
- e) The proposed grading by the Project would generally maintain the site's existing topographic conditions. The proposed infiltration basins and drainage facilities would provide adequate flood protection from the 100-year frequency storm event and would limit the amount of runoff to no more than existing conditions in accordance with Riverside County Flood Control District requirements. As such, the Project would not alter the site's drainage pattern in a manner that would lead to flooding on-site, and impacts would be less than significant.
- f) The proposed Project will include catch basins and underground storm drains to collect all runoff and discharge the flows into the three proposed infiltration basins. The infiltration basins and drainage facilities would provide adequate flood protection from the 100-year frequency storm event in accordance with Riverside County Flood Control District requirements. Additionally, with required adherence to a SWPPP and WQMP, the Project would not provide substantial additional sources of polluted runoff during construction or long-term operation. Accordingly, implementation of the proposed Project would not create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Thus, impacts would be less than significant.
- g) As previously addressed in finding section 24e, a portion of the project site is located within the limits of an existing flood plain. The impact will be considered less than significant.

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- h) The Project site is more than 50 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The Project site is located approximately 7.25 miles northwest of Diamond Valley Lake and not located within a high dam hazard zone, as illustrated by the Riverside County General Plan, San Jacinto Valley Area Plan, Figure 10, *San Jacinto Valley Area Plan Flood Hazards*. Due to the distance, seiche would not likely impact for this water body. Additionally, Figure 10, *San Jacinto Valley Area Plan Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Therefore, impacts would be less than significant.
- i) The proposed project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan as the proposed development has provided Best Management Practices (BMPs) to reduce the impact on water quality. These BMPs are not considered to be mitigation measures, and as such, the project's impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

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

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

Findings of Fact:

- a) The proposed zoning classification of Planned Residential (R-4) is consistent with the existing General Plan Land Use designation of Medium Density Residential (CD:MDR)(2-5 DU/AC) and Medium High Density Residential (CD: MHDR)(5-8 DU/AC). The General Plan's Land Use Element provides that the density range for Medium Density Residential is 2 to 5 dwelling units per acre, which allows for lot sizes that typically range from 5,500 to 20,000 square feet. The project density allows for 145 to 273 units for the project with a minimum lot size of 5,000 square feet. Furthermore, the General Plan's Land Use Element provides that the density range for Medium High Density Residential is 5 to 8 dwelling units per acre, which allows for lot sizes that typically range from 4,000 to 6,500 square feet. The proposed residential subdivision will have 195 residential lots, with a density of 4.6 dwelling units per acre. This density is consistent with the 2 to 5 dwelling units per

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acre allowed with the CD:MDR and a density less than the 5 to 8 dwelling units per acre within the CD:MHDR land use designation. Beyond the consistency with the land use plan, there are no policies or regulations applicable to the project site for purposes of avoiding an environmental effect that aren't otherwise addressed in the other sections in this initial study. Therefore, impacts are considered less than significant.

- b) The Project is consistent with the existing and proposed General Plan land use designations, zoning and developed uses. There is no low-income or minority community on the Project site; therefore, this is not applicable. The area surrounding the Project is either currently developed with residential uses, or is planned for these types of uses. The project does not propose any substantial improvements or infrastructure that would cause any type of physical barrier or impediment in the existing community. Based on this information, the Project would not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

25. 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) Potentially 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(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The Project site is not located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) 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?

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

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a) The project site is not located within close vicinity of an existing public airport. The closest public airport is Hemet-Ryan Airport which is located approximately 7.2 miles southwest of the project site. Due to the distance, the noise generated by overhead aircraft will have a less than significant impact.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies?

b) Generation of excessive ground-borne vibration or ground-borne noise levels?

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

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

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

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

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

To ensure noise-sensitive land uses are protected from high levels of noise (N 1.1), Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 CNEL. The intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design.

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

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

No permanent increases in ambient noise levels are anticipated during the construction phase of the Project because construction by its nature is a temporary phase. The Project construction noise impacts would include both short-term mobile equipment and long-term stationary equipment. Short-term mobile construction activities (e.g., nail guns, hammers, power saws, drills, etc.) generated throughout the Project site are not staged or stationary. The long-term construction equipment would consist of generators, compressors, and pumps. It is expected that the Project construction activities would consist primarily of short-term mobile equipment. The construction noise impacts will comply with applicable codes and Ordinances, therefore the impacts are considered less than significant.

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

- b) Temporary increases in ground-borne vibration or ground-borne noise levels will occur during the construction phase only. It is expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion. These impacts will be of short duration and will cease once the construction phase of the Project is completed and will remain below the County of Riverside vibration thresholds of 0.01 in/sec RMS. Therefore, less than significant impacts are anticipated.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report No. 1559

Findings of Fact:

- a) A paleontological resource assessment was conducted for the proposed project. According to the GIS database, the project is located within an area of high paleontological sensitivity which suggests that the potential for unearthing paleontological resources is high. As a result, the project has been conditioned to retain a qualified paleontologist and will comply with the following mitigation measures.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM PAL-1

Description of the proposed site and planned grading operations.

MM PAL-2

Description of the level of monitoring required for all earth-moving activities in the project area.

MM PAL-3

Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.

MM PAL-4

Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.

MM PAL-5

Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.

MM PAL-6

Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.

MM PAL-7

Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.

MM PAL-8

Procedures and protocol for collecting and processing of samples and specimens.

MM PAL-9

Fossil identification and curation procedures to be employed.

MM PAL-10

Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MM PAL-11

All pertinent exhibits, maps and references.

MM PAL-12

Procedures for reporting of findings.

MM PAL-13

Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

Monitoring: Monitoring will be during plan check and grading process.

POPULATION AND HOUSING Would the project:

29. Housing

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

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

c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact:

- a) The project site is currently vacant. The project proposes to construct a 195 residential lot subdivision. Therefore, the proposed project will not displace a substantial amount of housing or people, necessitating the construction of replacement housing elsewhere. The project will have a less than significant impact.
- b) The development proposes approximately 195 single-family residential lots on 42.6 acres. The project will not create a demand for additional housing, particularly housing affordable households earning 80% or less of the County's median income. The project will have a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project proposes 195 single-family residences on 42.52 acres (gross), and would have a build-out population of approximately 596 persons (3.06 persons per single-family residential household). The General Plan Land Use Plan designation of MDR on 27.16 acres, 2-5 dwelling units/acre could allow a population ranging from approximately 166 people (at the bottom of the density range), up to 415 people (at the top of the density range). In addition to the MDR, the General Plan Land Use Plan designation also has MHDR on 17.6 acres, 5-8 dwelling units/acre could allow a population ranging from approximately 269 people (at the bottom of the density range), up to 431 people (at the top of the density range). The proposed 195 single-family dwelling units will directly induce population growth to the area through the construction of new housing.

However, the Project is consistent with the General Plan Land Use Plan designation of MDR and MHDR. The expected build-out population of approximately 596 persons is substantially similar to the 415 and 431 under the GP land use designations of MDR and MHDR respectively, and therefore the Project would not induce a substantial unplanned population growth in the area. The Project is proposing an intensification of population and housing that was clearly anticipated under the General Plan Land Use Plan designation of CD:MDR and CD:MHDR. Site infrastructure will be built as part of this Project. Implementation of the proposed project will not induce substantial population growth in an area that wasn't already planned for by the General Plan, therefore impacts will be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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 following public services:

30. Fire Services

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

There is an existing fire station, Station 72, located to the north approximately 1,000 feet. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

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

31. Sheriff Services

Source(s): Riverside County General Plan

Findings of Fact:

There is an existing sheriff station, located to the south approximately 2,000 feet, located at 43950 Acacia Ave #B, Hemet, CA 92544. The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

32. Schools

Source(s): Hemet Unified School District correspondence, GIS database

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

Source(s): Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Future development of the project site will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project will be required to pay these development impact fees prior to issuance of building permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

Source(s): Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

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

b) Increase 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?

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

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

Findings of Fact:

a) The Project proposes 195 single-family residences on 42.6 acres (gross) and would have a build-out population of approximately 597 persons (based on 3.06 persons per single-family residential

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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household). This increase in population to the Project area will have a direct impact upon recreational facilities. Recreational facilities are provided on-site as shown in the site plan. The proposed project is proposing 2.255 acres of park. Section 10.35 A, B, and C of Ordinance No. 460 state the following as it pertains to parkland dedication:

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

The Project would generate the need for approximately 2.98 acres (at 5 acres per 1,000 persons). The proposed project provides 2.55 acres of neighborhood or regional parks, but is short 0.43 acres therefore, payment of in-lieu fees will be required based on the deficient amount of park area, prior to the first certificate of occupancy based on agreements with Valley-Wide Recreation and Parks District to be established prior to final map approval. Additionally, prior to the issuance of a certificate of occupancy, the Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Payment of the DIF is required and is not considered unique mitigation under CEQA. Between the construction of park area by the project (which such construction of the park is addressed throughout this initial study) and the payment of in-lieu and impact fees to address the project's incremental impacts to parks, impacts are considered less than significant.

- b) The proposed Project provides 2.55 acres of neighborhood or regional parks, but is short 0.43 acres. Impacts are considered incremental, and less than significant after payment of in-lieu parkland fees and the DIF and park fee-in-lieu, such that substantial physical deterioration of existing facilities would not occur or be accelerated. Therefore impacts are considered less than significant.
- c) The Project is not located within County Service Areas. The proposed project provides 2.55 acres of neighborhood or regional parks, but is short 0.43 acres therefore, payment of in-lieu fees will be required, prior to certificate of occupancy. Therefore, there are no impacts to these type of recreational resources.

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

Monitoring: No monitoring is required.

36. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Include the construction or expansion of a trail system?

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

Findings of Fact:

The project site does not have a Regional Trail designated within or along its boundaries. Therefore, there are no impacts to these type of recreational trails

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:

37. Transportation

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Cause an effect upon, or a need for new or altered maintenance of roads?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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e) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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f) Result in inadequate emergency access or access to nearby uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Traffic Impact Analysis by TJW Engineering, dated, October 26, 2018, Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) Riverside County General Plan Policy C 2.1 states that the County will maintain the following County-wide target level of service (LOS): LOS C on all County-maintained roads and conventional State Highways. As an exception, LOS D may be allowed in Community Development areas at intersections of any combination of Secondary Highways, Major Highways, Arterial Highways, Urban

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Arterial Highways, Expressways or conventional State Highways. LOS E may be allowed in designated Community Centers to the extent that it would support transit-oriented development and pedestrian communities. As such, LOS D has been considered acceptable at any intersection within the County of Riverside because all of the study area intersections are classified as Secondary Highways or a higher classification.

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

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

Cumulative traffic impacts are deficiencies that are not directly caused by the Project, but occur as a result of regional growth combined with that or other nearby cumulative development projects. The Project's contribution to a particular cumulative transportation deficiency is deemed cumulatively considerable if the Project adds significant traffic to the forecasted deficiency (as measured by the 50 or more peak hour trip threshold). A Project's contribution to a cumulatively considerable impact can be reduced to less than significant if the Project is required to implement or fund its fair share of improvements designed to alleviate the potential cumulative impact. If full funding of future cumulative improvements is not reasonably assured, a temporary unmitigated cumulative impact may occur until the needed improvement is fully funded and constructed.

The intersection LOS analysis is based on the traffic volumes observed during the peak hour conditions using traffic count data collected.

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

Existing weekday average daily traffic (ADT) volumes on arterial highways throughout the study area (shown on Table 1 of Traffic Impact Analysis). Existing ADT volumes are based upon factored intersection peak hour counts collected by Rick Engineering using the following formula for each intersection leg:

- Weekday PM Peak Hour (Approach Volume + Exit Volume) x 12 = Leg Volume

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

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

Trip generation rates used to estimate Project traffic are shown in Table 42-1, and a summary of the Project's trip generation is also shown in Table 42-1. The mitigation of the Ramona Expressway and Cedar Avenue Intersection: Re-time existing signalized intersection for the PM peak hour to account for southbound left turn movement and Re-stripe intersection to include a dedicated left turn lane in the northbound direction at Fairview Avenue and Florida Avenue will reduce the level of service as indicated in the analysis. The Project is estimated to generate a total of 1,841 trip-ends per day on a typical weekday with approximately 144 AM peak hour trips, and 193 PM peak hour trips. The impacts are considered less than significant with incorporation of Mitigation Measures listed below.

TABLE 42-1- PROJECT TRIP GENERATION

Proposed Land Use (ITE Code) ¹	Size/Quantity	Unit	Daily Trip Ends (ADTs)		AM Peak Hour					PM Peak Hour						
			Rate	Volume	Rate	In:Out:		Volume			Rate	In:Out:		Volume		
						Split	In	Out	Total	Split		In	Out	Total		
Single Family Detached Housing (210)	195	DU	9.44	1841	0.74	25:75	36	108	144	0.99	63:37	122	71	193		

¹ Source: ITE Trip Generation (10th Edition, 2017)

The overall area is projected to operate at a Level of Service C or better with the exception of intersection located at Ramona Expressway and Cedar Avenue (Operate at F LOS) and Fairway Avenue and Florida Avenue (Operate at E LOS). Those intersections is projected to operate at a Level of Service E and F without proper conditions and mitigations as provided at the end of this section. With a traffic signal and street improvements, as recommended by the Traffic Study, all areas of study are projected to operate at a Level of Service C or better. Worksheets with improvements, HCM calculations are provided in the Appendix of the Traffic Impact Analysis. The impacts are considered less than significant with incorporation of Mitigation Measures listed below.

- c) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs, etc. The impacts are considered less than significant.
- d) The proposed project will create an increase in vehicle trips to this area, thus creating an increase in road maintenance. The project site is located in the San Jacinto Valley Area. An Infrastructure Phase Plan (IPP) has been prepared for the San Jacinto Valley area. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBD) is under active consideration. The project will be required to participate in the RBBD and pay its share of RBBD fees, including an interim RBBD fee as determined by the County, prior to the issuance of a Certificate of Occupancy or upon final inspection. In addition, the project shall be required to pay the Transportation Uniform Mitigation Fee (TUMF and DIF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824. Therefore, impact will be less than significant.
- e) The proposed project will result in temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. With the implementation of typical traffic control measures and given the limited time period of such impacts, the impacts will be less than significant.

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

Mitigation:

MM TRANS-1

Ramona Expressway and Cedar Avenue Intersection: Re-time existing signalized intersection for the PM peak hour to account for southbound left turn movement.

MM TRANS-2

Fairview Avenue and Florida Avenue intersection: Re-stripe intersection to include a dedicated left turn lane in the northbound direction.

Monitoring:

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

38. Bike Trails

a) Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact:

The project site is not within a Regional Trail. Therefore, there are no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

39. Tribal Cultural Resources

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight tribes on March 27, 2017. No responses were received, therefore AB52 consultation was concluded. Furthermore, this project was submitted prior to July 1, 2016, which required projects to consult with tribes.

Although no specific tribal cultural resources were identified by the tribes, the area is near a village site and the tribes expressed concern that there is a high possibility for subsurface resources to be present. Each of the consulting tribes recommended that a Native American monitor be present during grading of the property. Because of the sensitivity of the area, the project has been conditioned for a Native American Monitor to be present during ground disturbing activities. No responses were received from the Native American tribes and no mitigation measures are necessary. Therefore impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

40. Water

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Water Company

Findings of Fact:

- a) The Project will receive potable water service from Lake Hemet Municipal Water District. Any connections from the Project site to existing water lines are considered to be part of the Project's construction phase and are evaluated throughout this environmental assessment accordingly. However, the Project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would be a less than significant impact.
- b) The Project site is located within the Lake Hemet Municipal Water District service area. Lake Hemet Municipal Water District Water Master Plan identifies the water district's anticipated future demands for potable water resources and the plans for meeting those demands. The Lake Hemet Municipal Water District demonstrates that the Lake Hemet Municipal Water District has sufficient supplies to meet its existing and projected demand through 2035. Thus, the Project's demand for domestic water service would not require new or expanded entitlements and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

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

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

Source(s): Department of Environmental Health Review

Findings of Fact:

- a) The Project will receive sewer service from Lake Hemet Municipal Water District. Any connections from the Project site to existing sewer lines are considered to be part of the Project's construction phase and are evaluated throughout this environmental assessment accordingly. However, the Project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would be a less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) All sanitary sewer flows from the Project site would be conveyed to the Temecula Valley Regional Water Reclamation Facility (TVRWRF) for treatment. The TVRWRF is located approximately 23 miles southwest of the Project site at 42565 Avenida Alvarado, Temecula, CA. The TVRWRF provides primary, secondary, and tertiary treatment for a rated capacity of 18 million gallons per day (mgd) and is currently undergoing an expansion that would increase the capacity of the TVRWRF from 18 mgd to 28 mgd. With completion of the expansion of the existing facility, there would be more than adequate capacity to treat wastewater flows generated by the Project. Accordingly, implementation of the proposed Project would not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects. Impacts are less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

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

Although the Project would likely contribute to the ultimate need for landfill expansion as needed to accommodate future growth within Riverside County, such potential landfill expansion would not be the direct result of the proposed Project. Furthermore, any environmental impacts that could result from such landfill expansions cannot be determined at this time, as the environmental impacts would be evaluated as part of a future CEQA document prepared in support of future landfill expansion

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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efforts. Accordingly, environmental impacts that may result from future landfill expansions are herein evaluated as speculative in nature.

- b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP)(adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

- a) Electricity will be provided by Southern California Edison company. The project will not require the expansion or construction of new power/electricity facilities, thus causing no significant environmental effects. No impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) Natural gas will be provided by the Southern California Gas Company. The project will not require the expansion or construction of new natural gas facilities, thus causing no significant environmental effects. No impacts will occur.
- c) Telephone service will be provided by Verizon and cable service will be provided by Time Warner. The project will not require the construction of new communication systems, thus causing significant environmental effects. No impacts will occur.
- d) The project has been conditioned to submit a separate street lighting plan for this project. The street lighting plan will be designed in accordance with County Ordinance No. 460 and Streetlight Specification Chart found within Ordinance No. 461. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. No impacts will occur.
- e) The project site will need to build and improve roads to access the proposed project site. To fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. The project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the issuance of a Certificate of Occupancy or upon final inspection. In addition, the project shall be required to pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824. The Conditions of Approval are not considered unique mitigation under CEQA and in result, the impact will be less than significant.
- f) No governmental services are expected to be required for the project, there no impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

WILDFIRE If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

44. Wildfire Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides,	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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as a result of runoff, post-fire slope instability, or drainage changes?

e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

Source(s): Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

Findings of Fact:

- a) The project is not located within a State Responsibility Area ("SRA") The proposed Project would not substantially impair an adopted emergency response plan or emergency evacuation plan, therefore there is no impact.
- b) The project may potentially expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to the site's proximity to a "Very High" Fire Hazard Area. The project may not exacerbate wildfire risks but may expose occupants to wildfire risks. The project is designed to comply with fire codes and the uniform building code to minimize. As such, the impact will be less than significant.
- c) The project will be required to install and maintain associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment, but is located within a built out/urbanized area which will not require the creation of new facilities. As such, the project is considered to have a less than significant impact.
- d) The project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire instability, or drainage changes as the topography of the general area is relatively flat with a little to no chance for landslides or flooding. As such, the project will have no impact.
- e) As indicated on Figure S-11 "Wildfire Susceptibility", the project site is not located within a moderate to high wildfire area. The project will be required to adhere to CBC guidelines, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. With implementation of these standard measures, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

45. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source(s): Staff Review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory as analyzed in the environmental assessment above. Therefore impacts are considered less than significant.

46. Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source(s): Staff Review, Project Application Materials

Findings of Fact: The Project does have impacts which are individually limited, but cumulatively considerable, specifically regarding impacts to Air Quality/Greenhouse Gases, Paleontological Resources, and Transportation/Traffic as discussed in the corresponding section above. With mitigation measures implemented as outlined, impacts will be reduced to less than significant

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review, Project Application Materials

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly based on the analysis above, therefore impacts are less than significant.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside, CA 92505

VII. AUTHORITIES CITED

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



**COUNTY OF RIVERSIDE
TRANSPORTATION AND LAND MANAGEMENT AGENCY**

Juan C. Perez
Agency Director



11/13/19, 10:29 am

TR31810

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for TR31810. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

Advisory Notification

Advisory Notification. 1 AND - Preamble

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (TR 31810) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

Advisory Notification. 2 AND - Project Description & Operational Limits

Tentative Tract Map No. 31810 is proposal for a Schedule "A" subdivision of 42.6 gross acres into 195 single-family residential lots with a minimum lot size of 5,000 square feet, five (5) opens space lots, which will include a park, paseos, and basins.

Change of Zone No. 6946 is a proposal to change the existing zoning from Light Agriculture – 5 Acre Minimum (A-1-5), Heavy Agriculture – 10 Acre Minimum (A-2-10), Scenic Highway Commercial (C-P-S), and Mobilehome Subdivision (R-T) to Planned Residential (R-4).

Advisory Notification. 3 AND - Design Guidelines

Compliance with applicable Design Guidelines:

1. 3rd & 5th District Design Guidelines
2. County Wide Design Guidelines and Standards

Advisory Notification. 4 AND - Exhibits

The development of the premises shall conform substantially with that as shown on MAP EXHIBIT

Tentative Map,
Exhibit A (Site Plan)

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance

1. Compliance with applicable Federal Regulations, including, but not limited to:
 - National Pollutant Discharge Elimination System (NPDES)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 AND - Federal, State & Local Regulation Compliance (cont.)

- Clean Water Act
 - Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
 - Government Code Section 66020 (90 Days to Protest)
 - Government Code Section 66499.37 (Hold Harmless)
 - State Subdivision Map Act
 - Native American Cultural Resources, and Human Remains (Inadvertent Find)
 - School District Impact Compliance
 - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
 - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
 - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
 - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
 - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
 - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
 - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
 - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
 - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
 - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
 - Ord. No. 625 (Right to Farm) {Geographically based}
 - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
 - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
 - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
 - Ord. No. 878 (Regarding Noisy Animals)
 - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
 - Ord. No. 671 (Consolidated Fees) {All case types}
 - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
 - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
 - Ord. No. 787 (Fire Code)
 - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
 - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
 - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
 - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
 - Ord. No. 916 (Cottage Food Operations)

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

Advisory Notification. 5 **AND - Federal, State & Local Regulation Compliance (cont.)**

- Ord. No. 925 (Prohibiting Marijuana Cultivating)
 - Ord. No. 927 (Regulating Short Term Rentals)
 - Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)
4. Mitigation Fee Ordinances
- Ord. No. 659 Development Impact Fees (DIF)
 - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
 - Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
 - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
 - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
 - Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

Advisory Notification. 6 **AND - Hold Harmless**

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

- (a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the CONDITIONAL USE PERMIT and,
- (b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the CONDITIONAL USE PERMIT, including, but not limited to, decisions made in response to California Public Records Act requests.

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

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

Fire

Fire. 1 **0010-Fire-MAP-#50-BLUE DOT REFLECTORS**

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

Fire. 2 **0010-Fire-MAP-#52-COM/RES HYDRANT**