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

ITEM: 23.1
(ID # 29929)
MEETING DATE:
Tuesday, March 24, 2026

FROM : TLMA-PLANNING

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON GENERAL PLAN AMENDMENT NO. 220007 (GPA220007), CHANGE OF ZONE NO. 2200028 (CZ2200028), PLOT PLAN NO. 220032 (PPT220032) – Intent To Adopt A Mitigated Negative Declaration (MND) – (SCH No.2026010592) – Applicant: Ascent Development Group, LLC – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan – Medium Density Residential (MDR) – Location: northerly of Acacia Street, easterly of Columbia Street, southerly of Florida Avenue, and westerly of Cornell Street – 2.4 Gross Acres – Zoning: General Residential (R-3) and Light Agriculture 5 acre minimum (A-1-5) – REQUEST: GPA220007 is a proposal for a change in land use designation within the Community Development Foundation from Medium Density Residential (MDR) to Very High Density Residential (VHDR). CZ2200028 is a proposal for a change in zoning classification from a split-zoned parcel of General Residential (R-3) and Light Agriculture 5 Acre Minimum (A-1-5) to General Residential (R-3). PPT220032 is a proposal for thirty-six (36) apartment dwelling units located within four (4) buildings that are two and three stories high, with 90 parking spaces and amenities, including three (3) areas with covered picnic tables and barbeques. Building 1 is two stories and contains eight (8) one bedroom units. Building 2 is two stories and contains eight (8) three bedroom units. Building 3 is three stories and contains twelve (12) two bedroom units. Building 4 is two stories and contains four (4) two bedroom units and four (4) three-bedroom units. APN: 438-220-002; District 3. (Applicant Fees 100%)

RECOMMENDED MOTION: That the Board of Supervisors:

1. **ADOPT** a **MITIGATED NEGATIVE DECLARATION** based on the findings and conclusions provided in the Initial Study/Mitigated Negative Declaration Environmental Assessment SCH No. 2026010592, attached hereto, and the conclusion that with mitigation the Project will not have a significant effect on the environment;

Continued on Page 2

ACTION:Policy

John Hildebrand, Planning Director 3/19/2026 Rania Odenbaugh, TLMA Director 3/18/2026

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Washington, seconded by Supervisor Perez and duly carried, IT WAS ORDERED that the above matter is approved as recommended.

Ayes:	Medina, Spiegel, Washington, Perez, and Gutierrez
Nays:	None
Absent:	None
Date:	March 24, 2026
xc:	Planning

Kimberly A. Rector
Clerk of the Board
By: _____
Deputy

RECOMMENDED MOTION: That the Board of Supervisors:

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 220007 (GPA220007),** to amend the General Plan land use designation of the Project site within Community Development from Medium Density Residential (MDR) to Very High Density Residential (VHDR), based on the findings and conclusions incorporated in the staff report, pending adoption of the general plan amendment resolution for GPA220007 by the Board of Supervisors

3. **TENTATIVELY APPROVE CHANGE OF ZONE NO. 2200028 (CZ2200028),** to change the site's zoning from a split zoning parcel of General Residential (R-3) and Light Agriculture 5 acre minimum (A-1-5) to General Residential (R-3) in accordance with Attachment J - Change of Zone Map attached hereto and incorporated herein, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the general plan amendment resolution and the zoning ordinance for CZ2200028 by the Board of Supervisors;

4. **TENTATIVELY APPROVE PLOT PLAN NO. 220032 (PPT220032),** for thirty-six (36) apartment dwelling units located within four (4) buildings that are two and three stories high; subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report and pending final adoption of the general plan amendment for GPA220007 and the zoning ordinance for CZ2200028 by the Board of Supervisors.

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	$ 0	$ 0	$ 0	$ 0
NET COUNTY COST	$ 0	$ 0	$ 0	$ 0
SOURCE OF FUNDS: Applicant Fees 100%			**Budget Adjustment:** No	
			For Fiscal Year: 25-26	

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

On July 26, 2022, the applicant Ascendant Development Group LLC applied for a General Plan Amendment, Change of Zone and Plot Plan to the County of Riverside Planning Department for consideration. GPA220007 proposes a change in land use designation within the Community Development Foundation from Medium Density Residential (MDR) Community Development: Very High Density Residential (VHDR). CZ2200028 proposes a change in zoning classification from a split zoned parcel of General Residential (R-3) and Light Agriculture 5 Acre Minimum (A-1-5) to General Residential (R-3). PPT220032 proposes thirty-six (36) apartment dwelling units located within four (4) buildings that are two and three stories high on a 2.4 acres (gross) site. Building 1 is two stories and contains eight (8) one-bedroom units. Building 2 is two stories and contains eight (8) three-bedroom units. Building 3 is three stories and contains twelve (12) two-

bedroom units. Building 4 is two stories and contains four (4) two-bedroom units and four (4) three-bedroom units. 90 parking spaces are evenly distributed throughout the site. Amenities include three (3) areas with covered picnic tables and barbeques.

Current Site Characteristics

The proposed Project is located at 25914 Colombia Street in the community of East Hemet, in unincorporated Riverside County (Figure 1 – Project Location Map above). The site currently has a Single-Family Residence Built in 1931 and a detached garage on site that is served by an on-site septic system. The project includes the development of approximately 2.4 gross acres within Assessor Parcel Number (APN) 438-220-002 for a 20,844 square foot residential apartment complex (Colombia Heights) with outdoor playground, landscaping and parking. The project site is surrounded by residential uses to the north, east, south and west.

Impact on Residents and Businesses

The Initial Study (IS) identified potentially significant impacts regarding Aesthetics, Cultural Resources, Noise, Paleontological Resources, Tribal Cultural Resources, and Mandatory Findings of Significance; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that a Mitigated Negative Declaration (MND) is appropriate for the proposed Project pursuant to the State CEQA Guidelines. The IS/MND represents the independent judgment of Riverside County. The documents were circulated for public review on January 20, 2026, per the State CEQA Guidelines section 15105. The public review period ended on February 9, 2026, for a 20-day public review period. As of the writing of this staff report, no comments regarding the IS/MND have been received. The CEQA documents are located at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Planning Commission Public Hearing

On February 18, 2026, GPA220007, CZ2200028 and PPT220032 were presented to the Planning Commission for a recommendation. The Planning Commission recommended that the Board of Supervisors adopt the Mitigated Negative Declaration for the project and approve GPA220007, CZ2200028 and PPT220032 by a vote of 4-0.

Additional Fiscal Information

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

ATTACHMENTS:

Attachment A – Planning Commission Report of Action 2.18.2026
Attachment B – Planning Commission Form 11
Attachment C – Site Plan, Elevations and Floor Plans
Attachment D – Conceptual Landscape Plans
Attachment E – Conceptual Grading Plan
Attachment F – Conditions of Approval and Advisory Notifications

Attachment G – Change of Zone Exhibits and Ordinances
Attachment H – Mitigated Negative Declaration
Attachment I – Planning Commission Resolution 2026-001
Attachment J – GIS Exhibits
Attachment K – Mailing Labels and Radius Map
Attachment L – Response to Public Comments and Project Inquiries

Crystal Carrillo
Crystal Carrillo, Senior Management Analyst 3/18/2026

Melissa R. Cushman
Melissa Cushman 3/4/2026

RIVERSIDE COUNTY
PLANNING DEPARTMENT

REPORT OF ACTIONS
RIVERSIDE COUNTY PLANNING COMMISSION – FEBRUARY 18, 2026
COUNTY ADMINISTRATIVE CENTER
1st Floor, Board Chambers, 4080 Lemon Street, Riverside, CA 92501

1st District	2nd District	3rd District	4th District	5th District
Ariel Savage	Marissa Gruytch Chair	Shellie Clack Vice-Chair	Bill Sanchez	Vacant

CALL TO ORDER: 9:00 a.m.
OATH OF OFFICE
ROLL CALL: Members Present: Savage, Gruytch, Clack, and Sanchez
Members Absent: None

1 CONSENT CALENDAR:

1.1 29925 AB-GENERAL NO. 25002 (ABG25002) – Applicant: Transportation and Land Management Agency (TLMA) – Representative: State of California – Fourth Supervisorial District – Thousand Palms District – Western Coachella Valley Area Plan – Community Development: Mixed Use Area (CD: MUA) – Location: south of Ramon Road, east of Varner Road, and west of Harry Oliver Trail – Zoning: Mixed Use (MU) – REQUEST: A recommendation by the Planning Commission to the Transportation Department, in accordance with County of Riverside policies and procedures, to continue processing ABG25002 for the Conditional General Vacation of a portion of Haskel Road is at the request of the County of Riverside, pursuant to State Assembly Bill 2022 California Advisory Committee on Geographic Names (CACGN), existing public road and utility easement to be named is dedicated and accepted for public use, and requesting the vacation of a drainage easement that has not been used for its intended purposes and is no longer needed for current or prospective use. APNs: 693-020-036, 693-040-029 – Project Planner: Steven Chaffin at (951) 304-5838, or email at schaffin@rivco.org.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Sanchez, 2nd by Commissioner Gruytch

By a vote of 4-0, the Planning Commission took the following action:

RECOMMENDED that the Transportation Department continue processing ABG25002.

2 PUBLIC HEARINGS CONTINUED:
NONE

3. PUBLIC HEARINGS – NEW:

3.1 27488 CHANGE OF ZONE NO. 2200063 (CZ2200063) – Exempt from the California Environmental Quality Act (CEQA), pursuant to State CEQA Guidelines Section 15061 (b)(3) (Common Sense Exemption) – All Supervisorial Districts – Location: Countywide – REQUEST: CZ2200063 is an amendment to Riverside County's Ordinance No. 348 (Providing for Land Use Planning and Zoning Regulations and Related Functions of the County of Riverside) in order to do all of the following: (1) streamline provisions related to Polanco Parks of up to 12 units and agricultural employee housing of up to 36 units as an allowed use in all agricultural land use designations or zones consistent with state law; (2) amend Section 18.12 of Article XVII to replace local requirements for electric vehicle charging with a

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Gruytch, 2nd by Commissioner Sanchez

By a vote of 4-0, the Planning Commission took the following action:

CONTINUED to April 22, 2026.

reference to superseding state law. The purpose of the proposed ordinance is to promote the production of agricultural employee housing developments by allowing Polanco Parks and eligible agricultural employee housing with a ministerial plot plan in all zones with agricultural uses and Agricultural (AG:AG) land use designations which meet all location requirements, development standards, health and safety codes, and operational requirements related to California State Health and Safety Code 17021.6 and 17021.8, and to bring local requirements for electric vehicle charging in compliance with state law. – Project Planner: Phayvanh Nanthavongdouangsy at (951) 955-1964, or email at advanceplanning@rivco.org. STAFF RECOMMENDS CONTINUANCE TO APRIL 22, 2026.

3.2 29793 GENERAL PLAN AMENDMENT NO. 220007 (GPA220007), CHANGE OF ZONE NO. 2200028 (CZ2200028), PLOT PLAN NO. 220032 (PPT220032) – Intent To Adopt A Mitigated Negative Declaration (MND) – (SCH No.2026010592) – Applicant: Ascent Development Group, LLC – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan – Medium Density Residential (MDR) – Location: northerly of Acacia Street, easterly of Columbia Street, southerly of Florida Avenue, and westerly of Cornell Street – 2.4 Gross Acres – Zoning: General Residential (R-3) and Light Agriculture 5 acre minimum (A-1-5) – REQUEST: GPA220007 is a proposal for a change in land use designation within the Community Development Foundation from Medium Density Residential to(MDR) Community Development: Very High Density Residential (VHDR). CZ2200028 is a proposal for a change in zoning classification from a split-zoned parcel of General Residential (R-3) and Light Agriculture 5 Acre Minimum (A-1-5) to General Residential (R-3). PPT220032 is a proposal for thirty-six (36) apartment dwelling units located within four (4) buildings that are two and three stories high, with 90 parking spaces and amenities, including three (3) areas with covered picnic tables and barbeques. Building 1 is two stories and contains eight (8) one bedroom units. Building 2 is two stories and contains eight (8) three bedroom units. Building 3 is three stories and contains twelve (12) two bedroom units. Building 4 is two stories and contains four (4) two bedroom units and four (4) three-bedroom units. APN: 438-220-002. - Project Planner: Joseluis Aparicio at (951) 955-6035, or email at jlaparicio@rivco.org.

Planning Commission Action:
Public Hearing: Closed

Motioned by Commissioner Clack, 2nd by Commissioner Savage

By a vote of 4-0, the Planning Commission took the following action:

ADOPTED Planning Commission Resolution No. 2026-001; and,

Recommended that the Board of Supervisors take the following action:

ADOPT a Mitigated Negative Declaration; and,

TENTATIVELY APPROVE General Plan Amendment No. 220007; and,

TENTATIVELY APPROVE Change of Zone No. 2200028; and,

TENTATIVELY APPROVE Plot Plan No. 220032, subject to the Advisory Notification Document and Conditions of Approval.

4 GENERAL PLAN AMENDMENT INITIATION PROCEEDINGS:
NONE

5 COMPREHENSIVE AGRICULTURAL PRESERVE TECHNICAL ADVISORY COMMITTEE (CAPTAC):
NONE

6 SCOPING SESSION:
NONE

7 WORKSHOPS:
NONE

8 PUBLIC COMMENTS:
NONE

9 PLANNING DIRECTOR'S REPORT:
NONE

10 PLANNING COMMISSIONER'S COMMENTS:
NONE

ADJOURNMENT: 9:30 A.M.

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.
3.2
(ID # 29793)
MEETING DATE:
Wednesday, February 18, 2026

SUBJECT: GENERAL PLAN AMENDMENT NO. 220007 (GPA220007), CHANGE OF ZONE NO. 2200028 (CZ2200028), PLOT PLAN NO. 220032 (PPT220032) – Intent To Adopt A Mitigated Negative Declaration (MND) – (SCH No.2026010592) – Applicant: Ascent Development Group, LLC – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan – Medium Density Residential (MDR) – Location: northerly of Acacia Street, easterly of Columbia Street, southerly of Florida Avenue, and westerly of Cornell Street – 2.4 Gross Acres – Zoning: General Residential (R-3) and Light Agriculture 5 acre minimum (A-1-5) – REQUEST: GPA220007 is a proposal for a change in land use designation within the Community Development Foundation from Medium Density Residential to(MDR) Community Development: Very High Density Residential (VHDR). CZ2200028 is a proposal for a change in zoning classification from a split-zoned parcel of General Residential (R-3) and Light Agriculture 5 Acre Minimum (A-1-5) to General Residential (R-3). PPT220032 is a proposal for thirty-six (36) apartment dwelling units located within four (4) buildings that are two and three stories high, with 90 parking spaces and amenities, including three (3) areas with covered picnic tables and barbeques. Building 1 is two stories and contains eight (8) one bedroom units. Building 2 is two stories and contains eight (8) three bedroom units. Building 3 is three stories and contains twelve (12) two bedroom units. Building 4 is two stories and contains four (4) two bedroom units and four (4) three-bedroom units. APN: 438-220-002. - Project Planner: Joseluis Aparicio at (951) 955-6035, or email at jlaparicio@rivco.org.

PROPOSED PROJECT	
Case Number(s):	GPA220007, CZ2200028, PPT220032
Environmental Type:	Mitigated Negative Declaration
Area Plan No.	San Jacinto Valley
Zoning Area/District:	Ramona District
Supervisorial District:	Third District
Project Planner:	Joseluis Aparicio
Project APN(s):	438-220-002
Continued From:	

John Hildebrand, Planning Director 2/14/2026

PROJECT DESCRIPTION AND LOCATION

General Plan Amendment No. 220007 (GPA220007) proposes a change in land use designation within the Community Development Foundation from Medium Density Residential (MDR) to Very High Density Residential (VHDR)

Change of Zone No. 2100028 (CZ2100028) proposes a change in zoning classification from a split zoned parcel of General Residential (R-3) and Light Agriculture 5 Acre Minimum (A-1-5) to General Residential (R-3).

Plot Plan No. 220032 (PPT220032) proposes thirty-six (36) apartment dwelling units located within four (4) buildings that are two and three stories high on a 2.4 acres (gross) site. Building 1 is two stories and contains eight (8) one bedroom units. Building 2 is two stories and contains eight (8) three bedroom units. Building 3 is three stories and contains twelve (12) two bedroom units. Building 4 is two stories and contains four (4) two bedroom units and four (4) three bedroom units. 90 parking spaces are evenly distributed throughout the site. Amenities include three (3) areas with covered picnic tables and barbeques.

The description as included above constitutes the "Project" as further referenced in this staff report.

The Project site is located Northerly of Acacia Street, Easterly of Columbia Street, Southerly of Florida Avenue and Westerly of Cornell Street. The project site has an address of 25914 Columbia Street.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS: **THAT THE PLANNING COMMISSION:**

ADOPT PLANNING COMMISSION RESOLUTION NO. 2026 - 001 recommending approval of General Plan Amendment No. 220007 and Change of Zone No. 2200028 to the Board of Supervisors.

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

ADOPT a **MITIGATED NEGATIVE DECLARATION** based on the findings and conclusions provided in the Initial Study/Mitigated Negative Declaration Environmental Assessment SCH No. 2026010592, attached hereto, and the conclusion that with mitigation the Project will not have a significant effect on the environment;

TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 220007 (GPA220007**),** to amend the General Plan land use designation of the Project site within Community Development from Medium Density Residential (MDR) to Very High Density Residential (VHDR), based on the findings and conclusions incorporated in the staff report, pending adoption of the general plan amendment resolution for GPA220007 by the Board of Supervisors;

TENTATIVELY APPROVE CHANGE OF ZONE NO. 2200028 (CZ2200028), to change the site's zoning from from a split zoning parcel of General Residential (R-3) and Light Agriculture 5 acre minimum (A-1-5) to General Residential (R-3) in accordance with Attachment J - Change of Zone Map attached hereto and incorporated herein, based upon the findings and conclusions incorporated in the staff report, pending final adoption of the general plan amendment resolution and the zoning ordinance for CZ2200028 by the Board of Supervisors;

TENTATIVELY APPROVE PLOT PLAN NO. 220032 (PPT220032), for thirty-six (36) apartment dwelling units located within four (4) buildings that are two and three stories high; subject to the attached advisory notification document and conditions of approval, and based upon the findings and conclusions provided in this staff report and pending final adoption of the general plan amendment for GPA220007 and the zoning ordinance for CZ2200028 by the Board of Supervisors.

PROJECT DATA	
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:	Community Development: Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	Community Development: Very High Density Residential (VHDR)
Policy / Overlay Area:	N/A
Surrounding General Plan Land Uses	
North:	Community Development: Medium Density Residential (MDR)
East:	Community Development: Medium Density Residential

South:	Community Development: Medium High Density Residential and Medium Density Residential
West:	City of Hemet, Community Development: Medium High Density Residential and Medium Density Residential
Existing Zoning Classification:	General Residential (R-3) and Light Agriculture 5 Acre Minimum (A-1-5)
Proposed Zoning Classification:	General Residential (R-3)
Surrounding Zoning Classifications	
North:	General Residential (R-3)
East:	Light Agriculture 5 Acre Minimum (A-1-5)
South:	General Residential (R-3) and Light Agriculture 5 Acre Minimum (A-1-5)
West:	City of Hemet, General Residential (R-3)
Existing Use:	Single Family Residence
Surrounding Uses	
North:	Single Family Homes
East:	Single Family Homes
South:	Single Family Homes
West:	Apartment Complex

Project Details:

Item	***Value***	***Min./Max. Development Standard***
Project Site (Acres):	2.4 Gross Acres 2.27 Net Acres Parcel 1 – 99,050 sq. ft.	
Proposed Building Area (SQFT):	20,844 sq. ft.	N/A
Building Height (FT):	24’7” ft to 34’9”	75 ft

Parking:

Type of Use	*Building Area (in SF)*	*Parking Ratio*	*Spaces Required*	*Spaces Provided*
Residential	20,884 sq. ft.	Single Bedroom 1.25 Spaces/ Unit	10	10
		Two Bedroom 2.25 Spaces/ Unit	36	36
		Three or More Bedroom 2.75 Spaces/ Unit	33	33
		1 ADA per 20 spaces	4 ADA	4 ADA
		3 EV per first 50 spaces	3 EV	3 EV
		Additional Spaces Provided	_	4
TOTAL:	20,884 SF		86	90

Located Within:

City's Sphere of Influence:	Yes – City of Hemet
Community Service Area ("CSA"):	CSA 152 and CSA 69
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	Not in a Fault Zone
Fire Zone:	No
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

PROJECT LOCATION MAP

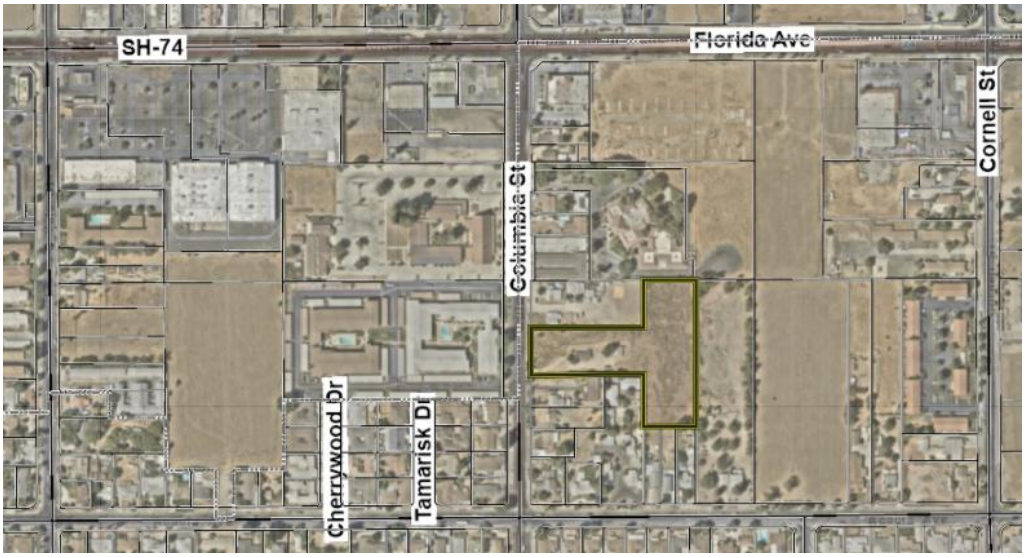


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background

The proposed Project is located at 25914 Colombia Street in the community of East Hemet, in unincorporated Riverside County (Figure 1 – Project Location Map above). The site currently has a Single Family Residence Built in 1931 and a detached garage on site that is served by an on-site septic system. The project includes the development of approximately 2.4 gross acres within Assessor Parcel Number (APN) 438-220-002 for a 20,844 square foot residential apartment complex (Colombia Heights) with outdoor playground, landscaping and parking. The project site is surrounded by residential uses to the north, east, south and west.

ENVIRONMENTAL REVIEW AND ENVIRONMENTAL FINDINGS

The Initial Study (IS) identified potentially significant impacts regarding Aesthetics, Cultural Resources, Noise, Paleontological Resources, Tribal Cultural Resources, and Mandatory Findings of Significance; however, with the incorporation of mitigation measures the impacts were reduced to less than significant. Based on the Initial Study's conclusions, the County of Riverside determined that a Mitigated Negative Declaration (MND) is appropriate for the proposed Project pursuant to the State CEQA Guidelines. The IS/MND represents the independent judgment of Riverside County. The documents were circulated for public review on January 20, 2026, per the State CEQA Guidelines section 15105. The public review period ended on February 9, 2026 for a 20-day public review period. As of the writing of this staff report, no comments regarding the IS/MND have been received. The CEQA documents are

located at the Riverside County Planning Department at 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

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 an existing General Plan Land Use Designation of Community Development: Medium Density Residential (CD: MDR). As proposed, the General Plan Amendment would change the existing land use designation from CD: MDR to Very High Density Residential (CD: VHDR) for the entire 2.4 acre site. The change to VHDR is to accommodate the proposed development project. The very high density residential (VHDR) land use designation encourages the development of Multiple Family Apartments, including multi-story (3+) structures, with a density range of 14.0 to 20.0 dwelling units per acre. The project is proposing a multi-story apartment complex that is 16 dwelling units per acre and a maximum of 3 stories tall which would conform with the proposed VHDR land use designation.

2. The Project site is currently split zoned between General Residential (R-3) and Light Agriculture 5 Acre Minimum (A-1-5). Through the Change of Zone, the zoning of the site is proposed to be changed to all R-3 to accommodate the proposed apartment complex project. The R-3 zone allows for apartment homes, with an approved plot plan, to be developed whereas the A-1-5 zone does not permit that type of development.

Entitlement Findings:

General Plan Amendment No. 220007

General Plan Amendment No. 220007 is defined as an Entitlement/Policy General Plan Amendment.

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, Section 2.4 C.2., the first two findings (C.2.a and C.2.b) are required and one additional finding (C.2.c through C.2.g) is also required.

1. (Section 2.4 C.2 a) The proposed changes do not involve a change in or conflict with: the Riverside County Vision; any General Planning Principles set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

    a. The Riverside County Vision.

    "The RCIP Vision expresses the desire to become a "family of special communities in a remarkable environmental setting." According to the RCIP Vision and General Planning Principles, this desire can be achieved by several different means, from concentrating future growth and reducing sprawl, protecting Riverside County's diverse environmental resources and open space systems, providing multi-modal transportation systems that are integrated into the community, making efficient use of infrastructure, services, and resources and ensuring "consistently high" development standards."

    The Riverside County Vision, in its discussion on Vision Concepts, specifically states, "Growth involving new development or expansion of existing development is consistently accompanied by the public improvements required to serve it." GPA220007 is consistent with the vision regarding Population Growth because the implementing Project already has the existing infrastructure to support it, including roads, water, sewer, and electrical utilities. Furthermore, payments into development impact fees (Development Impact Fee Program, Transportation Uniform Mitigation Fee, School Fees) will ensure the Project pays for its fair share of community services and infrastructure needs commensurate with their level of impact.

    In relation to "Our Communities and Their Neighborhoods" the Riverside County Vision states; "The pattern of development is now leading toward more efficient use of land resources and the incentives for intensification of development are working very effectively." GPA220007 proposes to change the existing land use from MDR to VHDR. MDR and VHDR are both residential land uses. The proposed Project would be an infill project in that it is a single family residential property surrounded by development on all sides. The proposed use of an Apartment Complex would be an improvement to what is currently existing (single family residence) and it is representative of efficient use of land and resources, consistent with the Riverside County Vision, pertaining to "Our Communities and Their Neighborhoods."

    The Riverside County Vision, in its discussion on Jobs and the Economy, specifically states, "Jobs/housing balance is significantly improved overall, as

well as within subregions of Riverside County." GPA220007 is consistent with this vision because it will provide for the approval of the implementing Project which proposes to provide apartments, therefore, providing for more job opportunities in this region and improving the jobs/housing balance in the East Hemet Community. The proposed use would provide indirect jobs (construction and maintenance).

This discussion related to the General Plan Vision Statement that the General Plan Amendment is consistent with the Riverside County Vision is not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County Vision.

b. Any General Planning Principle Set forth in General Plan Appendix B:

General Plan Principle I.C provides for Maturing Communities for every community to mature in its own way, at its own pace and within its own context. This Principle highlights that communities are not fixed in their development patterns, but that over time may transition, in particular to more urban uses and intensities, while still respecting the existing communities where they meet by transitioning densities and providing buffers where appropriate. Such maturing communities may require changes to land use designations to accommodate for expanding markets in certain industries. Facilitation of warehouse and logistics center has been a regional trend to accommodate best where transportation facilities exist that support it and that minimize impacts to existing communities. The project seeks to follow this regional trend, while implementing design and operational features to minimize impacts to and respect the existing and surrounding communities.

General Plan Principles in Section VII provide for Economic Development, which aims
to expand the current and future economic and employment base within the County to allow residents to both live and work within the County, and to become part of regional, national, and international markets and not just local markets. Additionally, the Principles for Economic Development encourage locating industrial uses in proximity to freeways and arterial highways, which the project is doing with its location near Interstate-15 for regional transportation access.

This is simply a sampling of the principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflicts with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Exhibit B.

2. Foundation Component designation in the General Plan

   GPA No. 220007 proposes to change the land use designation from MDR to VHDR, both of which are within the same Foundation Component (Community Development) of the General Plan. Thus, the proposed General Plan Amendment is consistent with the Community Development Foundation.

3. Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

   The purpose of General Plan is to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. GPA220007 would either contribute to the achievement of the General Plan or, at a minimum, would not be detrimental to them. The proposed Project would contribute 36 units of housing at a time when the State of California is requiring the construction of more housing units to meet the housing needs of the region. The proposed Project would tie into an already existing transportation network, or local and regional serving roads as well as pedestrian sidewalks. Build-out of the site in an existing vacant, underutilized lot is preferred as it preserves valuable natural and cultural resources that may have otherwise been disturbed with the proposed development Project.

   As such, the development provides for land use and development in strategic locations and new job opportunities that adds to the economic base and improves the jobs/housing balance for the area.

Change of Zone Findings

Per Ordinance No. 348 an application of the change of zone shall not be set for a public hearing unless: 1. All procedures required by the Riverside County Rules Implementing the California

Environmental Quality Act to hear a matter have been completed. 2. The requested change of zone is consistent with the Riverside County General Plan.

1. A Mitigated Negative Declaration (MND) was prepared for the proposed Project and was deemed adequate. The proposed Project complied with the CEQA procedural requirements per the CEQA State Guidelines. As such, all procedures required by the Riverside County Rules implementing compliance with CEQA prior to hearing have been completed.

2. As detailed in the Land Use Findings, the current zoning is split between General Residential (R-3) and Light Agriculture (A-1). The proposed change of zone would be consistent with the general plan, as the proposed zone (R-3) is consistent with the proposed General Plan Land Use Designation of VHDR. The proposed change of zone would also retain consistency with the General Plan, as detailed in the General Plan findings, addressing the General Plan Vision, Principal and Foundational Component. As such, the approval would not conflict with the Riverside County Vision or the Planning Principles set forth in the General Plan.

The following findings shall be made prior to making a recommendation to grant a Change of Zone, pursuant to the provisions of the Riverside County Zoning Ordinance 348 (Land Use):

1. The requested change of zone does not involve a change in or conflict with:

    a. The Riverside County Vision “The RCIP Vision expresses the desire to become a “family of special communities in a remarkable environmental setting.” According to the RCIP Vision and General Planning Principles, this desire can be achieved by several different means, from concentrating future growth and reducing sprawl, protecting Riverside County's diverse environmental resources and open space systems, providing multi-modal transportation systems that are integrated into the community, making efficient use of infrastructure, services, and resources and ensuring “consistently high” development standards.”

    The Riverside County Vision, in its discussion on Vision Concepts, specifically states, “Growth involving new development or expansion of existing development is consistently accompanied by the public improvements required to serve it.” CZ2200028 is consistent with the vision regarding Population Growth because the implementing Project already has the existing infrastructure to support it, including roads, water, sewer, and electrical utilities. Furthermore, payments into development impact fees (Development Impact Fee Program, Transportation Uniform Mitigation Fee, School Fees) will ensure the Project pays for its fair share of community services and infrastructure needs commensurate with their level of impact.

In relation to “Our Communities and Their Neighborhoods” the Riverside County Vision states; “The pattern of development is now leading toward more efficient use of land resources and the incentives for intensification of development are working very effectively.” CZ2200028 proposes to change the existing zoning use from partially R-3 and partially A-1 to R-3. R-3 is a residential zone. The proposed Project would be changing the parcel’s zone to be consistent with the proposed residential land use designation VHDR through GPA220007. The proposed use of an Apartment Complex would be an improvement to what is currently existing (a single-family residence) and it is representative of efficient use of land and resources, consistent with the Riverside County Vision, pertaining to “Our Communities and Their Neighborhoods.”

The Riverside County Vision, in its discussion on Jobs and the Economy, specifically states, “Jobs/housing balance is significantly improved overall, as well as within subregions of Riverside County.” CZ2200028 is consistent with this vision because it will provide for the approval of the implementing Project which proposes to provide apartments, therefore, providing for more job opportunities in this region and improving the jobs/housing balance in the East Hemet Community. The proposed use would provide indirect jobs (construction and maintenance).

This discussion related to the General Plan Vision Statement that the Change of Zone is consistent with the Riverside County Vision is not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the Change of Zone is inherently inconsistent with. Therefore, the proposed Change of Zone would not conflict with the Riverside County Vision.

b. Any General Planning Principle set forth in General Plan Appendix B.

Plan Principle I.C provides for Maturing Communities for every community to mature in its own way, at its own pace and within its own context. This Principle highlights that communities are not fixed in their development patterns, but that over time may transition, in particular to more urban uses and intensities, while still respecting the existing communities where they meet by transitioning densities and providing buffers where appropriate. Such maturing communities may require changes to the zoning to accommodate for expanding markets in certain industries. Facilitation of warehouse and logistics center has been a regional trend to accommodate best where transportation facilities exist that support it and that minimize impacts to existing communities. The project seeks to follow this regional trend for a higher density residential uses, while implementing design and operational features to minimize impacts to and respect the existing and surrounding communities.

This is simply a sampling of the principles that the proposed Change of Zone is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the Change of Zone inherently conflicts with. Therefore, the proposed Change of Zone would not conflict with the Riverside County General Planning Principles set forth in General Plan Exhibit B.

2. The proposed amendment would not be detrimental to the health, safety or general welfare of the community, as the project including the proposed change of zone was analyzed in the Mitigated Negative Declaration. As detailed in the project's Mitigated Negative Declaration the project would not have a significant impact to local air quality, hazardous materials, hydrology, wildfire or noise. All other impacts to the environment related to public health would be less than significant. Conditions of approval incorporated for the Plot Plan will further ensure that the Change of Zone is not detrimental to public health, safety and general welfare of the community.

3. The proposed project is compatible with surrounding land uses, as the surrounding land uses consist of Single Family Residences to the North, East and South. To the West is an Apartment complex within the City of Hemet. Therefore, since all of the development is residential this project which consists of a three building apartment complex is compatible with the surrounding land uses.

Plot Plan

Plot Plan No. 220032 is a plot plan for the development of a multifamily development consisting of a 36 unit apartment complex on a 2.4 acre site. The findings required to approve the plot plan pursuant to the previsions of Riverside County Zoning Ordinance No. 348, are followed below.

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State Law and the ordinances of Riverside County as detailed in the Land Use Findings and General Plan Findings above.

2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare. As detailed in the project's Mitigated Negative Declaration the project would not have a significant impact to local air quality, hazardous materials, hydrology, wildfire or noise. All other impacts to the environment related to public health would be less than significant. Conditions of approval incorporated for the Plot Plan will further ensure that public health, safety and general welfare are protected.

3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property as the proposed use is for a multifamily development which is consistent with the proposed general plan land

use designation of VHDR through GPA220007 and proposed zoning classification of R-3 through CZ2200028 for this site. The area primarily surrounding this site includes similar multifamily residential uses to the west in the City of Hemet and to the south.

4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The project has been conditioned for the necessary improvements needed for the project site by the Transportation Department and Flood Control District as part of the project review and clearance.

5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. Since the project is proposing three buildings on the site the project is conditioned with the following condition "*Planning 15 – No Separate Sale of Structures*" which prohibits the sale of existing or subsequently constructed structures on the parcel until the parcel id divided and a final map is recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

Development Standards Findings

The Project is located within the Light Agriculture (A-1) and General Residential (R-3) zones, however due to the proposed change of zone to General Residential (R-3), the zoning standards for R-3 will be required to be met. The R-3 zone would allow the proposed use for the Project subject to the approval of a plot plan.

R-3 Development Standard Findings:

1. Lot Size, Width, Depth, Frontage:

   The minimum lot area shall be 7,200 square feet with a minimum average width of 60 feet and a minimum average depth of 100 feet, unless different minimums are specifically required in a particular area.

The lot area for the site is 99,050 square feet and is 133 feet wide and 444 feet deep which exceeds the minimum average width of 60 feet and minimum average depth of 100 feet, the project complies with this standard.

2. The minimum front and rear yards shall be ten feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from the front and rear lot lines no less than ten feet plus two feet for each foot by which the height exceeds 35 feet. The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.

   All four proposed buildings and the trash enclosure do not exceed 35 feet in height and meet the setback requirements 10 feet for the front and rear yards as the front setback for the building 1 which is closest to the front property line is 88 feet from the front property line. The rear setbacks for the buildings at the rear of the property are 10 feet from the property line for Buildings 2 and 4. For Building 3 the rear setback is 15 feet from the rear property line. Thus, the project meets the front and rear setback requirements for the R-3 Zone.

3. The minimum side yard shall be five feet for buildings that do not exceed 35 feet in height. Any portion of a building which exceeds 35 feet in height shall be set back from each side lot line five feet plus two feet for each foot by which the height exceeds 35 feet; if the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback. No structural encroachments shall be permitted in the front, side, or rear yard except as provided in Section 18.19. of this ordinance

   All four proposed buildings and the trash enclosure do not exceed 35 feet in height and meet the setback requirements of 5 feet for the side yard the side setbacks noted on the plans are 10 feet from the side property lines. Thus, the project meets the side setback requirements for the R-3 Zone.

4. No lot shall have more than 50 percent of its net area covered with buildings or structures.

   The total building footprint area is 20,884 square feet and the net area of the lot is 99,050 square feet. Only 21% of the net area of the lot is covered by buildings or structures, the project complies with this development standard.

5. The maximum ratio of floor area to lot area shall not be greater than two to one, not including basement floor area.

The floor area ratio proposed is 0.21 and is in compliance with this development standard.

6. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34. of this ordinance.

   The Apartment Buildings proposed for Buildings 1, 2, 4 are all a max height of approximately 26 feet. Building 3 is a Maximum Height of approximately 35 feet. As such, the development standard is met.

7. Automobile storage space shall be provided as required by Section 18.12. of this ordinance.

   The project proposes 8 single bedroom units which requires 1.25 parking spaces per unit, 16 two-bedroom units which requires 2.25 parking spaces per unit and 12 three or more-bedroom units which requires 2.75 parking spaces per unit. The parking requirements for the three-unit types together is 79 spaces. However, the project is providing 90 parking spaces including 4 accessible parking spaces, and 3 Electric Vehicle Charging stations which complies with Section 18.12 of Ordinance No. 348 for Automobile Storage Spaces.

Other Findings

1. The Project site is not located within a Criteria Cell of the Western Riverside Multiple Species Habitat Conservation Plan.

2. The Project site is located within the Sphere of Influence of the City of Hemet. This Project was provided to the city for review and comment. No comments were received either in favor or opposition of the Project.

3. The project complied with SB18 and AB52 compliance. Noticing to the local tribes was initiated and consultation with responding tribes took place on August 22, 2022. Consultation was concluded on March 15, 2023 and conditions of approval were entered.

4. The Project site is located within the Mount Palomar Observatory Lighting Zone B boundary, as identified by Ordinance No. 655 (Mt. Palomar). The proposed Project has been conditioned to comply with all applicable provisions of ordinance 655.

5. The Project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP).

Fire Findings

The Project site is not located within a Cal Fire State Responsibility Area (SRA) and is not located within a Very High Hazard severity zone. Notwithstanding, the proposed Project was conditioned by the Fire Department to meet various fire safety requirements due to the scope of construction and operations proposed. This includes submittal and approval of water system plans, verification of installation of water access, including all fire hydrants, and review of all proposed structures prior to construction.

The closest fire station to the project site is the Riverside County Little Lake Fire Station 26 which is 0.9 miles away from the project site.

Conclusion

For the reasons discussed above, as well as the information provided in the Mitigated Negative Declaration 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. Staff finds that, as proposed, 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 any correspondence from the public indicating support or opposition to the proposed Project.

ATTACHMENTS

Attachment A – Site Plan, Elevations and Floor Plans
Attachment B – Conceptual Landscape Plans
Attachment C – Conceptual Grading Plan
Attachment D – Conditions of Approval and Advisory Notifications
Attachment E – Mitigated Negative Declaration
Attachment F – Planning Commission Resolution 2026-001
Attachment G – Change of Zone Exhibit and Draft Ordinance
Attachment H – GIS Exhibits
Attachment I – Mailing Labels and Radius Map

Braden Holly

Braden Holly, Deputy County Counsel II 2/6/2026

Proposed 36-Apartment Complex For:

Ascendant Development Group

25914 Columbia Street, Hemet, CA 92544

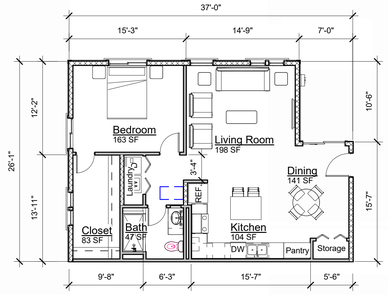
PLOT PLAN 220032

ANDRESEN ARCHITECTURE INC.

17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

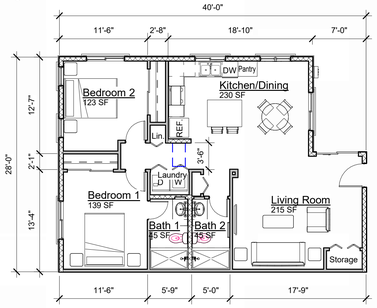


Street Entry View



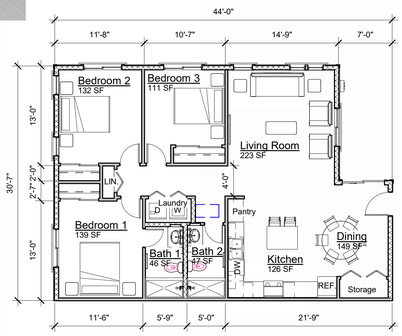
1-Bed Floor Plan

1/8" = 1'-0"



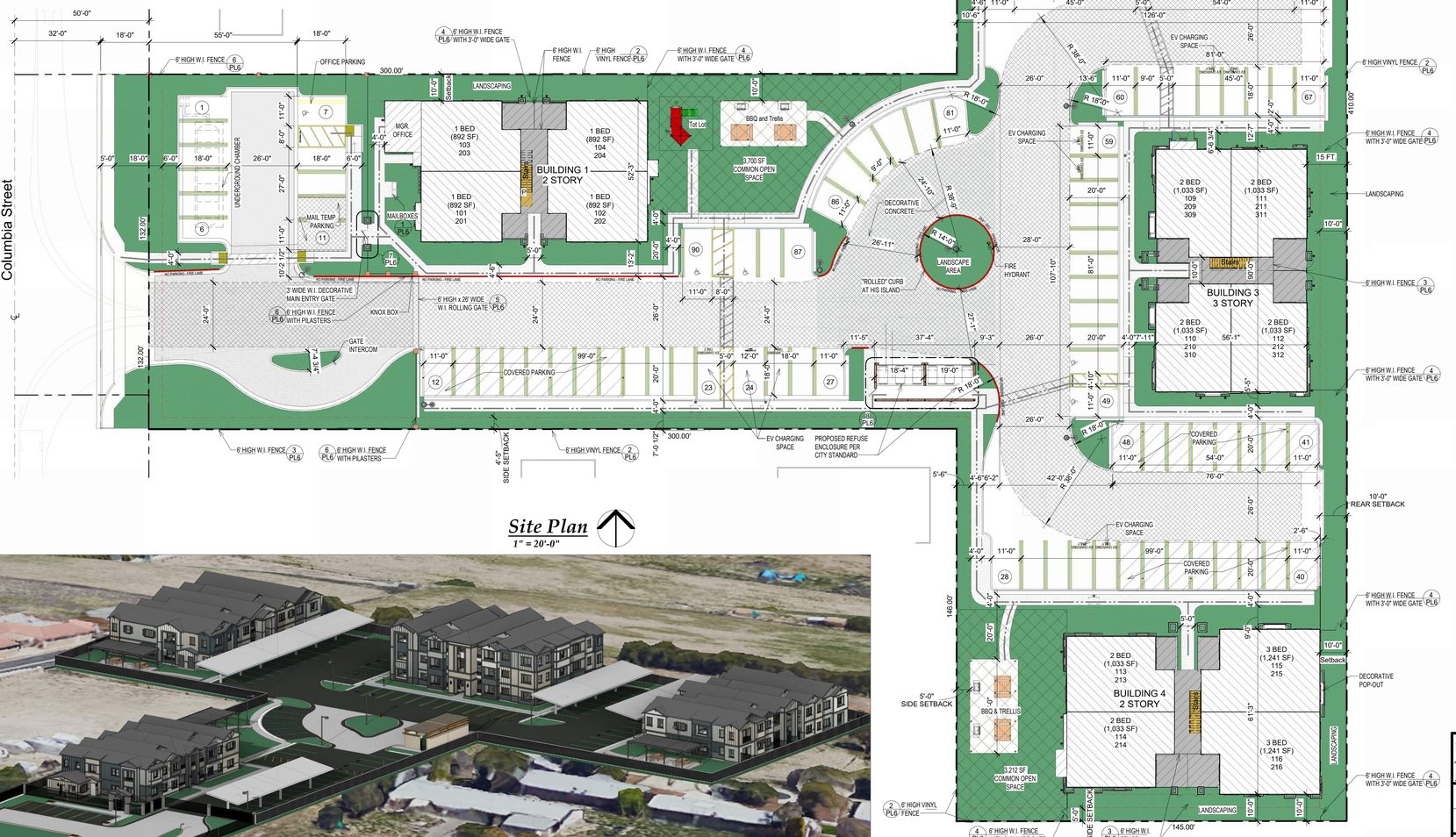
2-Bed Floor Plan

1/8" = 1'-0"



3-Bed Floor Plan

1/8" = 1'-0"



Site Plan

1" = 20'-0"



NOTES:

1. PROJECT SITE IS LOCATED WITHIN THE HEMET ENVIRONMENTAL JUSTICE COMMNUNITY
2. PROJECT IS LOCATED IN HIGH PALEONTOLOGICAL SENSITIVITY, MODERATE LIQUEFACTION POTENTIAL AND SUSCEPTIBLE TO SUBSIDENCE
3. PROJECT LOCATED IN CSA #96 HEMET STREET LIGHTING
4. GRADING ON THE PROPERTY WILL BE BALANCED
5. NO HAZARADOUS MATERIALS WILL BE USED/STORED ONSITE
6. ALL EXISTING SEPTIC TANK AND LEACH LINES WILL BE REMOVED PRIOR TO GRADING PER SEPERATE PERMIT
7. PEDESTRIAN PATH OF TRAVEL TO BE 4' MIN.

UTILITY PURVEYORS:

WATER/SEWER: LAKE HEMET MUNICIPAL WATER DISTRICT

ELECTRICITY: SOUTHERN CALIFORNIA EDISON

GAS: SOUTHERN CALIFORNIA GAS COMPANY

TELEPHONE: AT&T

TRASH / RECYCLING: WASTE MANAGEMENT

OWNER: ASCENDANT DEVELOPMENT GROUP

CONTACT: KEITH TOLLIVER
PO Box 2021,
SAN JACINTO, CA 92541
(951) 833-1283
keith@ascendantdg.com

PROJECT ADDRESS: 25914 COLUMBIA STREET,
HEMET, CA 92541

ARCHITECT: ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY
FONTANA, CA 92335
CONTACT: (909) 355-6688
doug.andresen@aaifirm.com

CIVIL: HP ENGINEERING INC.
1465 CRESTVIEW ROAD
REDLANDS, CA 92374
CONTACT: HENRY POQUIZ
(909) 335-8239
hcpoquiz@aol.com

LANDSCAPING: LANDSCAPE DYNAMICS
CONTACT: SARA ZOLL
(951) 264-8195
sarazoll@landscapedynamics.net

LOT DATA
APN: **438-220-002**

ZONING: **R-3 & A15**
OCCUPANCY: GROUP R-2/U (BUILDINGS 1 - 4)

CONSTRUCTION: TYPE V-B
FIRE SPRINKLERS: REQUIRED. NFPA 13

PROJECT DESCRIPTION: NEW 36 UNIT APARTMENT COMPLEX (INCLUDED 4 ADAPTABLE UNITS)

LEGAL DESCRIPTION: THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF RIVERSIDE, CITY OF HEMET, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 3, BLOCK 112, LANDS OF HEMET LAND COMPANY, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND DESCRIBED AS FOLLOWS, TO WITH: BEGINNING AT A POINT OF THE CENTER LINE OF COLUMBIA STREET, 132 FEET SOUTH OF THE INTERSECTION OF THE CENTER LINE OF COLUMBIA WITH THE NORTH LINE OF SAID LOT 3, BLOCK 112 EXTENDED WESTERLY; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 3, BLOCK 112, 350 FEET; THENCE NORTHERLY 132 FEET, THENCE 145 FEET EASTERLY ALONG NORTH LINE OF SAID LOT 3, BLOCK 112; THENCE SOUTHERLY 410 FEET, PARALLEL WITH THE CENTER LINE OF COLUMBIA STREET; THENCE 145 FEET WESTERLY PARALLEL WITH NORTH LINE OF SAID LOT 3, BLOCK 112; THENCE NORTHERLY 146 FEET, PARALLEL WITH CENTER LINE OF COLUMBIA STREET; THENCE WESTERLY 350 FEET PARALLEL WITH NORTH LINE OF SAID LOT 3, BLOCK 112; THENCE NORTHERLY 132 FEET TO POINT OF BEGINNING.

LOT AREA

NET LOT AREA (AFTER DEDICATION): 99,050 SF (2.27 AC)

BUILDING FOOTPRINT AREA

Bldg 1	4,577 SF
Bldg 2	5,898 SF
Bldg 3	5,005 SF
Bldg 4	5,404 SF
Total Footprint Area	20,884 SF

NET LOT AREA - BUILDING FOOTPRINT: 78,127 SF (100%)
(99,050 - 20,884)

LANDSCAPE AREA: 32,318 SF (41 %)
HARDSCAPE AREA: 45,809 SF (59%)

BUILDING DATA

TYPICAL **1 BEDROOM UNIT** (8 Total)
FLOOR AREA: 892 SF
PATIO / BALCONY 74 SF

TYPICAL **2 BEDROOM UNIT** (16 Total)
FLOOR AREA: 1,033 SF
PATIO / BALCONY 110 SF

TYPICAL **3 BEDROOM UNIT** (12 Total)
FLOOR AREA: 1,241 SF
PATIO / BALCONY 105 SF

PARKING DATA

PRIVATE PARKING:
SINGLE BED. 1.25/UNIT (1.25 x 8): 10 SPACES
TWO BED. 2.25/UNIT (2.25 x 16): 36 SPACES
THREE or MORE BED. 2.75/UNIT (2.75 x 12): 33 SPACES
REQUIRED: 79 SPACES

COVERED PARKING SPACES 37 SPACES
OPEN PARKING SPACES 53 SPACES
TOTAL PROVIDED: 90 SPACES

(INCLUDING 4 ACCESSIBLE (1 VAN)

EV CHARGING STATIONS REQUIRED:
3 SPACES FOR THE FIRST 50 PARKING SPACES & 3 SPACES REQUIRED
1 SPACE FOR EVERY ADDITIONAL 50 PARKING SPACES 3 SPACES PROVIDED

RECREATIONAL SPACE DATA

RECREATIONAL SPACE REQUIRED:
SF REQUIRED PER RESIDENTIAL UNIT: 200 SF
TOTAL NUMBER OF UNITS: 36 UNITS
REQUIRED: 7,200 SF

PROVIDED: 9,687 SF

Sequence of Drawings - DR

Number	*Description*
PL1	Site Plan
PL2	Bldg. 1 - Floor Plans & Elev.
PL3	Bldg. 2 - Floor Plans & Elev.
PL4	Bldg. 3 - Floor Plans & Elev.
PL5	Bldg. 4 - Floor Plans & Elev.
PL6	Site Details & Specifications
PL7	3d Views
1 of 1	Conceptual Grading Plan

CASE: PPT220032
EXHIBIT: Site Plan
DATE: 9-5-2024
PLANNER: J Aparicio
☐ Meeting ☑ Comment Agenda ☐ Final

Proposed 36-Apartment Complex For:
Ascendant Development Group
25914 Columbia Street, Hemet, CA 92544

8 Apr. 2024	
20-3937	

LICENSED ARCHITECT Douglas Andresen C-14504 12-31-25 RENEWAL DATE STATE OF CALIFORNIA

Site Plan

PL1

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Building 1 - South (Front) Elevation

3/16" = 1'-0"



Building 1 - West (Street - Left) Elevation

3/16" = 1'-0"

Material Schedule

KEY	COLOR (TO MATCH), DESCRIPTION		
1A	ROOFING -	EAGLE-BEL AIR	- 4595 DARK CHARCOAL
2A	FASCIAL/TRIM -	DUNN EDWARDS PAINT	- DARK ENGINE DE6350
3A	FIBER CEMENT SIDING -	JAMES HARDIE	- EVENING BLUE
3B	FIBER CEMENT SIDING -	JAMES HARDIE	- ARCTIC WHITE
3C	FIBER CEMENT SIDING -	JAMES HARDIE	- LIGHT MIST
3D	FIBER CEMENT SIDING -	JAMES HARDIE	- NIGHT GRAY
3E	FIBER CEMENT SIDING -	JAMES HARDIE	- COBBLE STONE

HARDIE PLANK LAP SIDING

HARDIE PANEL VERTICAL SIDING & BATTEN

HARDIE ARCHITECTURAL PANEL - MOUNDED SAND



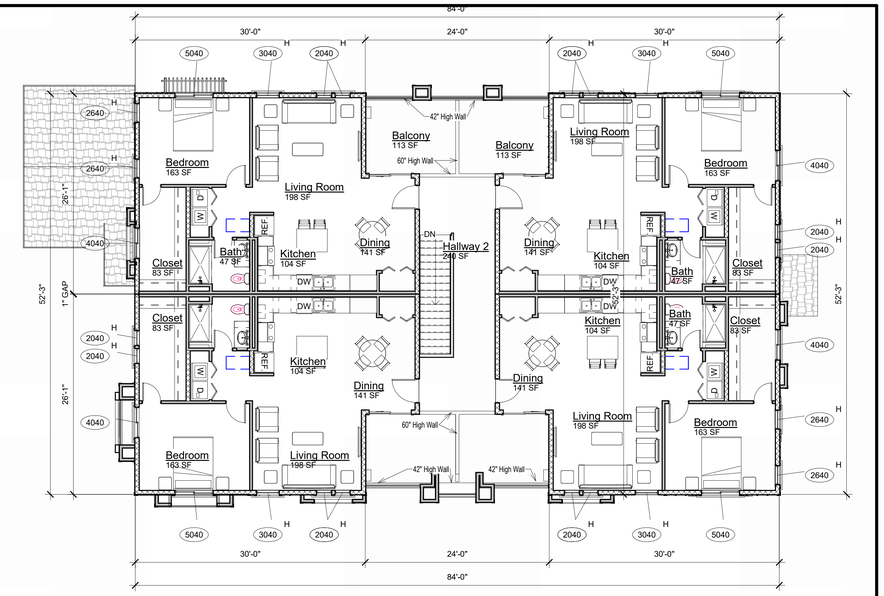
Building 1 - North (Rear) Elevation

3/16" = 1'-0"



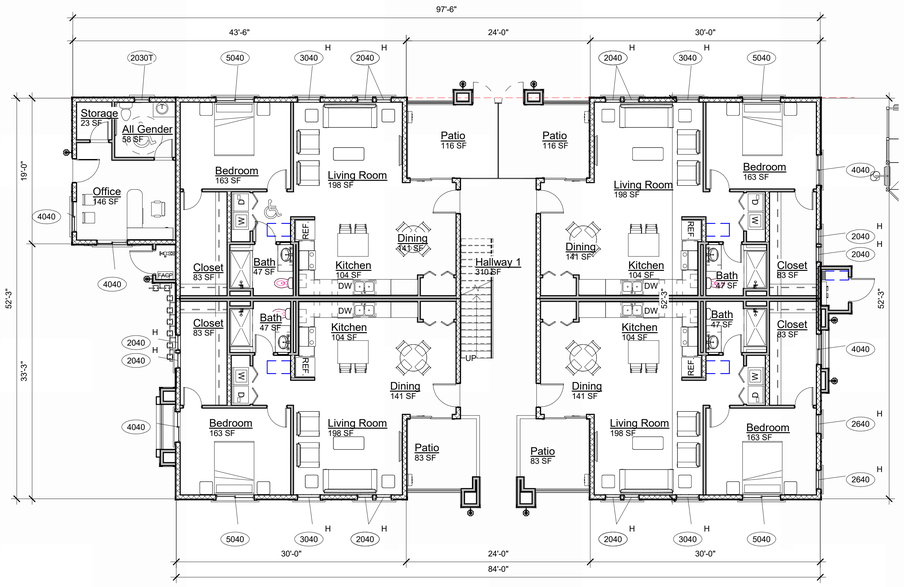
Building 1 - East (Right) Elevation

3/16" = 1'-0"



Overall - 2nd Floor Plan - Bldg.1

1/8" = 1'-0"



Overall - 1st Floor Plan - Bldg. 1

1/8" = 1'-0"

Area Schedule Building 1	
2nd Floor	
Living Area	3,572 SF
Living	3,572 SF
Balcony	468 SF
Hallway 2	244 SF
Non-Living	712 SF

Area Schedule Building 1

ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Proposed 36-Apartment Complex For:

Ascendant Development Group

25914 Columbia Street, Hemet, CA 92544

2 Jun. 2023

20-3937

LICENSED ARCHITECT Douglas Andresen C-14504 12-31-23 RENEWAL DATE STATE OF CALIFORNIA

Bldg. 1 - Floor Plans & Elev.

PL2

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Building 2 - South (Front) Elevation

3/16" = 1'-0"



Building 2 - West (Left) Elevation

3/16" = 1'-0"



Building 2 - North (Rear) Elevation

3/16" = 1'-0"



Building 2 - East (Right) Elevation

3/16" = 1'-0"

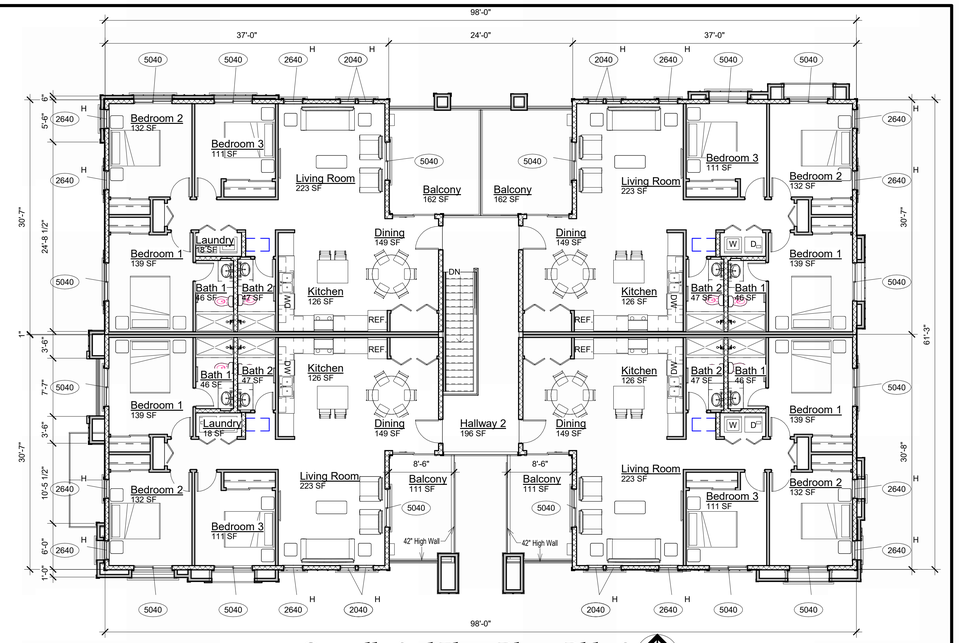
Material Schedule

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HARDIE PLANK LAP SIDING

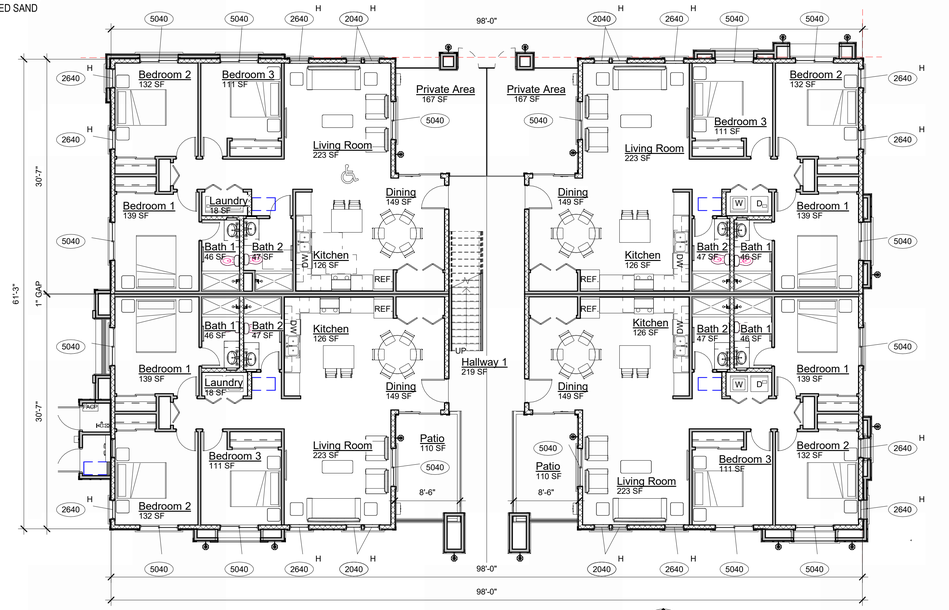
HARDIE PANEL VERTICAL SIDING & BATTEN

HARDIE ARCHITECTURAL PANEL - MOUNDED SAND



Overall - 2nd Floor Plan - Bldg. 2

1/8" = 1'-0"



Overall - 1st Floor Plan - Bldg. 2

1/8" = 1'-0"

Area Schedule Building 2	
2nd Floor	
Living Area	4,970 SF
Living	4,970 SF
Balcony	574 SF
Hallway2	249 SF
Non-Living	823 SF

Area Schedule Building 2

ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Proposed 36-Apartment Complex For:

Ascendant Development Group

25914 Columbia Street, Hemet, CA 92544

2 Jun. 2023

20-3937

Bldg. 2 - Floor Plans & Elev.

LICENSED ARCHITECT Douglas Andresen C-14504 12-31-23 RENEWAL DATE STATE OF CALIFORNIA

PL3

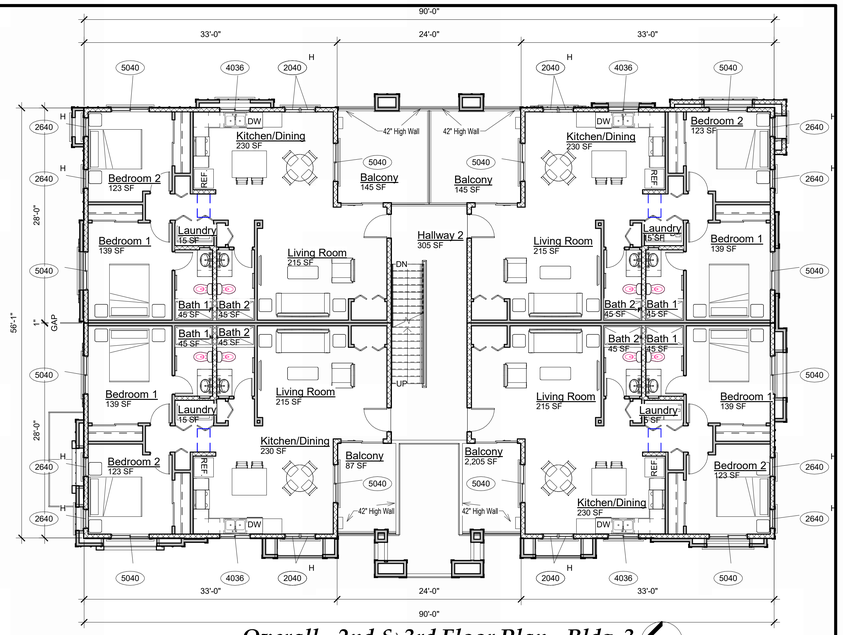
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Building 3 - West (Front) Elevation
3/16" = 1'-0"

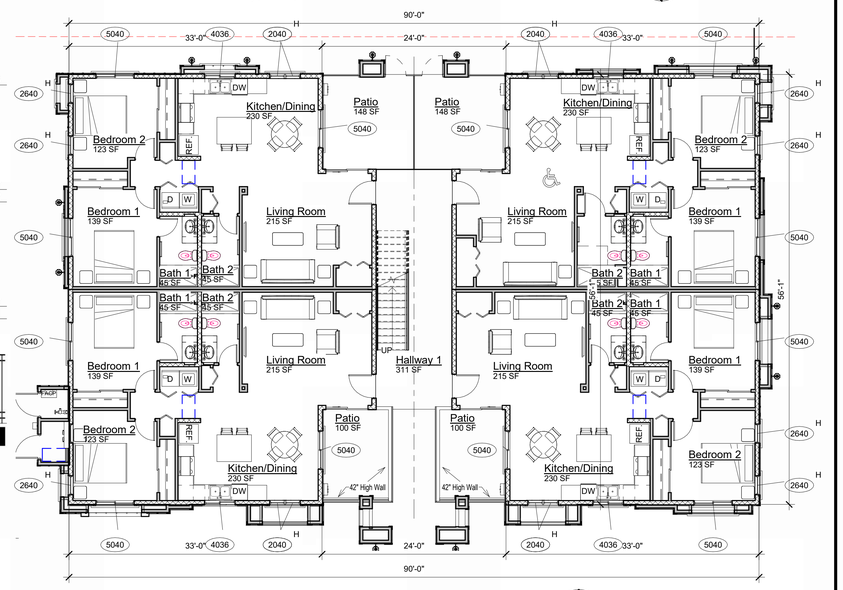


Overall - 2nd & 3rd Floor Plan - Bldg. 3
1/8" = 1'-0"



Building 3 - North (Left) Elevation
3/16" = 1'-0"

Building 3 - South (Right) Elevation
3/16" = 1'-0"



Overall - 1st Floor Plan - Bldg. 3
1/8" = 1'-0"



Building 3 - East (Rear) Elevation
3/16" = 1'-0"

Material Schedule

KEY	COLOR (TO MATCH), DESCRIPTION		
1A	ROOFING -	EAGLE-BEL AIR	- 4595 DARK CHARCOAL
2A	FASCIAL/TRIM -	DUNN EDWARDS PAINT	- DARK ENGINE DE6350
3A	FIBER CEMENT SIDING -	JAMES HARDIE	- EVENING BLUE
3B	FIBER CEMENT SIDING -	JAMES HARDIE	- ARCTIC WHITE
3C	FIBER CEMENT SIDING -	JAMES HARDIE	- LIGHT MIST
3D	FIBER CEMENT SIDING -	JAMES HARDIE	- NIGHT GRAY
3E	FIBER CEMENT SIDING -	JAMES HARDIE	- COBBLE STONE

HARDIE PLANK LAP SIDING

HARDIE PANEL VERTICAL SIDING & BATTEN

HARDIE ARCHITECTURAL PANEL - MOUNDED SAND

Area Schedule Building 3	
2nd Floor	
Living Area	4,139 SF
Living	4,139 SF
Balcony	489 SF
Hallway 2	244 SF
Non-Living	733 SF

Area Schedule Building 3	
3rd Floor	
Living Area	4,139 SF
Living	4,139 SF
Balcony	489 SF
Hallway 3	244 SF
Non-Living	733 SF

Area Schedule Building 3

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Proposed 36-Apartment Complex For:
Ascendant Development Group
25914 Columbia Street, Hemet, CA 92544

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Bldg. 3 - Floor Plans & Elev.

PL4

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Building 4 - North (Front) Elevation

3/16" = 1'-0"



Building 4 - East (Left) Elevation

3/16" = 1'-0"

Material Schedule

KEY	COLOR (TO MATCH), DESCRIPTION			
1A	ROOFING	-	EAGLE-BEL AIR	- 4595 DARK CHARCOAL
2A	FASCIAL/TRIM	-	DUNN EDWARDS PAINT	- DARK ENGINE DE6350
3A	FIBER CEMENT SIDING	-	JAMES HARDIE	- EVENING BLUE
3B	FIBER CEMENT SIDING	-	JAMES HARDIE	- ARCTIC WHITE
3C	FIBER CEMENT SIDING	-	JAMES HARDIE	- LIGHT MIST
3D	FIBER CEMENT SIDING	-	JAMES HARDIE	- NIGHT GRAY
3E	FIBER CEMENT SIDING	-	JAMES HARDIE	- COBBLE STONE

HARDIE PLANK LAP SIDING

HARDIE PANEL VERTICAL SIDING & BATTEN

HARDIE ARCHITECTURAL PANEL - MOUNDED SAND



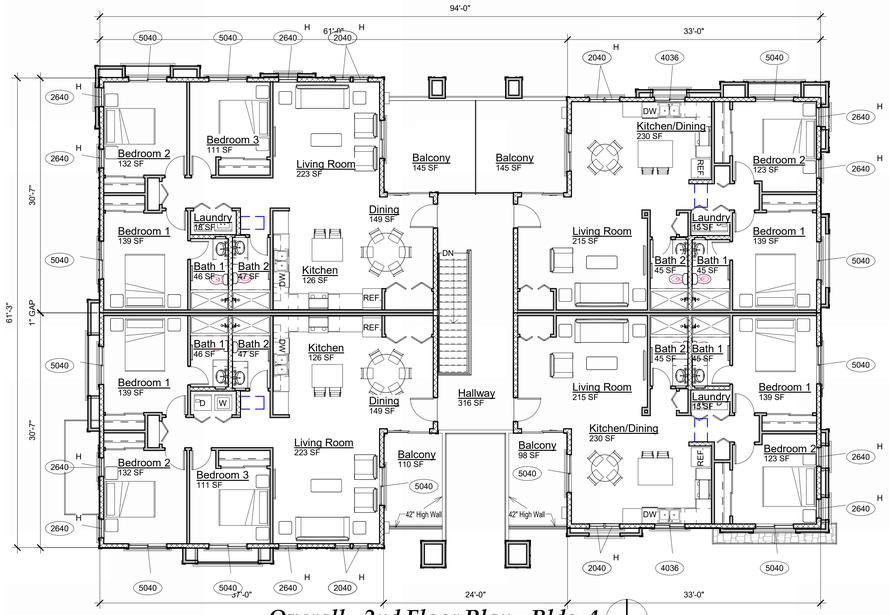
Building 4 - South (Rear) Elevation

3/16" = 1'-0"



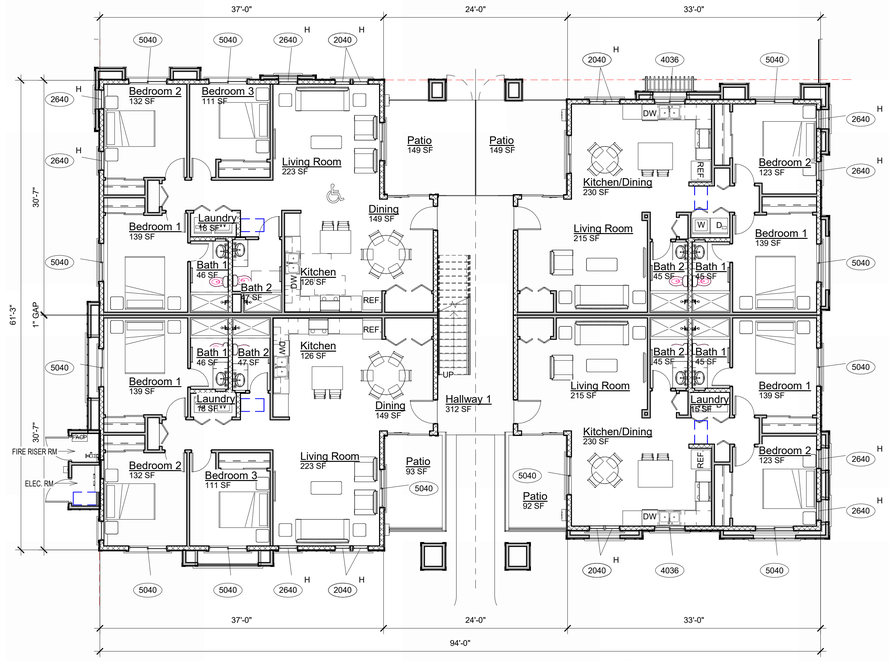
Building 4 - West (Right) Elevation

3/16" = 1'-0"



Overall - 2nd Floor Plan - Bldg. 4

1/8" = 1'-0"



Overall - 1st Floor Plan - Bldg. 4

1/8" = 1'-0"

Area Schedule Building 4

2nd Floor	
Living Area	4,554 SF
Living	4,554 SF
Balcony	497 SF
Hallway 2	246 SF
Non-Living	742 SF

Area Schedule Building 4

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Proposed 36-Apartment Complex For:

Ascendant Development Group

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2 Jun. 2023

20-3937

Bldg. 4 - Floor Plans & Elev.

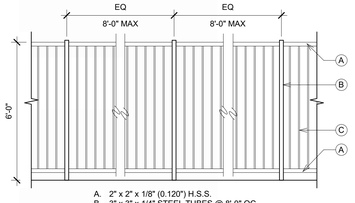
PL5

LICENSED ARCHITECT Douglas Andresen C-14504 12-31-23 RENEWAL DATE STATE OF CALIFORNIA

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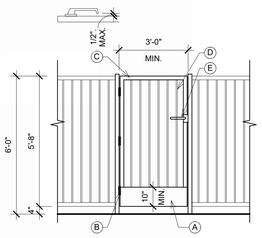
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A. 2" x 2" x 1/8" (0.120") H.S.S.
B. 3" x 3" x 1/4" STEEL TUBES @ 8'-0" OC
C. 1" SQ x 16 GA T.S. @ 5" OC

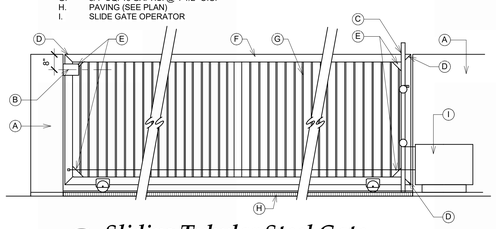
3 Wrought Iron Fence
3/8" = 1'-0"



A. 4" x 4" x 1/4" TUBE STEEL FRAME (2 SIDES & TOP - PAINT)
B. ONE 6" HEAVY DUTY BALL BEARING HINGE (WELD) PAINT
C. 2" x 2" x 1/8" T.S.
D. 1" x 1" x 16 GA. TUBULAR STEEL PICKETS @ 6" O/C.
E. LEVER TYPE HARDWARE AT 30" - 44" A.F.S. (STORAGE ROOM LOCK) AT PULL SIDE. PROVIDE 1/2" CLEARANCE TO GATE SURFACE PER SECTION 11B-404.2.7

4 Wrought Iron Gate
3/8" = 1'-0"

A. SCREEN WALL OR PILASTER
B. GATE RECEIVER
C. 5" x 5" x 1/4" STEEL GUIDES
D. GRIND WELDS SMOOTH & PAINT
E. 2"x4"x1/4" GUSSET
F. 2"x4"x1/4" THICK T.S. FRAME
G. 3/4" SQ. 16 GA. T.S. @ 4-1/2" O.C.
H. PAVING (SEE PLAN)
I. SLIDE GATE OPERATOR



5 Sliding Tubular Steel Gate
3/8" = 1'-0"

6'x8' Bryce - White

Model#	Description
73014727	6ft. x 8ft. Bryce Fence Kit (DE) (Actual Size 70in. H x 91in. W)
73014394	6ft. x 46in. Bryce Walk Gate Kit* (Actual Size 70in. Hx 46in. W)
73014395	6ft. x 58in. Bryce Drive Gate Kit* (Actual Size 70in. H x 58in. W)
73024020	Sin. x Sin. x 108in. Line Post (DE)
73024022	Sin. x Sin. x 108in. Corner Post (DE)
73024021	Sin. x Sin. x 108in. End/Gate Post (DE)
73024499	Sin. x Sin. x 108in. Transitional Line Post (DE-ZA) (6° to 5°)
73024500	Sin. x Sin. x 108in. Transitional Right Corner Post (DE-ZA) (6° to 5°)
73024501	Sin. x Sin. x 108in. Transitional Left Corner Post (DE-ZA) (6° to 5°)
73024545	Sin. x Sin. x 108in. Transitional Line Post - White (DE-ZB) (6° to 4°)
73024546	Sin. x Sin. x 108in. Transitional Right Corner Post - White (DE-ZB) (6° to 4°)
73024547	Sin. x Sin. x 108in. Transitional Left Corner Post - White (DE-ZB) (6° to 4°)
73003463	Sin. x Sin. x 106in. Gate Post Insert (For use with Sin. x Sin. x 108in. Posts)
73013119	Sin. x Sin. Contemporary Post Top
73014080	Post Top Clips

Fence panel
Walk Gate
Drive Gate

6'x8' Bryce - Sand

Model#	Description
73014728	6ft. x 8ft. Bryce Fence Kit (DE) (Actual Size 70in. H x 91in. W)
73014397	6ft. x 46in. Bryce Walk Gate Kit* (Actual Size 70in. H x 46in. W)
73014398	6ft. x 58in. Bryce Drive Gate Kit* (Actual Size 70in. H x 58in. W)
73024023	Sin. x Sin. x 108in. Line Post (DE)
73024025	Sin. x Sin. x 108in. Corner Post (DE)
73024024	Sin. x Sin. x 108in. End/Gate Post (DE)
73024505	Sin. x Sin. x 108in. Transitional Line Post (DE-ZA) (6° to 5°)
73024506	Sin. x Sin. x 108in. Transitional Right Corner Post (DE-ZA) (6° to 5°)
73024507	Sin. x Sin. x 108in. Transitional Left Corner Post (DE-ZA) (6° to 5°)
73024551	Sin. x Sin. x 108in. Transitional Line Post - Sand (DE-ZB) (6° to 4°)
73024552	Sin. x Sin. x 108in. Transitional Right Corner Post - Sand (DE-ZB) (6° to 4°)
73024553	Sin. x Sin. x 108in. Transitional Left Corner Post - Sand (DE-ZB) (6° to 4°)
73003463	Sin. x Sin. x 106in. Gate Post Insert (For use with Sin. x Sin. x 108in. Posts)
73013807	Sin. x Sin. Contemporary Post Top
73014080	Post Top Clips

Fence panel
Walk Gate
Drive Gate

Transitional Left Corner Post — Transitional Left Corner Post to have the shorter route to the left of the taller route as shown.

Transitional Line Post — Transitional Line Post to have the shorter route on one side and the taller route on the other as shown.

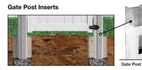
Transitional Right Corner Post — Transitional Right Corner Post to have the shorter route to the right of the taller route as shown.

Gate Hinges



Heavy-Duty Wrap Hinge

Gate Post Inserts

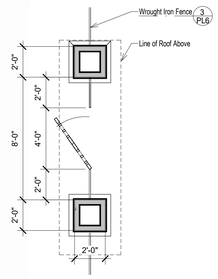


Gate Post Insert

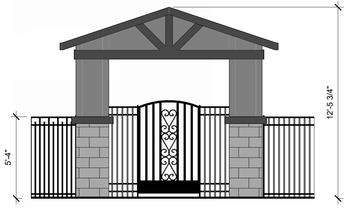
PRO•TIP — Models available for gate posts and brackets for driveway openings.

* All gate kits include Boerboer® Gate Solutions hinges. For more information on gates and hardware see pages 76-79. For additional post top options and accessories see pages 74-75.

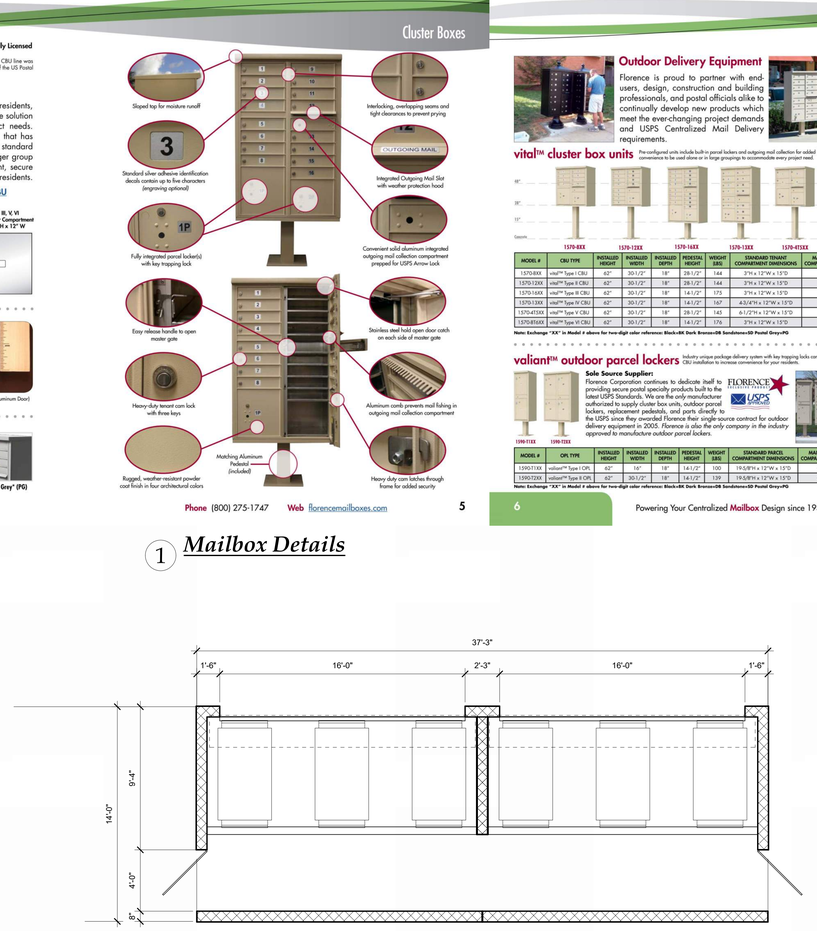
2 Vinyl Fence



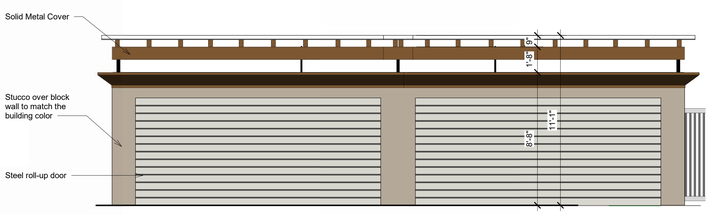
7 Main Entry Gate Plan
1/4" = 1'-0"



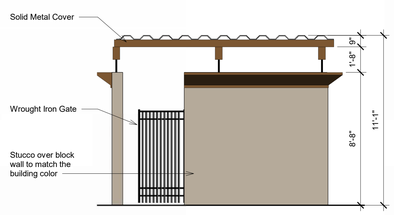
Main Entry Gate Elevation
1/4" = 1'-0"



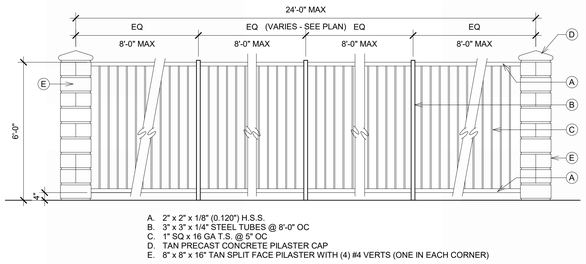
8 Trash Enclosure Floor Plan
1/4" = 1'-0"



Front Elevation - Trash Enclosure
1/4" = 1'-0"

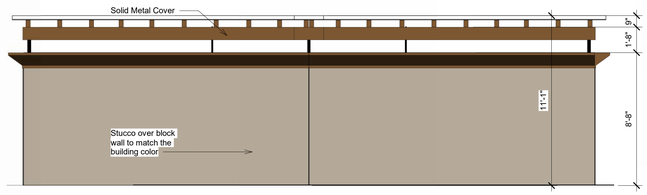


Right Elevation - Trash Enclosure
1/4" = 1'-0"

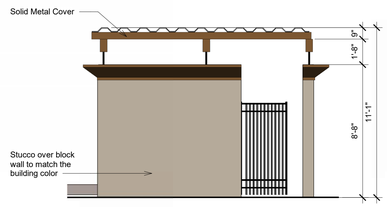


A. 2" x 2" x 1/8" (0.120") H.S.S.
B. 3" x 3" x 1/4" STEEL TUBES @ 8'-0" OC
C. 1" SQ x 16 GA T.S. @ 5" OC
D. TAN PRECAST CONCRETE PILASTER CAP
E. 8" x 8" x 16" TAN SPLIT FACE PILASTER WITH (4) #4 VERTS (ONE IN EACH CORNER)

6 Wrought Iron Fence w/ Pilasters Elevation
3/8" = 1'-0"



Back Elevation - Trash Enclosure
1/4" = 1'-0"



Left Elevation - Trash Enclosure
1/4" = 1'-0"

Cluster Box Units
Features and Options



Florence "F" Series CBU is Officially Licensed by the US Postal Service
The complete Florence vital™ 1570 series CBU line was the first Officially Licensed CBU product of the US Postal Service for centralized mail delivery.
License #1CDSEG08-B-0012

Whether you plan to serve four or 2,000 residents, cluster box units (CBU) provide a flexible solution to accommodate your building project needs. Simply select the pre-configured unit(s) that has the best options for your residents. These standard units can be used individually or in larger group installations - all providing a convenient, secure method of mail and package delivery to residents.

florencemailboxes.com/CBU

Cluster Box Unit Standard Compartment Sizes

All CBU Types are USPS Approved and pre-configured with standard tenant and parcel locker compartment heights which meet specific regulations.
Note: All USPS parcel locker compartments are 19-5/8" H x 12" W.

Type I, II, III, VI Tenant Compartment
3" H x 12" W

Type IV Tenant Compartment
4-3/4" H x 12" W

Type V Double High Tenant Compartment
6-1/2" H x 12" W

Type I, II, V, VI Parcel Locker Compartment
9-7/8" H x 12" W

Type I, II, III, IV, V, VI Parcel Locker Compartment
13-3/8" H x 12" W

178
(Actual Size Shown)

Door ID Options

Decals: All CBUs come standard with silver adhesive decals which are 1-1/2"H x 1-3/4"W. Black lettering can contain up to five characters per decal.

Engraving: Custom engraving utilizes the USPS Standard 5/5 Block font and is 3/4" tall. All engraving can include up to 12 characters.



(Optional Engraving into Aluminum Door)

Color Options

All cluster box unit types are available in four different architectural color options; all in a durable, powder coat finish.

*Note: Postal Grey is USPS Approved for replacement only and is not intended for new installations.

Black (BK) | Dark Bronze (DB) | Sandstone (SD) | Postal Grey* (PG)

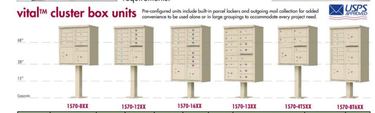
Outdoor Delivery Equipment

Florence is proud to partner with end-users, design, construction and building professionals, and postal officials alike to continually develop new products which meet the ever-changing project demands and USPS Centralized Mail Delivery requirements.



vital™ cluster box units

Pre-configured units include built-in parcel lockers and outgoing mail collection for added convenience to be used alone or in large groupings to accommodate every project need.



MODEL #	CBU TYPE	INSTALLED HEIGHT	INSTALLED WIDTH	INSTALLED DEPTH	PEDESTAL HEIGHT	WEIGHT (LBS)	STANDARD TENANT COMPARTMENT DIMENSIONS	MAILBOX COMPARTMENTS	PARCEL LOCKERS
1570-BKK	vital™ Type I CBU	62"	30-1/2"	18"	28-1/2"	144	3"H x 12"W x 15"D	8	2
1570-13XK	vital™ Type II CBU	62"	30-1/2"	18"	28-1/2"	144	3"H x 12"W x 15"D	12	1
1570-16XK	vital™ Type III CBU	62"	30-1/2"	18"	141/2"	173	3"H x 12"W x 15"D	16	2
1570-13XK	vital™ Type IV CBU	62"	30-1/2"	18"	141/2"	167	4-3/4"H x 12"W x 15"D	13	1
1570-4TXK	vital™ Type V CBU	62"	30-1/2"	18"	28-1/2"	143	6-1/2"H x 12"W x 15"D	4	2
1570-8TBXK	vital™ Type VI CBU	62"	30-1/2"	18"	141/2"	176	3"H x 12"W x 15"D	8	4

Note: Exchange "XX" in Model # above for two-digit color reference: Black=BK Dark Bronze=DB Sandstone=SD Postal Grey=PG

valiant™ outdoor parcel lockers

Industry-unique package delivery system with key trapping locks can be used alone or with CBU installation to increase convenience for your residents.

Sole Source Supplier:
Florence Corporation continues to dedicate itself to providing secure postal specialty products built to the latest USPS Standards. We are the only manufacturer authorized to supply cluster box units, outdoor parcel lockers, replacement pedestals, and parts directly to the USPS since they awarded Florence their single-source contract for outdoor delivery equipment in 2005. *Florence is also the only company in the industry approved to manufacture outdoor parcel lockers.*

1590-11XX | 1590-12XX



MODEL #	CPL TYPE	INSTALLED HEIGHT	INSTALLED WIDTH	INSTALLED DEPTH	PEDESTAL HEIGHT	WEIGHT (LBS)	STANDARD PARCEL COMPARTMENT DIMENSIONS	MAILBOX COMPARTMENTS	PARCEL LOCKERS
1590-11XX	valiant™ Type I CPL	62"	16"	18"	141/2"	100	19-5/8"H x 12"W x 15"D	0	2
1590-12XX	valiant™ Type II CPL	62"	30-1/2"	18"	141/2"	139	19-5/8"H x 12"W x 15"D	0	4

Note: Exchange "XX" in Model # above for two-digit color reference: Black=BK Dark Bronze=DB Sandstone=SD Postal Grey=PG

1 Mailbox Details

ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Proposed 36-Apartment Complex For:
Ascendant Development Group
25914 Columbia Street, Hemet, CA 92544

2 Jun. 2023	
20-3937	

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Site Details & Specifications

PL6

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ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688



Building #1



Building #2



Building #3



Building #4

Proposed 36-Apartment Complex For:
Ascendant Development Group
25914 Columbia Street, Hemet, CA 92544

2 Jun. 2023	
20-3937	

LICENSED ARCHITECT Douglas Andresen C-14504 12-31-23 RENEWAL DATE STATE OF CALIFORNIA

3d Views

PL7

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C:\Andresen Architecture Inc\AAI - Access\Projects\4_Projects 2020-2029\2020\20-3937 Columbia Heights Apartments\Revit\20-3937 Columbia Heights (21).rvt
6/7/2023 10:42:21 AM

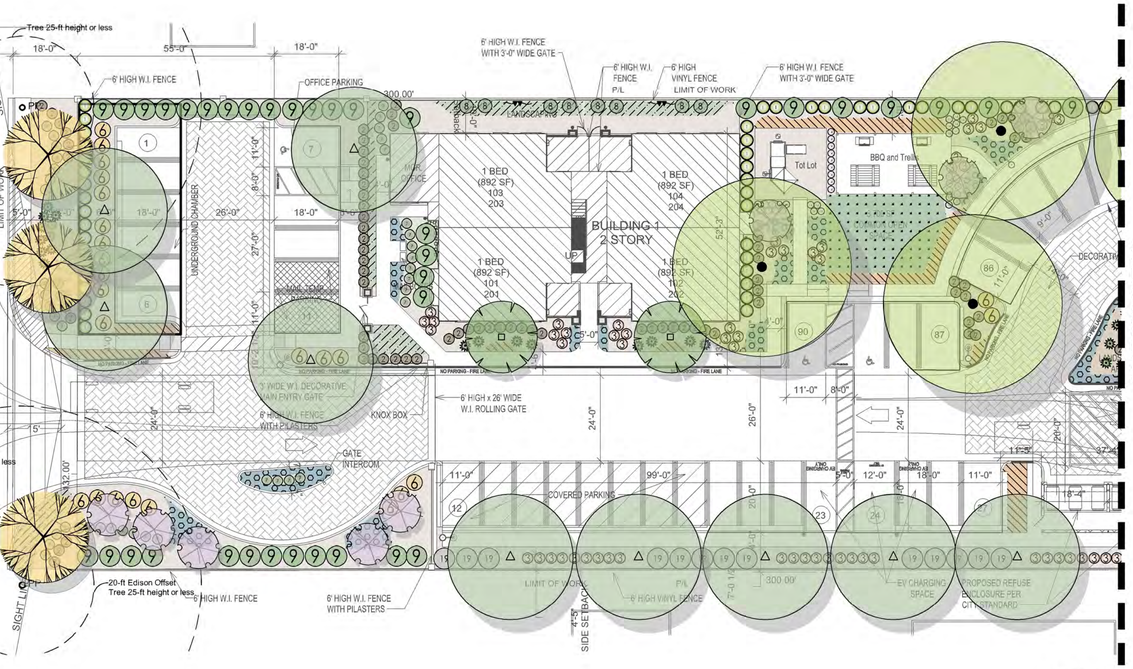
PLAN CHECK | OVERSIGHT LLA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP PP#

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY – ON-SITE).

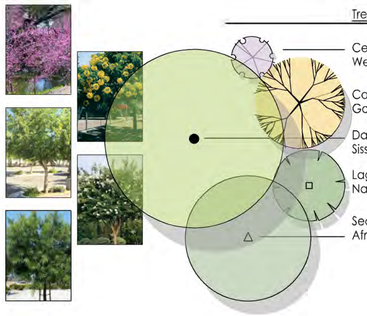
ORD. 859 VERSION | DATE SIGNED | REGISTRATION NUMBER | OVERSIGHT ENGINEER

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY – ROW / OFFSITE).

CASE: PPT220032
EXHIBIT: Landscape Pl
DATE: 2-15-2024
PLANNER: K. Mitchell
☐ Meeting ☑ Comment Agenda ☐ Final



Planting Legend



Trees:

Botanical / Common Name	Kc / Water Use	Height	Width	Container
Cercis occidentalis Western Redbud	0.3 Deciduous	10-20' 10-20'		24" Box Standard
Cassia leptophylla Gold Medallion Tree	0.4 Evergreen	20-25' 15-25'		24" Box Standard
Dalbergia sissoo Sissoo Tree	0.3 Evergreen	25-50' 35-50'		24" Box Standard
Lagerstroemia indica 'Natchez' Natchez Crape Myrtle	0.4 Deciduous	20' 20'		24" Box Standard
Searsia lancea African Sumac	0.3 Evergreen	30' 20-35'		24" Box Standard



Botanical / Common Name	Kc Height	Height	Width	Container
Foundation Shrubs				
Buxus microphylla Japanese Boxwood	0.4 Moderate	3-4' 2-4'		5 gallon
Callistemon 'Little John' Dwarf Callistemon	0.3 Low	3-5' 4-6'		5 gallon
Westringia fruticosa 'Blue Gem' Blue Gem Westringia	0.3 Low	6-7' 6'		5 gallon
Prunus carolinia 'Bright n Tight' Bright n Tight Carolina Laurel	0.4 Moderate	8-10' 6-8'		5 gallon



Accents and Groundcovers				
Agave 'Blue Flame' Blue Flame Agave	0.3 Low	2-3' 2-3'		50% 5-gallon 50% 3-gallon
Anigozanthos flavidus Kangaroo Paw	0.3 Low	3-4' 2-4'		1 gallon
Dietes iridiodes African Iris	0.4 Moderate	3' 3'		5 gallon
Lantana 'New Gold' New Gold Lantana	0.3 Low	1-2' 4-6'		1 gallon
Liriope muscari 'Majestic' Majestic Lilyturf	0.4 Moderate	18" 2'		1 gallon
Salvia greggii Autumn Sage	0.3 Low	2-3' 2-3'		5 gallon
Grevillea 'Noelli' Noell's Grevillea	0.3 Low	4' 4-5'		1 gallon 4ft o.c.
Myoporum parvifolium 'Pink' Pink Groundcover Myoporum	0.3 Low	1-2' 5'		1 gallon 5ft o.c.
Osteospermum African Daisy	0.3 Low	1-2' 1-2'		Flats 1ft o.c.
Senecio serpens Blue Chalksticks	0.3 Low	1-2' 1'		Flats 1ft o.c.



Recreational Turf			
Festuca Arundinacea Dwarf Tall Fescue - Marathon II	0.8 SLA - Rec. Turf		1,929 S.F.

Vines			
Trachelospermum jasminoides Star Jasmine	0.4 Moderate		1 gallon

LIMITED USE AREA

NO VISUAL OBSTRUCTIONS, INCLUDING TREES AND PLANT MATERIAL, OVER 30" IN HEIGHT, IN THIS AREA.

GROUND WOOD MULCH

ALL LANDSCAPED AREAS ARE TO RECEIVE A 3" LAYER OF FOREST FLOOR MULCH OR APPROVED EQUAL.

LEGEND

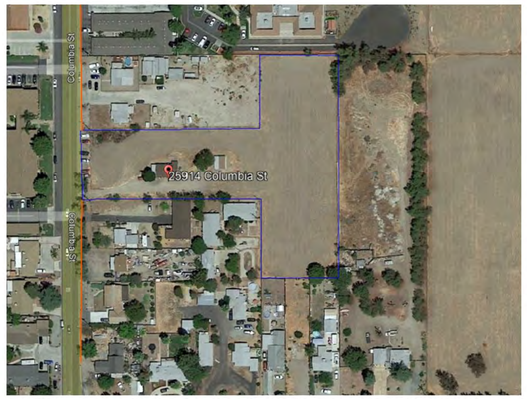
- BROWN = BUILDING & SAFETY GRADING DIVISION COMMENTS
- PURPLE = PLANNING DEPARTMENT COMMENTS
- GREEN = ENVIRONMENTAL PROGRAMS DEPARTMENT COMMENTS
- LIGHT ORANGE = TRANSPORTATION DEPARTMENT COMMENTS
- BLUE = FLOOD CONTROL DISTRICT COMMENTS
- LIGHT GREEN = REGIONAL PARKS & OPEN SPACE DISTRICT COMMENTS
- RED = FIRE DEPARTMENT COMMENTS
- YELLOW = ENVIRONMENTAL HEALTH DEPARTMENT COMMENTS
- LIGHT BLUE = BUILDING & SAFETY PLAN CHECK COMMENTS
- ORANGE = WASTE MANAGEMENT DEPARTMENT COMMENTS



VIEW OF 300FT NORTH ALONG COLUMBIA STREET



VIEW OF 300FT SOUTH ALONG COLUMBIA STREET



AERIAL OF TOTAL PROPERTY (BLUE) AND 300FT NORTH AND SOUTH ALONG COLUMBIA STREET (ORANGE)

DIGALERT — DIAL BEFORE YOU DIG TOLL FREE 1-800-227-2600 — TWO WORKING DAYS BEFORE YOU DIG — A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

NOTE: WORK CONTAINED WITHIN THESE PLANS SHALL NOT COMMENCE UNTIL AN ENCROACHMENT PERMIT AND/OR A GRADING PERMIT HAS BEEN ISSUED.

The private landscape architect signing these plans is responsible for assuring the accuracy and acceptability of the design hereon. In the event of discrepancies arising after county approval or during construction, the private landscape architect shall be responsible for determining an acceptable solution and revising the plans for approval by the county.

MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				COUNTY	

LICENSED LANDSCAPE ARCHITECT — Gregory Paul Cox — 5204 — 4/30/2024 Renewal Date — 1/9/2024 Date — STATE OF CALIFORNIA

PREPARED BY:
LANDSCAPE DYNAMICS
3615 MAIN STREET STE 103
RIVERSIDE CA 92501
PHONE 951-264-4839

CERT NO.5204, EXP 04/2024 DATE: 1/9/2024

Ecosystem Urban ULES Solutions — LandscapeDynamics.net
Landscape Dynamics
Landscape Architecture
Consulting
Water Management
Certified Arborist

BENCHMARK:
PER CIVIL PLANS:
RIVERSIDE COUNTY BM
H-6-3 BRASS DISC ON
TOP OF CONCRETE
ELEVATION = 1631.519

SCALE: PER PLAN
H: _____ V: _____

PPT220032
COUNTY OF RIVERSIDE
ASCENDANT DEVELOPMENT GROUP
36-APARTMENT COMPLEX
25914 COLUMBIA STREET, HEMET CA 92544
APN 438-220-002

FOR: ASCENDANT DEVELOPMENT GROUP

CONCEPTUAL LANDSCAPE PLAN

COUNTY FILE NO. 1

SHEET NO. 1 OF 3 SHTS

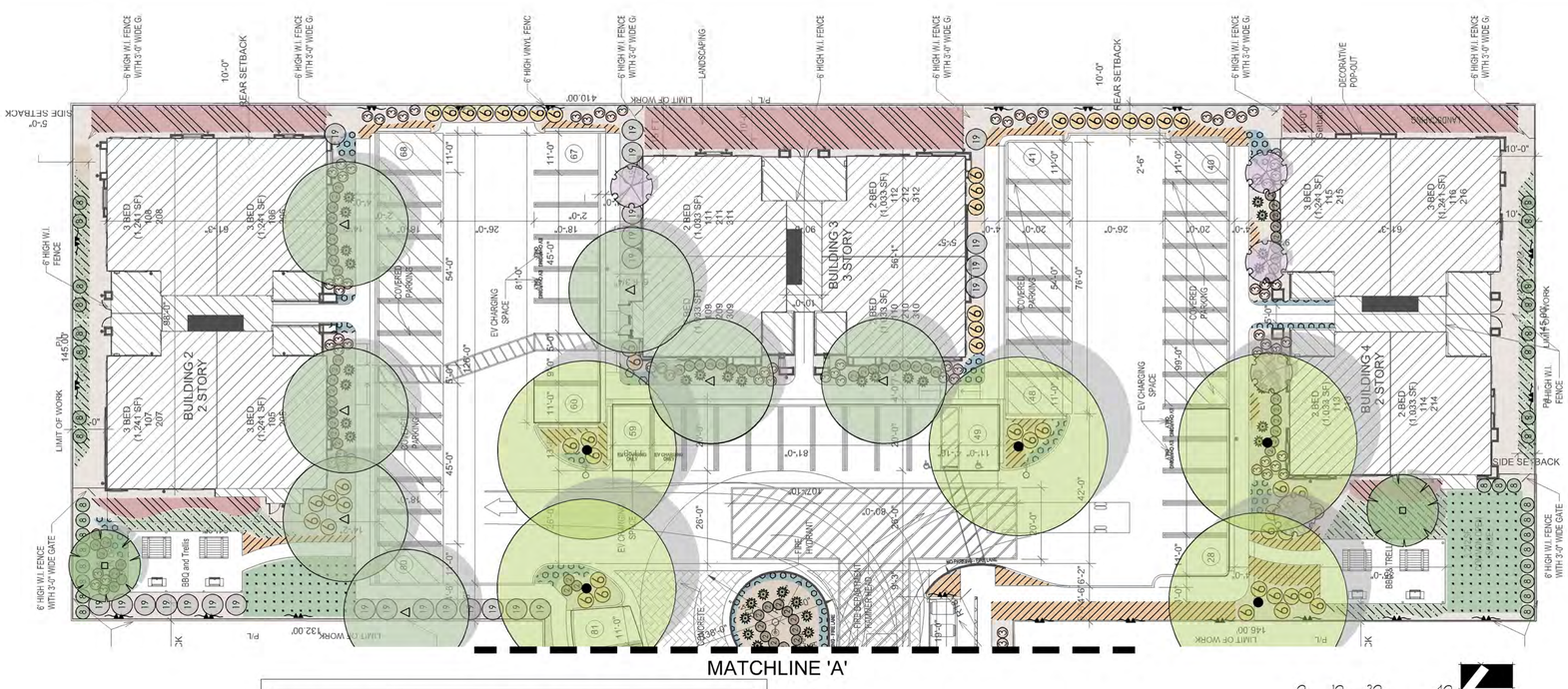
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PLAN CHECK OVERSIGHT LLA / CID | REGISTRATION NUMBER | DATE SIGNED | TENTATIVE APP PP#

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY – ON-SITE).

PLAN CHECK OVERSIGHT ENGINEER | REGISTRATION NUMBER | DATE SIGNED | ORD. 859 VERSION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY – ROW / OFFSITE).



0 10 20 40

Riverside County Ordinance 859 Landscape Water Use Calculations
Project Type Residential
36-Apartment Complex / 25914 Columbia Street, Hemet CA 92544
0.50 ETo allowance

Applicant to use drop down menus in cells that indicate a selection to describe each hydrozone.
Where "INPUT" is shown, applicant to enter project specific information.
Please note that embedded formulas will reflect as 'false' or as an error until selections are completed.

1 Maximum Annual Water Allowance (MAWA)

INPUT the total square footage of landscape = 23,675 S.F.
INPUT the Hist. ETo for the area = 57.33
MAWA = 56,251 cu ft / yr

2 Estimated Annual Water Use (EAWU)

			Plant Type	Water Use
Hydrozone # 1	INPUT Square Foot Area of Hydrozone = 15,526	Plant Factor = 0.2	Shrubs / Groundcover	Low
	Hydrozone Irrigation Efficiency = 0.85	In-line Drip-Densely Planted		
	EAWU = 17,360 cu ft / yr			
Hydrozone # 2	INPUT square footage of hydrozone = 6,220	Plant Factor = 0.5	Shrubs / Groundcover	Moderate
	Hydrozone Irrigation Efficiency = 0.85	In-line Drip-Densely Planted		
	EAWU = 17,387 cu ft / yr			
Hydrozone # 3	INPUT square footage of hydrozone = 1,929	Plant Factor = 0.8	Turf - Recreational	High
	Hydrozone Irrigation Efficiency = 0.85	In-line Drip-Densely Planted		
	EAWU = 8,627 cu ft / yr			
Hydrozone # 4	INPUT square footage of hydrozone = 0	Plant Factor = FALSE	SELECT	SELECT
	Hydrozone Irrigation Efficiency = 1	n/a		
	EAWU = 0 cu ft / yr			
Hydrozone # 5	INPUT square footage of hydrozone = 0	Plant Factor = FALSE	SELECT	SELECT
	Hydrozone Irrigation Efficiency = 1	n/a		
	EAWU = 0 cu ft / yr			
Hydrozone # 6	INPUT square footage of hydrozone = 0	Plant Factor = FALSE	SELECT	SELECT
	Hydrozone Irrigation Efficiency = 1	n/a		
	EAWU = 0 cu ft / yr			

SubTotal EAWU = 43,374 cu ft / yr
Input Irrigation System Operation Factor 0.85
Total EAWU = 51,028
MAWA - EAWU = 5,223 cu ft / yr
(this number must be positive)

PERCENTAGE OF WATER SAVED RELATIVE TO MAX. ALLOWED = 9%

* Trees are not required to be listed as a separate hydrozone if understory is planted with plants of an equal or higher plant factor, and foot area is already included in calculations.

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MARK	BY	DATE	REVISIONS	APPR.	DATE
ENGINEER				COUNTY	

LICENSED LANDSCAPE ARCHITECT Gregory Paul Lee 5204 6/30/2024 Renewal Date 1/9/2024 Date STATE OF CALIFORNIA

PREPARED BY:
LANDSCAPE DYNAMICS
3615 MAIN STREET STE 103
RIVERSIDE CA 92501
PHONE 951-264-4839
CERT NO.5204, EXP 04/2024 1/9/2024 DATE:

Ecosystem Urban ULES solutions
LandscapeDynamics.net
Landscape Dynamics
Landscape Architecture
Consulting
Water Management
Certified Arborist

BENCHMARK:
PER CIVIL PLANS:
RIVERSIDE COUNTY BM
H-6-3 BRASS DISC ON
TOP OF CONCRETE
ELEVATION = 1631.519

SCALE: PER PLAN
H:_____ V:_____

PPT220032
COUNTY OF RIVERSIDE
ASCENDANT DEVELOPMENT GROUP
36-APARTMENT COMPLEX
25914 COLUMBIA STREET, HEMET CA 92544
APN 438-220-002
CONCEPTUAL LANDSCAPE PLAN

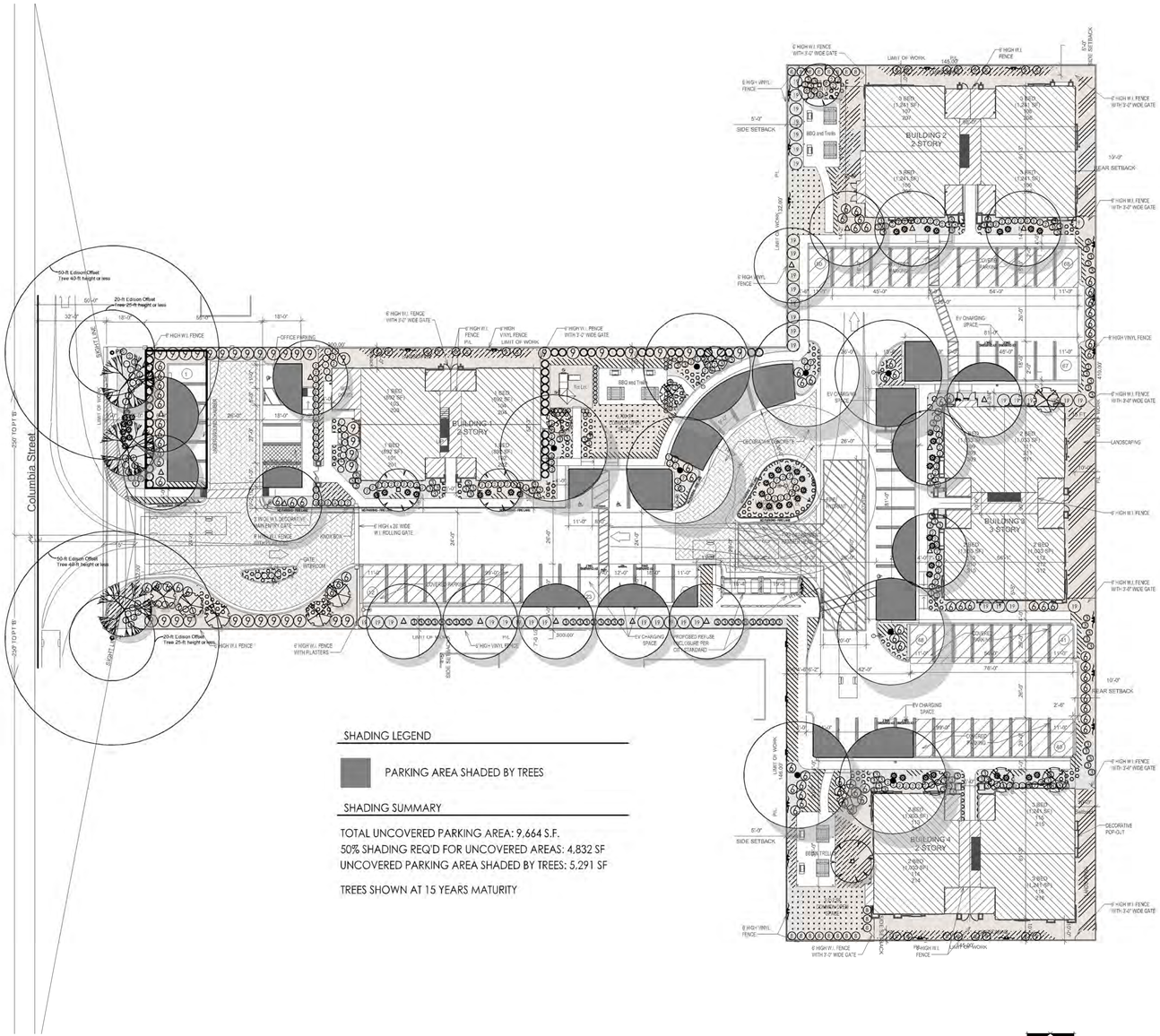
FOR: ASCENDANT DEV. GRP. | W.O. | COUNTY FILE NO.

SHEET NO. 2
2 OF 3 SHTS

NOTICE: THE DESIGNS SHOWN AND DESCRIBED HERE INCLUDING ALL TECHNICAL DRAWINGS, GRAPHICS AND MODELS ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR COMMERCIALLY EXPLOITED, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION OF LANDSCAPE DYNAMICS.

PLAN CHECK OVERSIGHT LLA / CID	REGISTRATION NUMBER	DATE SIGNED	TENTATIVE APP PP#

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (PLANNING DEPARTMENT ONLY – ON-SITE).



SHADING LEGEND

PARKING AREA SHADED BY TREES

SHADING SUMMARY

TOTAL UNCOVERED PARKING AREA: 9,664 S.F.
50% SHADING REQ'D FOR UNCOVERED AREAS: 4,832 SF
UNCOVERED PARKING AREA SHADED BY TREES: 5,291 SF

TREES SHOWN AT 15 YEARS MATURITY

0 15 30 60

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED	ORD. 859 VERSION

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES (TRANSPORTATION DEPARTMENT ONLY – ROW / OFFSITE).

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TWO WORKING DAYS BEFORE YOU DIG
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MARK	BY	DATE	REVISIONS	APPR.	DATE

ENGINEER | COUNTY

LICENSED LANDSCAPE ARCHITECT 5204 Gregory Paul Lee STATE OF CALIFORNIA 4/30/2024 Renewal Date 1/9/2024 Date

PREPARED BY:
LANDSCAPE DYNAMICS
3615 MAIN STREET STE 103
RIVERSIDE CA 92501
PHONE 951-264-4839

CERT NO.5204, EXP 04/2024 DATE: 1/9/2024

Ecosystem Urban LES Solutions
LandscapeDynamics.net
Landscape Dynamics
Landscape Architecture
Consulting
Water Management
Certified Arborist

BENCHMARK:
PER CIVIL PLANS:
RIVERSIDE COUNTY BM
H-6-3 BRASS DISC ON
TOP OF CONCRETE
ELEVATION = 1631.519

SCALE: PER PLAN
H:_____ V:_____

PPT220032
COUNTY OF RIVERSIDE
ASCENDANT DEVELOPMENT GROUP
36-APARTMENT COMPLEX
25914 COLUMBIA STREET, HEMET CA 92544
APN 438-220-002
SHADING PLAN

SHEET NO. 3
3 OF 3 SHTS

FOR: ASCENDANT DEV. GRP. | W.O. | COUNTY FILE NO.

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CASE: PPT220032
EXHIBIT: Grading
DATE: 9-5-2024
PLANNER: J Aparicio

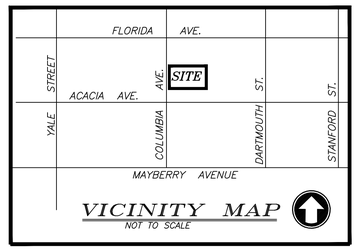
☐ Meeting ☑ Comment Agenda ☐ Final

SCALE: 1"=30'

LEGEND:

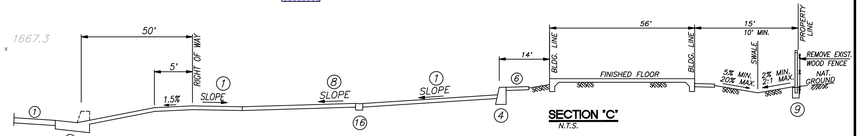
TC = TOP OF CURB
FL = FLOWLINE
TP = TOP OF PAVEMENT
FS = FINISHED SURFACE
FG = FINISHED GRADE
FF = FINISHED FLOOR
PAD = PAD ELEVATION
NG = NATURAL GAOUND
S = SEWERLINE
W = WATERLINE
G = GAS LINE
PP = POWER POLE
D/W = DRIVEWAY
WM = WATER METER
C.L. = CENTERLINE
FH = FIRE HYDRANT
TG = TOP OF GRATE

= A.C. PAVING
= CONCRETE PAVING
= PATH OF TRAVEL
= DENOTES DECORATIVE PAVING
= DENOTES LANDSCAPING
= DENOTES BUILDING AREA

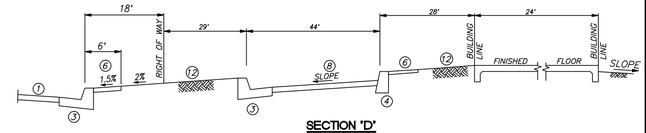


VICINITY MAP
NOT TO SCALE

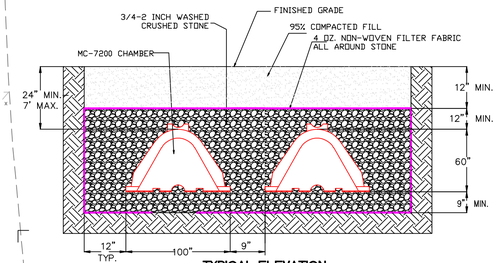
SECTION 12
TOWNSHIP 5 SOUTH , RANGE 1 WEST



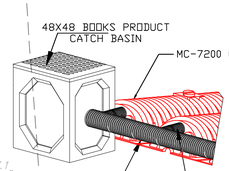
SECTION 'C'
N.T.S.



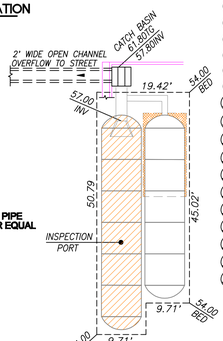
SECTION 'D'
N.T.S.



TYPICAL ELEVATION
N.T.S.



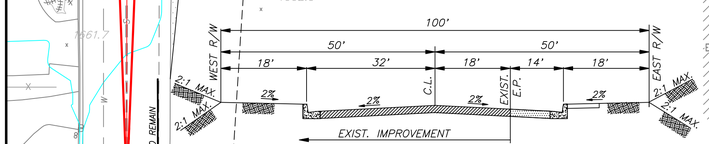
TYPICAL CONNECTION
N.T.S.

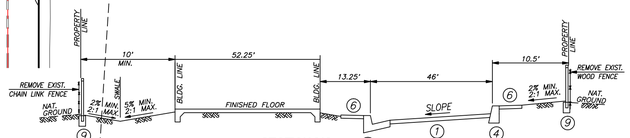


KEY NOTES:

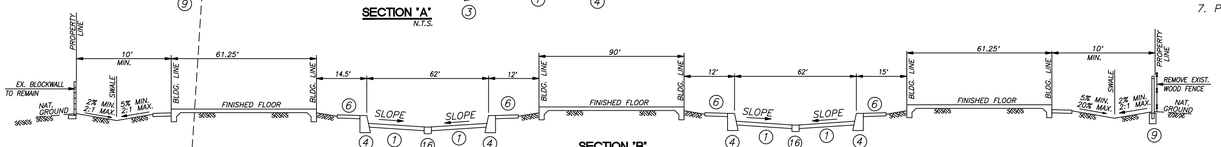
1. ASPHALT CONCRETE OVER AGGREGATE BASE, SECTION PER SOIL'S REPORT
2. DRIVEWAY PER RIV. COUNTY STD. NO. 207A
3. 6" CURB AND GUTTER PER RIV. COUNTY STD. 200
4. 6" PCC CURB PER RIV. COUNTY STD. NO. 203
5. 24" WIDE X 6" DEEP OPEN CHANNEL
6. 4" THICK PCC WALKWAY
7. CURB OUTLET DRAIN PER COUNTY STD. 308
8. DECORATIVE PAVING PER ARCH. PLAN
9. 6' HIGH VINYL PERIMETER FENCE
10. PAVEMENT STRIPING
11. 6" FIRE LINE
12. LANDSCAPING PER LANDSCAPE PLAN
13. TRASH ENCLOSURE PER RIV. CO. STANDARDS
14. EXISTING POWER POLE TO REMAIN (40 KV)
15. 6" SEWER LINE
16. CONCRETE SWALE
17. WATER SERVICE PER EMWD STANDARDS
18. ONSITE FIRE HYDRANT
19. HANDICAP RAMP PER ADA STANDARDS
20. SITE LIGHTING PER ARCHITECT'S PLAN
21. REMOVE EXISTING BUILDING
22. HANDICAP TRUNCATED DOME
23. REMOVE EXISTING SEPTIC TANK AND LEACH BOX
24. 10" PVC DRAIN LINE
25. 12"X12" YARD DRAIN
26. WQMP UNDERGROUND CHAMBER, INFILTRATION BASIN
27. 48"X48" CATCH BASIN
28. 6' HIGH WROUGHT IRON FENCE
29. 4'X8'X0.50' RIP–RAP OR BETTER
30. ASPHALT DIKE PER COUNTY STD. 212

TYPICAL
STREET CROSS-SECTION
COLUMBIA AVENUE
NOT TO SCALE





SECTION 'A'
N.T.S.



SECTION 'B'
N.T.S.

NOTE:

1. THE PROJECT IS LOCATED WITHIN THE HEMET ENVIRONMENTAL JUSTICE COMMUNITY
2. THE PROJECT IS LOCATED IN HIGH PALEONTOLOGICAL SENSITIVITY, MODERATE LIQUEFACTION POTENTIAL AND SUSCEPTIBLE TO SUBSIDENCE.
3. THE PROJECT IS LOCATED IN CSA #69 HEMET STREET LIGHTING.
4. GRADING ON THE PROPERTY WILL BE BALANCED.
5. NO HAZARDOUS MATERIALS WILL BE USED/STORED ONSITE
6. ALL EXISTING SEPTIC TANK AND LEACH LINES WILL BE REMOVED PRIOR TO GRADING PER SEPARATE PERMIT
7. PEDESTRIAN PATH OF TRAVEL TO BE 4' MINIMUM

TOTAL AREA=99,050 SF, 2.27 Ac. (NET)

UTILITY PURVEYORS:

WATER/SEWER: LAKE HEMET MUNICIPAL WATER DISTRICT
ELECTRICITY: SOUTHERN CALIFORNIA EDISON
GAS: SOUTHERN CALIFORNIA GAS COMPANY
TELEPHONE: AT&T
TRASH/RECYCLING: WASTE MANAGEMENT

HP ENGINEERING, INC.
CIVIL ENGINEERING ◦ LAND SURVEYING
1465 CRESTVIEW ROAD, REDLANDS, CA. 92374
Tel. (909) 335-8239 Fax (909) 335-9940

REGISTERED PROFESSIONAL ENGINEER HENRY C. ROUTE No. 37037 Exp. 6-30-26 CIVIL STATE OF CALIFORNIA

SCALE: 1"=30'
DATE: 8/8/24

BENCH MARK:
DESCRIPTION:
RIVERSIDE COUNTY BM H-6-3
BRASS DISC ON TOP OF CONRETE
ELEVATION = 1631.519

COUNTY OF RIVERSIDE

CONCEPTUAL GRADING PLAN

25914 COLUMBIA STREET, HEMET
PLOT PLAN 220032

1 OF 1 SHEETS

FOR:

PLAN No. _____

01/27/26, 8:39 am **PPT220032**

ADVISORY NOTIFICATION DOCUMENT

The following notifications are included as part of the recommendation of approval for PPT220032. 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 PPT220032 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

Proposal of thirty-six (36) apartment dwelling units located within four (4) buildings that are two and three stories tall. The lot coverage of the proposed four residential apartment buildings is approximately twenty percent (21% - 20,884 sq. ft.). The net density of the Proposed Project is approximately 16 du/ac. Building 1 is two stories and contains eight (8) one bedroom units. Building 2 is two stories and contains eight (8) three bedroom units. Building 3 is three stories and contains twelve (12) two bedroom units. Building 4 is two stories and contains four (4) two bedroom units and four (4) three bedroom units. A typical one bedroom unit contains 892 sq. ft. and a patio or balcony of 74 sq. ft.. A typical two bedroom unit contains 1,033 sq. ft. and a patio or balcony of 110 sq. ft. A typical three bedroom unit contains 1,241 sq. ft. and a patio or balcony of 106 sq. ft. There is a 250 sq. ft. Manager's Office located in the west side of Building 1. Amenities include three (3) areas with covered picnic tables and barbeques.

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 APPROVED EXHIBITS

Exhibit A – Site Plan, Elevations and Floor Plans
Exhibit B – Conceptual Landscape Plans
Exhibit C – Conceptual Grading Plan

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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

1. Compliance with applicable Federal Regulations, including, but not limited to:
   - National Pollutant Discharge Elimination System (NPDES)
   - 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
   - Government Code Section 66499.37
   - State Subdivision Map Act
   - Native American Cultural Resources, and Human Remains
   - School District Impact Compliance
   - 2025 California Building Code
   - 2022 California Fire Code Requirements
   - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18
   - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52

3. Compliance with applicable County Regulations, including, but not limited to:
   - Ord. No. 348 (Land Use Planning and Zoning Regulations)
   - Ord. No. 413 (Regulating Vehicle Parking)
   - Ord. No. 421 (Excavation Covering & Swimming Pool Safety)
   - Ord. No. 457 (Building Requirements)
   - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program)
   - Ord. No. 484 (Control of Blowing Sand)
   - Ord. No. 555 (Surface Mining and Reclamation)
   - Ord. No. 625 (Right to Farm)
   - Ord. No. 630 (Regulating Dogs and Cats)
   - 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)
   - Ord. No. 671 (Consolidated Fees)
   - Ord. No. 679 (Directional Signs for Subdivisions)
   - Ord. No. 787 (Fire Code)
   - Ord. No. 847 (Regulating Noise)
   - Ord. No. 857 (Business Licensing)
   - Ord. No. 859 (Water Efficient Landscape Requirements)
   - Ord. No. 915 (Regulating Outdoor Lighting)
   - Ord. No. 916 (Cottage Food Operations)
   - 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

ADVISORY NOTIFICATION DOCUMENT

Advisory Notification

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

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

BS-Plan Check

BS-Plan Check. 1 Gen - Custom

NOTIFICATIONS:
CODE/ORDINANCE REQUIREMENTS:
The applicant shall obtain the required building permit(s) from the building department prior to any construction on the property. All building plans and supporting documentation shall comply with current adopted California Building Codes, Riverside County Ordinances regulations in effect at the time of building plan submittal and fee payment to the Building Department. All Building Department plan submittal and fee requirements shall apply.
NOTE: The new updated 2022 California Building Codes will be in effect as of January 1st 2023, as mandated by the state of California. Any building plan and fee payment submitted to the building department on or after January 1st, 2023 will be subject to the new updated California Building Code(s).
PERMIT ISSUANCE:
Per section 105.1 (2019 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter , repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit.
The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.
The applicant shall obtain an approved final building inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.
At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment. In residential applications, each separate structure will require a separate building permit.
ACCESSIBLE PATH OF TRAVEL:
1- Please provide a revised site plan to indicate the required continuous accessible paved path of travel. The accessible path of travel details shall include;

1. Accessible path construction type (Asphalt or concrete).
2. Accessible path width.
3. Accessible path directional slope % and cross slope %.
4. All accessible ramp and curb cut-out locations and details where applicable.

The Accessible path of travel shall:

1. Connect to the public R.O.W.
2. Connect to all building(s).
3. Connect to all accessible parking loading/unloading areas.
4. Connect to accessible sanitary facilities.
5. Connect to areas of public accommodation.

Please be aware that the approved site plan with accessibility requirements should be included with any

ADVISORY NOTIFICATION DOCUMENT

BS-Plan Check

BS-Plan Check. 1 Gen - Custom (cont.)

building plan submittal. The plan review staff may have additional comments depending on the additional information or revisions provided during the plan review process. Additional accessible requirements within the structure shall be reviewed during the building plan review.

E Health

E Health. 1 DEH- DEH Comments

Proposal of thirty-six (36) apartment dwelling units located within four (4) buildings that are two and three stories tall. The lot coverage of the proposed four residential apartment buildings is approximately twenty percent (20% - 19,656 sq. ft.). The net density of the Proposed Project is approximately 16 du/ac. Building 1 is two stories and contains eight (8) one bedroom units. Building 2 is two stories and contains eight (8) three bedroom units. Building 3 is three stories and contains twelve (12) two bedroom units. Building 4 is two stories and contains four (4) two bedroom units and four (4) three bedroom units. A typical one bedroom unit contains 892 sq. ft. and a patio or balcony of 74 sq. ft.. A typical two bedroom unit contains 1,033 sq. ft. and a patio or balcony of 110 sq. ft. A typical three bedroom unit contains 1,241 sq. ft. and a patio or balcony of 106 sq. ft. There is a 250 sq. ft. Manager's Office located in the west side of Building 1. Amenities include three (3) areas with covered picnic tables and barbeques.

E Health. 2 DEH-ECP Comment

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, Riverside County Department of Environmental Health – Environmental Cleanup Program (RCDEH-ECP) concludes no further environmental assessment is required for this project.

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

Fire

Fire. 1 General Fire Department Advisory Comments

With respect to the planning conditions for the referenced project, the fire department requires the following fire protection measures be provided in accordance with Riverside County Ordinances, the 2022 California Fire Code (CFC) as adopted and amended by the County of Riverside and/or recognized fire protection standards.

These conditions are preliminary and further review will be conducted upon receipt of additional entitlement and/or construction submittals. Additional requirements may be required based upon the adopted codes at the time of submittal.

1. Fire Protection Water Supplies/Fire Flow - Minimum fire flow for the construction of all buildings is required per CFC Appendix B. Prior to building permit issuance for new construction, the applicant shall provide documentation to show there exists a water system capable of delivering the required fire flow.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

Specific design features may increase or decrease the required fire flow. Reference CFC 507.3.

2. Fire Protection Water Supplies/Hydrants - The minimum number of fire hydrants required, as well as the location and spacing of fire hydrants, shall comply with CFC Appendix C and NFPA 24. Fire hydrants shall be located no more than 400 feet from all portions of the exterior of the building along an approved route on a fire apparatus access road, unless otherwise approved by the Fire Department. Fire hydrants shall be at least 40 feet from the building it is serving. A fire hydrant shall be located within 20 to 100 feet of the fire department connection for buildings protected with a fire sprinkler system. The size and number of outlets required for the approved fire hydrants are 4" x 2 ½" x 2 ½" (super hydrant). Reference CFC 507.5, CFC Appendix C and NFPA 24.

3. Fire Department Access - Fire apparatus access roads shall be provided to within 150 feet of all exterior portions of buildings, unless otherwise approved by the Fire Department. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with an approved turn around. The minimum required turning radius of a fire apparatus access road is 38 feet outside radius and 14 feet inside radius. The construction of the fire apparatus access roads shall be all weather and capable of sustaining 75,000 lbs. Unless otherwise approved, the grade of a fire apparatus access road shall not exceed 16 percent and the cross slope shall not exceed 2.5 percent. The angles of approach and departure for fire apparatus access roads shall be a maximum of 6 percent grade change for 25 feet of approach/departure. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines.

4. Fire Department Access Turn Around - Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with a bulb turnaround at the terminus measuring a minimum of 38 feet outside radius and 14 feet inside radius. Parallel parking around the perimeter of the bulb is acceptable provided the bulb outside turning radius is increased by 8 feet. In-lieu of a bulb, a hammer-head type turnaround is acceptable where the top of the "T" dimension is 120 feet with the stem in the center. Additional turnaround designs may be acceptable as approved by the Fire Department. Reference CFC 503.1.1, 503.2.1 as amended by the County of Riverside and Riverside County Office of the Fire Marshal Guidelines.

5. Fire Department Building Construction Plan Review - Submittal of construction plans to the Fire Department will be required. Final fire and life safety conditions will be addressed when the Fire Department reviews the plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Reference CFC 105.1.

6. Fire Sprinkler System - All new commercial buildings and structures 3,600 square feet or larger will be required to install a fire sprinkler system. Reference CFC 903.2 as amended by the County of Riverside.

7. Fire Alarm and Detection System - A water flow monitoring system and/or fire alarm system may be required as determined at time of building construction plan review. Reference CFC 903.4 and CFC 907.2.

8. Traffic Calming Devices - Requests for installation of traffic calming designs/devices on fire apparatus access roads shall be submitted and approved by the Fire Code Official. Reference CFC 503.4.1.

ADVISORY NOTIFICATION DOCUMENT

Fire

Fire. 1 General Fire Department Advisory Comments (cont.)

9. Gate Access: All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. These gates shall be provided with access to gate equipment or another method to open the gate if there is a power failure. (Manual gates shall not be locked unless a Knox Box containing the key to the lock is installed in an approved location on the approach side of the gate). A pedestrian gate, if used to provide access, shall be a minimum 3 feet wide and provided with a Knox Box/Padlock if locked. Reference CFC 506.1.

10. Water Plans: If fire hydrants are required to be installed, applicant/developer shall furnish the water system fire hydrant plans to the Fire Department for review and approval prior to building permit issuance. Plans shall be signed by a registered civil engineer, and shall confirm hydrant type, location, spacing, and minimum fire flow. Once plans are signed and approved by the local water authority, the originals shall be presented to the Fire Department for review and approval. Reference CFC 105.4.1.

11. Emergency Responder Communication Coverage Systems - Projects that do not meet the exceptions set forth by the Riverside County Office of the Fire Marshal shall provide plans for an emergency responder radio coverage system. Reference CFC 510.1 and Riverside County Office of the Fire Marshal Technical Policy #TP19-002.
Use the above statement only if the project does not meet the exceptions (two most common below): Buildings and structures that are three (3) stories or less, do not exceed 50,000 square feet in area on any single story, and do not have any complete or partial below grade building levels…

12. Fire Planning Review: This planning case will also be reviewed by Riverside County Fire Department Planning Section for the cumulative impact on the Fire Department's ability to provide an acceptable level of service. Additional requirements may be conditioned by Fire Planning to mitigate these impacts. Questions for Fire Planning can be addressed to RRUOFMPlanning@fire.ca.gov.

Flood

Flood. 1 FLOOD HAZARD REPORT

PP 220032
FLOOD HAZARD REPORT
DAC: 09/05/2024
BB ID: 584238068

Plot Plan (PP) 220032 proposes to construct 36-unit apartment complex. The applicant proposes eight (8) one-bedroom apartments, sixteen (16) two-bedroom apartments, and twelve (12) three-bedroom apartments. The apartment buildings will be comprised of two- and three-story buildings. Ninety-two (92) parking spaces will be provided. A tot lot, barbeque and trellis will be provided for the tenants. The project site (APN: 438-220-002) is within an unincorporated area of Riverside County near the City of Hemet and is located 750 feet south of Highway74/Florida Avenue, 200 feet north of Acacia Avenue, east of Columbia Street, and 780 feet west of Cornell Street. The project is within the Hemet master drainage plan (MDP), the Hemet Regional and the Salt Creek Channel – Winchester/North Hemet area drainage plan (ADP).

The project site is not within any of the Ordinance 458 regulated floodplains (FEMA, DWR, or Special study). Most of the parcel lies within FEMA Zone X (unshaded) with a small portion to the west lying within FEMA

ADVISORY NOTIFICATION DOCUMENT

Flood

Flood. 1 FLOOD HAZARD REPORT (cont.)

Zone X (shaded). The topography of the project site generally slopes in a westward direction. It is impacted by offsite runoff from the east from approximately 33 acres, which enters the site at different points along its eastern border. The project shall protect the site from offsite flows and the grading should be designed in a manner that perpetuates the existing natural drainage patterns and conditions with respect to tributary drainage area and outlet points.

If the development of this property would increase the downstream peak flow rates and adversely impact water quality and affect the downstream property owners, mitigation shall be required to offset such impact. All new construction should comply with all applicable ordinances.

This project is not associated with any existing any existing or proposed District maintained facilities; therefore, the Transportation Department will have the responsibility to process the review and approval of any hydrology or drainage studies including the preliminary and final Water Quality Management Plan (WQMP).

The site is located within the bounds of both the Hemet Regional and the Salt Creek Channel – Winchester/North Hemet ADP for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. Although the current fee for the ADP is $5,134 and $131 per acre respectively, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal, or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

The District has reviewed the submittal for DAC review on September 5, 2024. There are no changes that affect approval and previous approval applies.

Any questions pertaining to this project may be directed to Robert Macharia at 951-955-1348 or RMachari@rivco.org.

Planning

Planning. 1 015 - Planning - Landscape Requirement

Landscape Requirement

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:
1) Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 1 015 - Planning - Landscape Requirement (cont.)

2) Ensure all landscaping is provided with California Friendly landscaping and a weather-based irrigation controller(s) as defined by County Ordinance No. 859;
3) Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,
4) Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor-in-interest shall:
1) Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.
2) Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.
3) Ensure that all landscaping is healthy, free of weeds, disease and pests.

Planning. 2 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 PPT220032 or its associated environmental documentation; 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 PPT220032 , including, but not limited to, decisions made in response to California Public Records Act requests; and (a) and (b) above are hereinafter collectively referred to as "LITIGATION." The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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. Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars ($20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional

ADVISORY NOTIFICATION DOCUMENT

Planning

Planning. 2 AND - Hold Harmless (cont.)

deposits.

Planning. 3 AND - Mitigation Measures

Mitigation Measures from the project's Mitigated Negative Declaration have been incorporated as conditions of approval of this project where appropriate. Beyond these conditions of approval that have been incorporated, development of the project shall conform to the analysis, conclusions, and mitigation measures of the project Mitigated Negative Declaration.

Planning. 4 Fees for Review

Any subsequent review/approvals required by the conditions of approval, including but not limited to grading or building plan review or review of any mitigation monitoring requirement, shall be reviewed on an hourly basis, or other appropriate fee, as listed in County Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

Planning. 5 No Separate Sale of Structures

The site is prohibited to individually sell off any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel.

Planning-CUL

Planning-CUL. 1 Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Planning-CUL. 2 PDA 8218 Accepted

County Archaeological Report (PDA) No. 8218 submitted for this project (GPA220007, PPT220032) was prepared by Brian F. Smith and Associates and is entitled: "A Phase I Cultural Resources Assessment for the Columbia Heights Apartments Project, Riverside County, California", dated March 11, 2022.
PDA 8218 concludes: No archaeological sites or artifacts were identified during the survey. However, the two structures within the project are older than 50 years since they were constructed between 1939 and 1953. The structures were likely constructed during the late 1940s as indicated by the data found within the County Assessor's lot books. As such, they were collectively recorded as Site Temp-1 according to the OHP's manual, Instructions for Recording Historical Resources.
Site Temp-1 fits within a pattern of residential development common after World War II generally identified as the Post-War Building Boom between 1945 and 1970. However, architecturally, the buildings within the subject property are not good examples of post-war residences. The main residence at 25914 Columbia Street does not convey a distinctive architectural style. The simple low-pitched front gabled home with a full-width porch is reminiscent of Craftsman style homes that generally predate the construction of this residence (McAlester 2015) (Plate 4.2–4). However, multiple modifications to the home, including an addition to the east façade, covering the entire exterior in stucco, and replacement of

ADVISORY NOTIFICATION DOCUMENT

Planning-CUL

Planning-CUL. 2 PDA 8218 Accepted (cont.)

windows and doors, has removed almost all potentially original character-defining features (Plate 4.2–5). Only the southern façade still contains original double-hung wood sashed windows. Further, it appears as though the original front door on the western façade has been replaced by a modern sliding door (See Plate 4.2–4).

As with the main residence, the ancillary structure turned secondary residence, does not convey a distinct architectural style. The building is also clad primarily in stucco with all modern windows (Plate 4.2–6). The roof line has been severely altered to a shed-style roof with the original walls extended by use of pressboard (Plate 4.2–7).

Although Site Temp-1 is older than 50 years, it would not qualify for inclusion within the CRHR or as a significant resource under CEQA. Research of the property owners, primarily the Spencers who were responsible for the construction of the buildings, did not identify them as historically significant individuals. Further, although the construction of Temp-1 may loosely be tied to the Post-War Building Boom, the buildings are not good examples of residences constructed during the period, and their integrity has been severely diminished through multiple alterations. Further, the buildings are not the work of a master builder, and it is unlikely they would be able to provide any further research potential.

PDA 8218 recommends: Based upon the presence of historic resources within the property, as well as the documented historic development and decades of disturbance within the parcel, there remains a potential for buried or masked archaeological deposits to be present within the project boundaries. Based upon the potential to encounter buried or masked cultural deposits, it is recommended that a MMRP be implemented as a condition of project approval. The MMRP should include archaeological monitoring of all excavation and grading activities associated with the project in addition to a testing and significance evaluation should historic or prehistoric resources be encountered.

These documents are herein incorporated as a part of the record for project.

Planning-CUL. 3 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 Gen - Custom

County Geologic Report GEO No. 230030, submitted for the project PPT220032, was prepared by Rodriguez Consulting and Engineering, and is titled; "Soil Investigation and Liquefaction Evaluation Report, Proposed 36 Units, Two to Three-Story Apartment Complex, 25914 Columbia Street (APN 438-220-002), Hemet Area, Riverside County, California," dated March 29, 2022. In addition, Geotek, Inc. submitted "Response Report Proposed Multi-Family Residential Development, Assessor's Parcel Number (APN) 438-220-002, 25914 Columbia Street, Hemet, Riverside County, California" dated October 3, 2023. This document is herein incorporated as a part of GEO230030. Further, Geotek, Inc. is now the consultant of record for this project (PPT220032).

GEO230030 concluded:
1. Groundwater was not encountered in exploratory borings to a maximum explored depth of 50 feet below ground surface.
2. Onsite soils at the site in general have a Safety Factor of 5.0 against liquefaction.
3. Settlement of dry sandy soils is 11.77 inches with differential settlement of 5.883 to 7.766 inches.
4. Independent seismic settlement analyses performed using previous consultant's field blow count data suggests that the actual potential liquefaction related differential settlements are closer to one-half of the previous consultant's estimates.
5. The total liquefaction related seismic settlement should be less than 2 inches.
6. The differential seismic settlement at the site should be approximately 1 inch acting over a horizontal distance of approximately 50 feet.
7. No known faults cross the site and no indications of fault movement on the site were noted or observed during the literature review for the subject property or immediately surrounding sites that would suggest active faulting existing at the subject site.

GEO230030 recommended:
1. Grading and backfill should be performed in compliance with the County of Riverside Grading Ordinance and our General Earthwork and Grading.Specifications presented in Appendix.E..
2. The new building grading area should be cleared of all debris, weeds, old foundations, abandoned utility lines, irrigation appurtenances, underground structures, trees, tree root system, vegetable matter, deleterious materials, etc..
3. Subsequent to site clearance as indicated above, the new building areas, extending at least 6 feet outside building lines, including walls and canopies, etc. (where practical), should be overexcavated to a depth of at least 6 feet below existing grade or pad elevation, whichever Is deeper.
4. Deeper overexcavations, especially to remove loose soils, existing deep structures or clean the bottoms, etc., may be required depending upon field observations of excavations by the soil engineer or his representative.
5. Geo-grid reinforcement should be placed within the excavation bottom to provide additional seismic settlement mitigation.
6. After overexcavation, the exposed surfaces should be further scarified to a depth of at least 12 inches, thoroughly watered and recompacted lo at least 90 percent of the maximum dry density, as determined by ASTM D1557-12 Test Method, prior to placement of fill.

GEO230030 satisfies the requirement for a geologic study for Planning/CEQA purposes. GEO No. GEO23003(is hereby accepted for planning purposes. Engineering and other Building Code parameters were not

ADVISORY NOTIFICATION DOCUMENT

Planning-GEO

Planning-GEO. 1 Gen - Custom (cont.)

included as a part of this review or approval. This approval is not intended and should not be misconstrued as approval for grading permit. Engineering and other building code parameters should be reviewed and additional comments and/or conditions may be imposed by the County of Riverside upon application for grading and/or building permits.

Transportation

Transportation. 1 General Transportation Condition

With respect to the conditions of approval for the referenced tentative exhibit, the land divider shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with the Riverside County Road Improvement Standards (Ordinance No. 461.11). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Qs, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. The County of Riverside applicable ordinances and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

The Project shall submit a preliminary soils and pavement investigation report addressing the construction requirements within the road right-of-way.

A signing and striping plan is required for this project. The Project shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

If the Transportation Department allows the use of streets for drainage purposes, the 10-year discharge shall be contained in the top of curb or asphalt concrete dikes, and the 100-year discharge shall be contained in the street right-of-way.

The project shall comply with the most current ADA requirements. Ramps shall be constructed at all 4 legs of 4-way intersections and T-intersections per Standard No. 403, sheets 1 through 7 of Ordinance No. 461.1

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site: https://rctlma.org/trans/. If you have questions, please call the Plan Check Section at (951) 955-6527.

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the limit of construction at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County. Street Improvement Plans shall comply with Ordinance No. 461.11, Riverside County Improvement Plan Check Policies and Guidelines, which can be found online http://rctlma.org/trans.

ADVISORY NOTIFICATION DOCUMENT

Waste Resources

Waste Resources. 1 Waste - General

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

AB 341 focuses on increased commercial waste recycling as a method to reduce greenhouse gas (GHG) emissions. The regulation requires businesses and organizations that generate four or more cubic yards of waste per week and multifamily units of 5 or more, to recycle. A business shall take at least one of the following actions in order to reuse, recycle, compost, or otherwise divert commercial solid waste from disposal:

- Source separate recyclable and/or compostable material from solid waste and donate or self-haul the material to recycling facilities.
- Subscribe to a recycling service with their waste hauler.
- Provide recycling service to their tenants (if commercial or multi-family complex).
- Demonstrate compliance with the requirements of California Code of Regulations Title 14.

For more information, please visit:
www.rivcowm.org/opencms/recycling/recycling_and_compost_business.html#mandatory

Consider xeriscaping and using drought tolerant/low maintenance vegetation in all landscaped areas of the project.
The use of mulch and/or compost in the development and maintenance of landscaped areas within the project boundaries is recommended. Recycle green waste through either onsite composting of grass, i.e., leaving the grass clippings on the lawn, or sending separated green waste to a composting facility.

AB 1826 requires businesses and multifamily complexes to arrange for organic waste recycling services. Those subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:
-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.
-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

Comply with SB 1383 which establishes regulations to reduce organics waste disposal and went into effect on January 1, 2022. This law establishes methane emissions reduction targets in a statewide effort to reduce emissions of short-lived climate pollutants caused by organics waste disposal.

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60. Prior To Grading Permit Issuance

BS-Grade

060 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

Prior to issuance of a grading permit, the grading plan shall include a six-inch-wide curb with a twelve (12) inch wide walkway and shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

060 - BS-Grade. 2 EASEMENTS/PERMISSION Not Satisfied

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.
A notarized letter of permission and/or recorded easement from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading plan.
In instances where the grading plan proposes drainage facilities on adjacent off site property, the owner/ applicant shall provide a copy of the recorded drainage easement or copy of Final Map.

060 - BS-Grade. 3 IF WQMP IS REQUIRED Not Satisfied

If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the Final Water Quality Management Plan (WQMP) site plan for comparison to the grading plan.

060 - BS-Grade. 4 IMPROVEMENT SECURITIES Not Satisfied

Prior to issuance of a Grading Permit, the applicant may be required to post a Grading and/or Erosion Control Security. Please contact the Riverside County Transportation Department for additional information and requirements.

Fire

060 - Fire. 1 Prior to Grading - Water Plans Not Satisfied

The applicant or developer shall furnish one copy of the water system plans to the Fire Department for review. Plans shall be signed by a registered civil engineer, containing a Fire Department approval signature block, and shall conform to hydrant type, location, spacing and minimum fire flow. Once plans are signed by the local water company, the originals shall be presented to the Fire Department for signature.

Flood

060 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Hemet Regional Area Drainage Plan and the Salt Creek Channel – Winchester/North Hemet (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be

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60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1 Mitcharge - Use (cont.) Not Satisfied

paid directly to the District. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1 CEQA Filing Not Satisfied

Prior to grading permit issuance, the applicant shall confirm filing of an NOD/NOE as applicable for the original entitlement application and filing of applicable filing fees.

060 - Planning. 2 Electrical Service Not Satisfied

Prior to the issuance of a grading permit, the applicant/owner shall provide the Planning Department evidence from the applicable electrical utility provider that the project will be fully serviced.

060 - Planning. 3 FEE BALANCE Not Satisfied

Prior to issuance of grading permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

060 - Planning. 4 MM - NOI - 1 Not Satisfied

Prior to grading permit issuance the following note must be included on the building permits to comply with the project's California Environmental Quality Act (CEQA) mitigation measure MM - NOI - 1 for Noise .

Equip all large bulldozers, tractors, loaders and backhoes, pavers and paving equipment with mufflers that provide at least 10 dB in noise emission reduction or otherwise show that they do not exceed their noise emission reference levels shown in Table 17 minus 10 dB. For example, the contractor would need to show that bulldozers onsite do not exceed a sound level of 72 dB Lmax at a distance of 50 feet. This shall be accomplished by submitting sound specifications from the manufacturer or by field measurement.

060 - Planning. 5 MM - NOI - 4 Not Satisfied

Prior to grading permit issuance the following note must be included on the grading permits to comply with the project's California Environmental Quality Act (CEQA) mitigation measure MM - NOI - 4 for Noise .

In order to avoid exceeding the threshold for potential groundborne vibration damage during construction, the use of vibratory rollers within 25 feet of existing off-site structures shall be prohibited.

060 - Planning. 6 MM-NOI-2 Not Satisfied

Prior to grading permit issuance the following note must be included on the grading permits to comply with the project's California Environmental Quality Act (CEQA) mitigation measure MM - NOI - 2 for Noise.

Limit construction hours of operation to between the hours of 6:00 AM and 6:00 PM during the months of June through September, and 7:00 AM and 6:00 PM during the months of October through May.

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60. Prior To Grading Permit Issuance

Planning

060 - Planning. 7 MM-NOI-3 Not Satisfied

Prior to grading permit issuance the following note must be included on the grading permits to comply with the project's California Environmental Quality Act (CEQA) mitigation measure MM - NOI - 3 for Noise.

In order to avoid exceeding the threshold for potential groundborne vibration damage during construction, the use of large bulldozers within 15 feet of existing off-site structures shall be prohibited.

060 - Planning. 8 SKR FEE CONDITION Not Satisfied

Prior to the issuance of a grading permit, the land divider/permit holder shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.4 acres (gross) in accordance with the Plot Plan. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

060 - Planning. 9 SLOPE GRADING TECHNIQUES Not Satisfied

The land divider/permit holder shall cause grading plans to be prepared which show all cut slopes located adjacent to ungraded natural terrain and exceed ten (10) feet in vertical height to be contour-graded incorporating the following grading techniques: 1. The angle of the graded slope shall be gradually adjusted to the angle of the natural terrain. 2. Angular forms shall be discouraged. The graded form shall reflect the natural rounded terrain. 3. The toes and tops of slopes shall be rounded with curves with radii designed in proportion to the total height of the slopes where drainage and stability permit such rounding. 4. Where cut and/or fill slopes exceed 300 feet in horizontal length, the horizontal contours of the slope shall be curved in a continuous, undulating fashion.

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.
The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. Activities will be documented in Tribal Monitoring Notes which will be required to be submitted to the County Archaeologist prior to grading final inspection.
The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

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60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 1 Native American Monitor (cont.) Not Satisfied

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 2 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 MBTA Nesting Bird Survey - EPD Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, 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 issuance of a permit for grading, including grubbing and clearing, the project's consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review. The preconstruction survey shall cover the project site and any offsite improvements. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a rough grading permit.

When the requested documents/studies are completed and ready for EPD review, please upload them to our Secure File Transfer server to ensure prompt response and review. If you are unfamiliar with the process for uploading biological documents to the FTP site, please contact Matthew Poonamallee at mpoonama@rivco.org for instructions.

Biological reports not uploaded to the FTP site may result in delayed review and approval.

Planning-PAL

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom Not Satisfied

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:
PRIOR TO ISSUANCE OF GRADING PERMITS:
1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
b. PRIMP must be accompanied by the final grading plan for the subject project.
c. Description of the proposed site and planned grading operations.
d. Description of the level of monitoring required for all earth-moving activities in the project area.
e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
g. 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.
h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
j. Procedures and protocol for collecting and processing of samples and specimens.
k. Fossil identification and curation procedures to be employed.
l. Identification of the permanent repository to receive any recovered fossil material.
*Pursuant the County "SABER Policy", paleontological fossils found in the County 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.
m. All pertinent exhibits, maps, and references.
n. Procedures for reporting of findings.
o. 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.
p. All reports shall be signed by the project paleontologist and all other professionals

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom (cont.) Not Satisfied

responsible for the report's content (eg. PG), as appropriate. One signed digital copy of the report(s) shall be submitted by email to the County Geologist (dwalsh@rivco.org) along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, Plan Check staff, Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

060 - Planning-PAL. 2 MM-PALEO-1 Not Satisfied

Prior to Issuance of Grading Permits:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a Project-specific plan for monitoring site grading/earthmoving activities (Project paleontologist).

2. The Project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the Project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted for approval by the County Geologist prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.

b. PRIMP must be accompanied by the final grading plan for the subject Project.

c. Description of the proposed site and planned grading operations.

d. Description of the level of monitoring required for all earth-moving activities in the Project Area.

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

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

g. 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.

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

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 2 MM-PALEO-1 (cont.) Not Satisfied

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

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

k. Fossil identification and curation procedures to be employed.

l. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County “SABER Policy”, paleontological fossils found in the County 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.

m. All pertinent exhibits, maps, and references.

n. Procedures for reporting of findings.

o. 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.

p. All reports shall be signed by the qualified paleontologist responsible for the report’s content. All reports shall also be signed by all other parties responsible for the report’s content (eg. Professional Geologist), as necessary. A signed electronic copy of the report, Project plans, and all required review applications shall be uploaded to the County’s PLUS Online System (https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf).Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a Project paleontologist for the in-grading implementation of the PRIMP. Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 060 - Transportation - Grading - 12” Step-out adjacent to Not Satisfied

Grading - 12” Step-out adjacent to curb at the end of Parking spaces

The developer / permit holder shall verify the final grading plans show the 12” wide maintenance step-out adjacent to curb at the planters at the end of parking spaces.

060 - Transportation. 2 060 - Transportation - Grading - Enhanced Paving Not Satisfied

Grading - Enhanced Paving

Conceptual Grading and Landscape Plans show enhanced paving. The developer / permit

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 2 060 - Transportation - Grading - Enhanced Paving (cont.) Not Satisfied
holder shall verify the final grading plans show the enhanced paving.

060 - Transportation. 3 Annexation into a Maintenance District Not Satisfied

In the event that the project requires a grading permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by filing an application and completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:
(1) Landscaping.
(2) Streetlights.
(3) Graffiti abatement of walls and other permanent structure(s).
(4) Street sweeping.
(5) WQMP BMP(s) or catch basin inserts.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:
(1) Completed Transportation Department application.
(2) Appropriate fees for annexation.
(3) Two (2) sets of street lighting plans approved by Transportation Department.
(4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

060 - Transportation. 4 Approved Maintenance Exhibit (ME) Not Satisfied

In the event that the project requires a grading permit, the Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer's certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 4 Approved Maintenance Exhibit (ME) (cont.) Not Satisfied

entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R's, and submitting water improvement plans.

060 - Transportation. 5 Coordination with Others Not Satisfied

Approval of the Street Improvement plans by the Transportation Department will clear this condition. The Project shall comply with recommendations from the following:

• The Project shall coordinate with City of Hemet and obtain approval from City of Hemet, Public Work Department, Engineering Division and submit evidence of encroachment permit approval to the Transportation Department.

060 - Transportation. 6 RCTD-MAP-WQ - Santa Ana Region - FINAL WQMP RE Not Satisfied

The project is located in the Santa Ana watershed. An approved Water Quality Management Plan (WQMP) is required prior to recordation of a final map or issuance of a grading permit. The project shall submit a single PDF on two CD/DVD copies, in accordance with the latest version of the WQMP manual, found at https://rctlma.org/trans/Land-Development/WQMP. In addition, the project proponent shall ensure that the effects of increased peak flowrate for the 1, 3, 6, 24-hour storm events for the 2, 5, and 10-year return periods from the project are mitigated. Projects within an airport influence area may require less than 48-hour drawdown times. All details necessary to build BMPs per the WQMP shall be included on the grading plans.Off-site runon flows shall be safely intercepted to avoid impacts to slopes/structures, or allowed to safely pass thru the site.

More infiltration testing is required in the FWQMP. Per the LID BMP Design Handbook, at least two tests need to be done at the location and depth of the BMP.

The BMP inlet shown in the PWQMP dated September 10, 2023 is not approved and will need to be reviewed/approved by the Transportation Department in final engineering. The BMP is sized for preliminary purposes if there are any changes in Final Design the size of the BMP could change The off-site street improvements shall be mitigated for in the Final WQMP.

The Project shall ensure that BMP and drainage facilities are placed in dedicated easements if required by the Transportation Department and that sufficient maintenance access to the facilities are provided. This requirement applies to facilities both onsite and offsite the property.

060 - Transportation. 7 Sight Distance Analysis Not Satisfied

Adequate sight distance shall be provided in accordance with Standard. No. 821, Ordinance No. 461.11 or as approved by the Director of Transportation.

060 - Transportation. 8 Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24 in x 36 in) to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval,

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60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 8 Submit Grading Plans (cont.) Not Satisfied

open an IP account, and pay for all associated fees in order to clear this condition. The standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

or as approved by the Director of Transportation.

70. Prior To Grading Final Inspection

E Health

070 - E Health. 1 DEH- OWTS Clearance Not Satisfied

The review of the Phase I Environmental Site Assessment indicated that Onsite Wastewater Treatment Systems/OWTS/septic systems exist at this site. Provide C42 certification of all existing OWTS and ensure these are plotted on the updated exhibit, Please note, all wells and/or OWTS will need to be destroyed under permit by this Department prior to building permit final. PREVIOUS COMMENTS: Provide C42 certification of all existing Onsite Wastewater Treatment Systems/OWTS/septic systems at this site. The certification must depict all components of the system as well as the primary and 100% expansion leach to be destroyed under permit with DEH Landuse.

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

In the event cultural resources are identified during ground disturbing activities, the landowner(s) shall relinquish ownership of all cultural resources and provide evidence to the satisfaction of the County Archaeologist that all archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been handled through the following methods.
Any artifacts identified and collected during construction grading activities are not to leave the project area and shall remain onsite in a secure location until final disposition.

Historic Resources
All historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of archaeological sites that took place years ago), have been curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.

Prehistoric and/or Tribal Cultural Resources
One of the following treatments shall be applied.
1. Preservation–in-place, if feasible is the preferred option. Preservation in place means avoiding the resources, leaving them in the place where they were found with no development affecting the integrity of the resources.
2. Reburial of the resources on the Project property. The measures for reburial shall be culturally appropriate as determined through consultation with the consulting Tribe(s)and include, at least, the following: Measures to protect the reburial area from any future impacts in

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition (cont.) Not Satisfied

perpetuity. Reburial shall not occur until all required cataloguing (including a complete photographic record) and analysis have been completed on the cultural resources, with the exception that sacred and ceremonial items, burial goods, and Native American human remains are excluded. No cataloguing, analysis, or other studies may occur on human remains grave goods, and sacred and ceremonial items. Any reburial processes shall be culturally appropriate and approved by the consulting tribe(s). Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

070 - Planning-CUL. 2 Phase IV Monitoring Report Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

Planning-PAL

070 - Planning-PAL. 1 Gen - Custom Not Satisfied

PRIOR TO GRADING FINAL:
The applicant shall submit a Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall include the findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the Western Center, the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.
A signed electronic copy of the report shall be uploaded to the County's PLUS Online System: (https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf).
Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office.

80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 1 NO BUILDING PERMIT W/O GRADING PERMIT Not Satisfied

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

080 - BS-Grade. 2 ROUGH GRADE APPROVAL Not Satisfied

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80. Prior To Building Permit Issuance

BS-Grade

080 - BS-Grade. 2 ROUGH GRADE APPROVAL (cont.) Not Satisfied

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:
1. Submitting a “Wet Signed” copy of the Soils Grading Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.
2. Submitting a “Wet Signed” copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.
3. Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.
4. Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage or other means of site stabilization as approved by the County Inspector prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E Health

080 - E Health. 1 DEH-LEA Clearance Not Satisfied

Clearance is required from the DEH-Land Use. Provide a proof Solid Waste Hauler will serve letter from the appropriate purveyor. Ensure the letter acknowledges the project. Ensure the letter address compliance with the requirements of SB1383. location of solid waste enclosure and
solid waste hauler purveyor. The site plan should depict all features and/or areas required for compliance with SB1383, which includes the appropriate size and number of bins as they relate to
organics, recyclables, and solid waste.

Fire

080 - Fire. 1 Construction Type and Fire Sprinkler Upgrades Not Satisfied

Due to Fire Access concerns previously identified, an NFPA 13 Sprinkler System is required for Buildings 2, 3, and 4.

080 - Fire. 2 Fire Department Building Construction Permit Review Not Satisfied

Submittal of construction plans to the Fire Department will be required. This will require a separate permit application submitted directly to the Fire Department. This shall include a full site plan including all fire apparatus access roads. Final fire and life safety conditions will be addressed when the Fire Department reviews these plans. These conditions will be based on California Fire Code, California Building Code (CBC), and related codes/standards adopted at the time of construction plan submittal. Contact our office for submittal instructions.

080 - Fire. 3 Water and Access Verification Not Satisfied

The required water system, including all fire hydrant(s), shall be installed, and accepted by the appropriate water agency and the Riverside County Fire Department prior to any combustible

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 3 Water and Access Verification (cont.) Not Satisfied

building material placed on an individual lot. Contact the Riverside County Fire Department to inspect the required fire flow, street signs, all weather surface, and all access and/or secondary access. Approved water plans must be at the job site.

Flood

080 - Flood. 1 Mitcharge - Use Not Satisfied

This project is located within the limits of the Hemet Regional Area Drainage Plan and the Salt Creek Channel – Winchester/North Hemet (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1 COLOR SCHEME Not Satisfied

Colors/materials shall conform substantially to the final site of development plans.

080 - Planning. 2 Electrical Service Not Satisfied

Prior to the issuance of a building permit, the applicant/owner shall provide the Planning Department evidence from the applicable electrical utility provider that the project will be fully serviced.

080 - Planning. 3 Entry Monument Plot Plan Not Satisfied

The land divider/permit holder shall apply for an Entry Monument and Gate plot plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The plan shall be in compliance with Section 18.12, and the Plot Plan conditions of approval. The plot plan shall contain the following elements: 1. A color photo simulation of a frontal view of all/the entry monument(s) and gate(s) with landscaping. 2. A plot plan of the entry monuments) and/or gate(s) with landscaping drawn to an engineer's scale. If lighting is planned, the location of lights, their intended direction, and proposed power shall be indicated. 3. An irrigation plan for the entry monument(s) and/or gate(s). NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by the conditions of approval for this development. However, this ENTRY MONUMENT nd GATES PLAN condition of approval shall be cleared individually.

080 - Planning. 4 FEE BALANCE Not Satisfied

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 5 Final Site of Development Plans Not Satisfied

Prior to building permit issuance a plot plan application shall be submitted to the County Planning Department pursuant to Section 18.30.a.(1) of County Ordinance No. 348 (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee. The development shall conform to the approved plot plan PPT220032 and shall be compared to the submitted building permits for the proposed project. The plot plan shall be approved by the Planning Director prior to issuance of building permits for the buildings included within that plot plan. The plot plan shall contain the following elements:

1. A final site plan (40' scale precise grading plan) showing all buildings, building footprints, setbacks, mechanical equipment and on the site.

2. Each floor plan and elevations (all sides).

3. A sets of photographic or color laser prints of the sample board and colored elevations shall be submitted for permanent filing and agency distribution after the Planning Department has reviewed and approved the sample board and colored elevations in accordance with the approved plot plan and other applicable standards.

All writing must be legible. A matrix sheets showing structure colors and texture schemes shall be submitted.

NOTE: The requirements of this plot plan may be incorporated with any minor plot plan required by these conditions of approval. However, this FINAL SITE DEVELOPENT plot plan condition of approval shall be cleared individually.

080 - Planning. 6 Hemet Unified School Mitigation Not Satisfied

Impacts to the Hemet Unified School District shall be mitigated in accordance with California State law.

080 - Planning. 7 MM - CAP Screening Table Measures Not Satisfied

Prior to issuance of each building permit, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include measures from the County of Riverside Climate Action Plan Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points. Alternatively, the specific measures may be substituted for other measures that achieve an equivalent amount of GHG reduction, subject to County of Riverside Building Department review:

1. Measure EE5.A.1 Insulation - Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38) (9 points)
2. Measure EE5.A.2 Windows - Enhanced Window (0.32 U-factor, 0.25 SHGC) (4 points)
3. Measure EE5.A.
3 Cool Roofs - Enhanced Cool Roof (CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance) (7 points)
4. Measure EE5.A.4 Air Infiltration - Blower Door HERS Verified Envelope Leakage or equivalent (5 points)

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 7 MM - CAP Screening Table Measures (cont.) Not Satisfied

5. Measure EE5.B.1 Heating/Cooling Distribution System - Modest Duct Insulation (R-6) (4 points)
6. Measure EE5.B.2 Space Heating/Cooling Equipment - Very High Efficiency HVAC (SEER 16/82% AFUE or 9 HSPF) (5 points)
7. Measure EE5.B.3 Water Heaters - Very High Efficiency Water Heater (0.92 Energy Factor) (11 points)
8. Measure EE5.B.5 Artificial Lighting - High Efficiency Lights (50% of in-unit fixtures are high efficiency) (6 points)
9. Measure EE5.B.6 Appliances - Energy Star Refrigerator (new) Energy Star Dishwasher (new) Energy Star Washing Machine (new) (3 points)
10. Measure CE1.A.1 Photovoltaic - 50 percent of the power needs of the Project (17 points)
11. Measure W2.A.2 Water Efficient Landscaping - Weather based irrigation control systems or moisture sensors (demonstrate 20% reduced water use) (2 points)
12. Measure W2.B.1 Showers - Water Efficient Showerheads (2.0 gpm) (2 points)
13. Measure W2.B.2 Toilets - Water Efficient Toilets (1.5 gpm) (2 points)
14. Measure W2.B.3 Faucets - Water Efficient faucets (1.28 gpm) (2 points)
15. Measure W2.B.4 Dishwasher - Water Efficient Dishwasher (6 gallons per cycle or less) (1 points)
16. Measure W2.B.5 Washing Machine - Water Efficient Washing Machine (Water factor
17. Measure W2.B.6 WaterSense - EPA WaterSense Certification (7 points)
18. Measure T4.A.1 Electric Vehicle Recharging - Install electric vehicle charging stations for each residential unit included in the Project. Projects that include charging stations for fewer than all units shall receive points on a proportional basis. (8 points)
19. Measure S1.A.1 Recycling - Provide green waste composting bins at each residential unit (4 points).

This is intended to satisfy the CEQA mitigation for PPT220032 which requires compliance with the Riverside County CAP, the California Integrated Energy Project, the California Energy Plan, the California Energy Efficiency Standards, the Federal Intermodal Surface Transportation Efficiency Act, the Federal Transportation Equity Act for the 21st Century, and the California Title 24 energy efficiency requirements through the Plan Check process with Building and Safety.

080 - Planning. 8 MM - NOI - 1 Not Satisfied

Prior to building permit issuance the following note must be included on the grading permits to comply with the project's California Environmental Quality Act (CEQA) mitigation measure MM - NOI - 1 for Noise .

Equip all large bulldozers, tractors, loaders and backhoes, pavers and paving equipment with mufflers that provide at least 10 dB in noise emission reduction or otherwise show that they do not exceed their noise emission reference levels shown in Table 17 minus 10 dB. For example, the contractor would need to show that bulldozers onsite do not exceed a sound level of 72 dB Lmax at a distance of 50 feet. This shall be accomplished by submitting sound specifications from the manufacturer or by field measurement.

080 - Planning. 9 MM - NOI - 3 Not Satisfied

Prior to building permit issuance the following note must be included on the building permits to comply with the project's California Environmental Quality Act (CEQA) mitigation measure MM

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 9 MM - NOI - 3 (cont.) Not Satisfied
- NOI - 3 for Noise .

In order to avoid exceeding the threshold for potential groundborne vibration damage during construction, the use of large bulldozers within 15 feet of existing off-site structures shall be prohibited.

080 - Planning. 10 MM - NOI - 4 Not Satisfied

Prior to building permit issuance the following note must be included on the building permits to comply with the project's California Environmental Quality Act (CEQA) mitigation measure MM - NOI - 4 for Noise .

In order to avoid exceeding the threshold for potential groundborne vibration damage during construction, the use of vibratory rollers within 25 feet of existing off-site structures shall be prohibited.

080 - Planning. 11 MM AES -1 Not Satisfied

Prior to building permit issuance The Applicant shall obtain approval of a Final Lighting Plan that complies with Ordinance No. 655, Section 6, Requirements for lamp source and shielding of light emissions for all outdoor lighting fixtures in Zone B, Lamp Type and Shielding Requirements Per Class I and Class II Fixtures, and with Section 7, Requirements for work in Zone B involving nonexempt outdoor light fixtures that includes evidence that the proposed work will comply with the following: The submission shall contain, but not be limited to, the following:

A. The location of the site where the outdoor light fixtures will be installed;

B. Plans indicating the location and type of fixtures on the premises;

C. A description of the outdoor light fixtures, including, but not limited to, manufacturer's catalog cuts and drawings.

D. Plans that document outdoor lighting does not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or cause glare that reduces vision or momentary blindness.

E. Plans that document outdoor lighting does not expose adjacent or surrounding residential property to light trespass or excessive light levels.

F. Plans that demonstrate that shielding of an outdoor luminaire by opaque components or materials, such that light rays are limited to the parcel of origin and the light source is not visible from another property or public right-of-way.

080 - Planning. 12 MM-NOI-2 Not Satisfied

Prior to building permit issuance the following note must be included on the building permits to comply with the project's California Environmental Quality Act (CEQA) mitigation measure MM - NOI - 2 for Noise.

Limit construction hours of operation to between the hours of 6:00 AM and 6:00 PM during the

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 12 MM-NOI-2 (cont.) Not Satisfied

months of June through September, and 7:00 AM and 6:00 PM during the months of October through May.

080 - Planning. 13 Underground Utilities Not Satisfied

All utility extensions within a lot shall be placed underground.

080 - Planning. 14 WALLS/FENCING PLAN Not Satisfied

Prior to building permit issuance a wall and fence plan that is substantially in conformance with PPT220032 shall be submitted to Building and Safety for review and approval.

The land divider/permit holder shall file a Wall/Fencing Plan to the County Planning Department for review and approval. Said plan shall be submitted to the Department in the form of a plot plan application pursuant to County Ordinance No. 348, Section 18.30.a.(1) (Plot Plans not subject to the California Environmental Quality Act and not subject to review by any governmental agency other than the Planning Department), along with the current fee conforming with PPT220032. The plan shall be in compliance with Section 18.12, and the Plot Plan conditions of approval. A. The plan shall show all project fencing including, but not limited to, perimeter fencing, side and rear yard fencing, and open space or park fencing. A typical frontal view of all fences shall be shown on the fencing plan. B. All utility service areas and enclosures shall be screened from view with landscaping or decorative barriers or baffle treatments, as approved by the Planning Department. C. All wood fencing shall be treated with heavy oil stain to match the natural shade to prevent bleaching from irrigation spray. D. Front yard return walls shall be constructed of masonry slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height. E. Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications that shall be approved by the Planning Department). F. All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block that is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails. G. Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block. H. Corner lots shall be constructed with wrap-around decorative block wall returns (Note: exceptions for the desert area discussed above). I. Side yard gates are required on one side of the home and shall be constructed of powder-coated wrought iron or tubular steel. J. Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities.

Survey

080 - Survey. 1 Access Restrictions Not Satisfied

Lot access shall be restricted on Columbia Street, with the exception of 35 FT WIDE

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80. Prior To Building Permit Issuance

Survey

080 - Survey. 1 Access Restrictions (cont.) Not Satisfied

OPENING located approximately 41.5 FT from the south property line.

080 - Survey. 2 Survey Monumentation Not Satisfied

Prior to construction, if survey monuments including centerline monuments, tie points, property corners and benchmarks found it shall be located and tied out and corner records filed with the County Surveyor pursuant to Section 8771 of the Business & Professions Code. Survey points destroyed during construction shall be reset, and a second corner record filed for those points prior to completion and acceptance of the improvements.

Transportation

080 - Transportation. 1 080 - Transportation - Landscape Inspection Deposit Red Not Satisfied

Landscape Inspection Deposit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:
Prior to building permit issuance, the developer/permit holder shall verify all plan check fees have been paid and deposit sufficient funds to cover the costs of the required landscape inspections associated with the approved landscape plans. The deposit required for landscape inspections shall be determined by the Transportation Department, Landscape Section. The Transportation Department, Landscape Section shall clear this condition upon determination of compliance.

080 - Transportation. 2 080 - Transportation - Landscape Plot Plan/Permit Requi Not Satisfied

Landscape Plot Plan/Permit Required

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:
Prior to issuance of building permits, the developer/permit holder shall apply for a Plot Plan (Administrative/PPA) Landscape Permit (LSP) or Landscape Plot Plan (LPP) from TLMA Land Use along with applicable deposit (plan check and inspection are DBF fees).

Provide construction level landscape plans in PDF (all sheets compiled in 1 PDF file), along with an electronic transmittal memo in PDF (include Owner contact, Developer, if not the same as the owner, Project manager, person or persons most likely to inquire about the status of the plans, Landscape Architect, Principal or LA signing the plans, Landscape Architect, Project Manager, person responsible for making the corrections, if different from above), and a current set of grading plans in PDF, and submit all three PDF files on a CD (compact Disc) with application. The landscape plans shall be prepared in a professional manner by a California Licensed/Registered Landscape Architect and signed/stamped by such.

Drawings shall be completed on County standard Transportation Department title block, plan sheet format (24 inch x 36 inch), 1:20 scale, north arrow, limit of work lines, hardscape features, graphic scale, and street names, etc. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 2 080 - Transportation - Landscape Plot Plan/Permit Requi Not Satisfied

California Friendly Landscaping. At minimum, plans shall include the following components:

1) Landscape and irrigation working drawings (stamped) by a California certified/registered landscape architect;
2) Weather-based controllers and necessary components to eliminate water waste;
3) A copy of the (stamped) approved grading plans; and,
4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;
2) Natural open space areas and those regulated/conserved by the prevailing MSHCP and or ALUC;
3) Shading plans for projects that include parking lots/areas;
4) The use of canopy trees (24 inch box or greater) within the parking areas;
5) Landscaping plans for slopes exceeding 3 feet in height;
6) Landscaping and irrigation plans associated with entry monuments. All monument locations shall be located outside of the ROW and dimensions shall be provided on the plan; and/or,
7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

Please reference Landscape Plan Checklists available online at RCTLMA.org.

NOTE: When the Landscaping Plot Plan is located within a special district such as LMD/CSA/CFD or Valleywide, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Transportation Department, Landscape Section that the subject district has approved said plans. Water Districts such as CVWD, TVWD, and EMWD may be required to approve plans prior to County approval.

Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Transportation Department, Landscape Section shall clear this condition.

080 - Transportation. 3 080 - Transportation - Landscape Project Specific Requir Not Satisfied

Landscape Project Specific Requirements

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:
In addition to the requirements of the Landscape and Irrigation Plan submittal, the following project specific conditions shall be imposed:
a. Landscape screening shall be designed to ensure full, opaque, coverage up to a minimum height of (25) feet at maturity except that planting within ten feet of an entry or exit driveway shall not be permitted to grow higher than eighteen (18) inches and no trees shall be planted within ten (10) feet of driveways, alleys, or street intersections.
b. Project shall comply with the latest version of Ord. 859 ETo of .45, for commercial applications, .50 ETo for residential, or .70 ETo for recycled water uses. Project shall comply

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 080 - Transportation - Landscape Project Specific Requir Not Satisfied

with the latest State Model Water Efficient Landscape Ordinance. Project shall comply with the local servicing water purveyor/district/company landscape requirements including those related to recycled water.
c. Project proponent shall design overhead irrigation with a minimum 24 inch offset from non-permeable surfaces, even if that surface drains into a permeable area.
d. Landscaping plans shall incorporate the use of specimen (24 inch box or greater) canopy trees. All trees and shrubs shall be drawn to reflect the average specimen size at 15 years of age. All trees shall be double or triple staked and secured with non-wire ties.
e. Project shall prepare water use calculations as outlined in Ord 859.3.
f. Trees shall be hydrozoned separately.
g. Irrigation shall be designed using hydrozones by plant water type, irrigation type, and flat/sloped areas.
h. The developer/ permit holder/landowner shall use the County of Riverside's California Friendly Plant List when making plant selections. Use of plant material with a LOW or VERY LOW water use designation is strongly encouraged.
i. All plant materials within landscaped areas shall be maintained in a viable growth condition throughout the useful plant life, and replaced with an equal or lessor water use plant.
j. Project shall use County standard details for which the application is available in County Standard Detail Format.
k. Monuments, boulders, and fan palms shall be located outside the County Maintained Road Right-of-Way (ROW).
l. Restricted plant species noted in MSHCP documents shall not be used if MSHCP areas are adjacent to the project.
m. Plant species shall meet ALUC requirements, if applicable.
n. Hydroseeding is not permitted in stormwater BMP slope areas, container stock will be required on slopes. Trees must be located to avoid drainage swales and drain, utility, leach, etc. lines and structures
o. Landscape and irrigation plans must meet erosion control requirements of Ordinance 457.
p. Project shall use (50) Percent point source irrigation type regardless of meeting the water budget with alternative irrigation methods, except as needed within stormwater BMP areas as noted in an approved WQMP document. Point source is defined as one emitter (or two) located at each plant. In-line emitter tubing is not defined as point source for the purpose of this requirement.
q. Typical Front Yard landscaping plans (construction document level package) shall be submitted to Transportation Department for approval. Front yards shall not have turf lawns.
r. Common areas and open space landscaping plans (construction document level package) shall be submitted to Transportation Department for approval.
s. The project proponent or current property owner shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.
t. Project shall install purple/reclaimed/recycled components as deemed necessary and as determined by the County and/or water district.
u. Project proponent shall provide 12 inch wide concrete maintenance walkway on planter islands adjacent to parking spaces. Concrete maintenance walkway shall be shown on landscape and grading plans, typical.

080 - Transportation. 4 Annexation into a Maintenance District Not Satisfied

The project proponent shall comply with County requirements within public road rights-of-way,

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 4 Annexation into a Maintenance District (cont.) Not Satisfied

in accordance with Ordinance No. 461.11. The project proponent shall provide assurance of maintenance of various facilities within the public road right-of-way by completing the annexation process with the applicable maintenance entity/district(s) for annexation into the Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951) 955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a Landscape Maintenance Agreement as directed by the Transportation Department Plan Check Division. Said annexation may include the following:
(1) Landscaping.
(2) Streetlights.
(3) Graffiti abatement of walls and other permanent structure(s).
(4) Street sweeping.
(5) WQMP BMP(s) or catch basin inserts.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:
(1) Completed Transportation Department application.
(2) Appropriate fees for annexation.
(3) Two (2) sets of street lighting plans approved by Transportation Department.
(4) Streetlight Authorization form from SCE, IID or other electric provider.

or as approved by the Director of Transportation.

080 - Transportation. 5 Approved Maintenance Exhibit (ME) Not Satisfied

The Project shall submit a Maintenance Exhibit (ME) for approval, on two (2) 11 in x17 in hard copies and two (2) CD copies to County or Valley-Wide Recreation and Park District. The ME shall show, with applicable quantities (i.e. square footage, or lengths), potable and recycled water meters, irrigated landscaped areas, non-irrigated landscaping, open space, trails and pedestrian pathways, WQMP related BMPs, basin bottoms, fence and walls, graffiti, weed abatement, traffic signals, and any other feature that may require permanent maintenance (e.g. storm drains, low flow drains, community buildings, restrooms, parking lots, block walls, and fencing) with the entities proposed to provide maintenance. All right-of-way areas shall be separately delineated. The ME shall have the engineer’s certification for square footage calculations and note the proposed maintenance entity responsible for all maintenance activities, including those that cannot be depicted on the exhibit (e.g. street sweeping, etc.).

The Transportation Department will clear this condition after the ME is approved by the County, Valley-Wide Recreation and Park District, and/or other associated public/quasi-public maintenance entities. The approved ME shall be provided to the Transportation Department, three (3) 11 in x 17 in hardcopies and one fully signed PDF copy on CD.

Note: Landscaping in the road right-of-way shall be maintained by a public or quasi-public entity, as approved by the Transportation Department, Landscape Division. To ensure water quality compliance, the County discourages the use of HOAs for maintaining WQMP related BMPs. County Policy B-12 limits the total tax burden. Tax burden includes Community Facility Districts (CFDs), Assessment District, ad valorem taxes, any other assessments, taxes, and fees. The local water purveyor may require the use of reclaimed water for landscaping, prior to approving water improvement plans. ME shall be approved prior to submitting CC&R’s, and

Plan: PPT220032 Parcel: 438220002

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 5 Approved Maintenance Exhibit (ME) (cont.) Not Satisfied
submitting water improvement plans.

080 - Transportation. 6 Landscaping Design Plans Not Satisfied

Landscaping within public road right of-way shall comply with Transportation Department standards, Ordinance No. 461.11, Comprehensive Landscaping Guidelines & Standards, and Ordinance No. 859 and shall require approval from the Transportation Department.

Landscaping plans shall be designed within the streets associated with the development and submitted to the Transportation Department. Landscaping Plans shall be submitted on standard County format (24 in x 36 in).

Landscaping plans shall be coordinated with the street improvement plans.

or as approved by the Director of Transportation.

080 - Transportation. 7 Lighting Plan Not Satisfied

A separate street light plan and/or a separate bridge light plan shall be approved by the Transportation Department. Street and/or bridge lighting plan(s) shall be designed in accordance with County Streetlight Specification Chart found in Specification Section 22 of Ordinance No. 461.11. For projects within SCE boundaries use County of Riverside Ordinance No. 461.11, Standard No. 1000. For projects within Imperial Irrigation District (IID) jurisdiction, the project shall use IID pole standard.

080 - Transportation. 8 RCTD-USE-WQ - ESTABLISH WQMP MAINT ENTITY Not Satisfied

A maintenance plan and signed WQMP/BMP maintenance agreement shall be submitted to the Transportation Department shall be approved and recorded against the property. A maintenance organization will be established with a funding source for the permanent maintenance.

080 - Transportation. 9 RCTD-USE-WQ - IMPLEMENT WQMP Not Satisfied

The Project shall construct BMP facilities described in the approved Final County WQMP prior to the issuance of a building permit to the satisfaction of County Grading Inspection Section. The Project is responsible for performing all activities described in the County WQMP and that copies of the approved Final County WQMP are provided to future owners/occupants.

080 - Transportation. 10 Road Improvements (Plan) Not Satisfied

Improvements plans for the following roadways shall be submitted for review and approval.

EXISTING MAINTAINED
Columbia Street along the project is County-maintained road designated as a Secondary Highway, and shall be widened with AC Pavement to install 6 in curb and gutter to be located 32 FT from centerline, within a 50 FT half-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance No. 461.11. The existing pavement shall be reconstructed; or resurfacing as determined by the Transportation Department. In addition, a 6 FT sidewalk at curb adjacent per Standard No. 401 shall be provided.
NOTE:
1. Provide a 35 FT wide commercial driveway per the County Standard No 207A. Provide the

Plan: PPT220032 Parcel: 438220002

80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 10 Road Improvements (Plan) (cont.) Not Satisfied

following analysis for the design of the proposed driveway.
A. Sight Analysis per the County Standard No 821.
B. Provide a truck turning template for delivery truck enter/exit onto Columbia Street.
2. Onsite treated drainage runoff shall discharge onto the Columbia Street's curb & gutter system thru the curb face.
3. Provide striping layout to accommodate a southbound left turn lane. Provide striping transition to join existing per 35 mph posted speed sign.
4. Provide pavement transition from the project south boundary to join existing edge of pavement per taper ratio 10 to 1.
5. Provide pavement transition from the project north boundary to join existing edge of pavement per taper ratio 10 to 1. Provide the first 25 FT of asphalt dike, from the north property line per the County Standard No 212. Place a riprap improvement at the end of the asphalt dike to slow down the drainage flow.
6. Coordinate with City of Hemet and obtain approval from City of Hemet, Public Work Department, Engineering Division and submit evidence of encroachment permit approval to the Transportation Department.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

080 - Transportation. 11 Utility Plan Not Satisfied

All electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground on the Improvement Plans in accordance with Ordinance No. 460 for subdivisions and/or Ordinance No. 461.11 for road improvements. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. The Project shall coordinate with the serving utility companies to complete the final installations. This condition will be cleared after both of the following requirements are met:

_ The Street Improvement Plans are approved.
_ Transportation Department receives written proof that the Project has filed an application for the relocation of said utilities or said utility companies have initiated their relocation design.

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Not Satisfied

Prior to issuance of a building permit, the applicant shall submit one electronic (1) copy of a Recyclables Collection and Loading Area plot plan to the Riverside County Department of Waste Resources for review and approval to WastePlanning@rivco.org. The plot plan shall conform to Design Guidelines for Recyclables Collection and Loading Areas, provided by the Department of Waste Resources (found at http://www.rcwaste.org/business/planning/design) and shall show the location of and access to the collection area for recyclable materials, shall demonstrate space allocation for 3 bins (trash, recyclable materials, and organics) and have

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80. Prior To Building Permit Issuance

Waste Resources

080 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area (cont.) Not Satisfied

the adequate signage indicating the location of each bin in the trash enclosure. The project applicant is advised that clearance of the Recyclables Collection and Loading Area plot plan only satisfies the Waste Resources' conditions for Recyclables Collection and Loading Areas space allocation and other Recyclables Collection and Loading Area Guideline items. Detailed drawings of the Trash Enclosure and its particular construction details, e.g., building materials, location, construction methods etc., should be included as part of the Project plan submittal to the Riverside County Department of Building and Safety.

080 - Waste Resources. 2 Waste Recycling Plan Not Satisfied

Prior to issuance of a building permit, a Waste Recycling Plan (WRP) shall be submitted to the Riverside County Department of Waste Resources for approval. At a minimum, the WRP must identify the materials (i.e., concrete, asphalt, wood, etc.) that will be generated by construction and development, the projected amounts, the measures/methods that will be taken to recycle, reuse, and/or reduce the amount of materials, the facilities and/or haulers that will be utilized, and the targeted recycling or reduction rate. During project construction, the project site shall have, at a minimum, two (2) bins: one for waste disposal and the other for the recycling of Construction and Demolition (C&D) materials. Additional bins are encouraged to be used for further source separation of C&D recyclable materials. Accurate record keeping (receipts) for recycling of C&D recyclable materials and solid waste disposal must be kept. Arrangements can be made through the franchise hauler.

90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 1 CURBS ALONG PLANTERS Not Satisfied

A six-inch-wide curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

090 - BS-Grade. 2 PRECISE GRADE APPROVAL Not Satisfied

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:
1. Requesting and obtaining approval of all required grading inspections.
2. Submitting a "Wet Signed" copy of the Grading Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.
3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.
4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

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90. Prior to Building Final Inspection

BS-Grade

090 - BS-Grade. 2 PRECISE GRADE APPROVAL (cont.) Not Satisfied

Planning

090 - Planning. 1 ACCESSIBLE PARKING Not Satisfied

A minimum of one (4) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED
EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed
reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol
of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior
end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished
grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A
sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than
17 inches by 22 inches, clearly and conspicuously stating the following In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

090 - Planning. 2 BLOCK WALL ANTIGRAFFITI Not Satisfied

An anti-graffiti coating shall be provided on all block walls, and written verification from the developer shall be provided to both the TLMA - Land Use Division, and the Development Review Division.

090 - Planning. 3 MM - CAP MEASURES - INSTALLED Not Satisfied

Prior to building permit final/occupancy, the Project Applicant shall provide documentation to the County of Riverside Building Department demonstrating that the improvements and/or buildings subject to each building permit application include measures from the County of Riverside Climate Action Plan Greenhouse Gas Emissions Screening Tables (Appendix F to the Climate Action Plan), as needed to achieve the required 100 points.

This is intended to satisfy the CEQA mitigation for PPT220032 which requires compliance with the Riverside County CAP, the California Integrated Energy Project, the California Energy Plan, the California Energy Efficiency Standards, the Federal Intermodal Surface Transportation Efficiency Act, the Federal Transportation Equity Act for the 21st Century, and the California Title 24 energy efficiency requirements through the Plan Check process with Building and Safety.

090 - Planning. 4 ORD NO. 659 (DIF) Not Satisfied

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant
shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth
policies, regulations and fees related to the funding and installation of facilities and the

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90. Prior to Building Final Inspection

Planning

090 - Planning. 4 ORD NO. 659 (DIF) (cont.) Not Satisfied

acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the area, measured in square feet of the project improvements. Project Area shall include all project improvements and areas of intensive use on applicant's square footage, including all areas depicted on the applicant's exhibit, as submitted to the County of Riverside Planning Department. Except as otherwise provided herein, the Project Area is the square footage upon which the development will be assessed DIF Fees. The Project Area for Plot Plan No. 220032 has been calculated to be 20,884 square feet.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 5 Ordinance 810 Open Space Fee Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No.220032 is calculated to be 2.4 acres at the time of approval.

In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 6 Planning Inspection Not Satisfied

Prior to final inspection the a site inspection shall be scheduled with the Planning Department to verify that the constructed development (i.e. parking, light standards etc). is substantially in conformance with the Planning Department Approved Plans.

090 - Planning. 7 SKR FEE CONDITION Not Satisfied

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.4 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this

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90. Prior to Building Final Inspection

Planning

090 - Planning. 7 SKR FEE CONDITION (cont.) Not Satisfied

condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

090 - Planning. 8 WALL & FENCE LOCATIONS Not Satisfied

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A.

Transportation

090 - Transportation. 1 090 - Transportation - Landscape Inspection and Drought Not Satisfied

Landscape Inspection and Drought Compliance

This condition applies to both onsite and offsite (ROW) landscaping:

The developer/ permit holder shall:

The developer/permit holder shall coordinate with their designated landscape representative and the Transportation Department landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Transportation Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Transportation Department landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. All landscape inspection deposits and plan check fees shall be paid.

Upon determination of compliance, the Transportation Department, Landscape Section shall clear this condition.

090 - Transportation. 2 Complete Landscaping Installation Not Satisfied

Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance No. 461.11 and shall require approval by the Transportation Department. Landscaping shall be installed along the streets associated with this development. Landscaping within public road right-of-way shall comply with Transportation Department standards, policies, guidelines, and Ordinance No. 461.11 and shall require the approval from the Transportation Department.

or as approved by the Director of Transportation.

090 - Transportation. 3 RCTD-USE-WQ - WQMP COMPLETION Not Satisfied

Prior to Building Final Inspection, the Project is required to furnish educational materials regarding water quality to future owners/occupants, provide an engineered WQMP certification, inspection of BMPs, GPS location of BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department’s Business Storm Water Compliance Program Section.

090 - Transportation. 4 Regional Transportation Fees Not Satisfied

Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 4 Regional Transportation Fees (cont.) Not Satisfied

occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

_All Transportation Uniform Mitigation Fees (TUMF) in accordance with the Ordinance 824.

090 - Transportation. 5 Road Improvements (Installation) Not Satisfied

The following roadways shall be constructed in accordance with approved improvement plans.

EXISTING MAINTAINED
Columbia Street along the project is County-maintained road designated as a Secondary Highway, and shall be widened with AC Pavement to install 6 in curb and gutter to be located 32 FT from centerline, within a 50 FT half-width dedicated right-of-way in accordance with County Standard No. 94, Ordinance No. 461.11. The existing pavement shall be reconstructed; or resurfacing as determined by the Transportation Department. In addition, a 6 FT sidewalk at curb adjacent per Standard No. 401 shall be provided.
NOTE:
1. Provide a 35 FT wide commercial driveway per the County Standard No 207A. Provide the following analysis for the design of the proposed driveway.
A. Sight Analysis per the County Standard No 821.
B. Provide a truck turning template for delivery truck enter/exit onto Columbia Street.
2. Treated drainage runoff from onsite shall discharge onto the Columbia Street's curb & gutter system thru the curb face. Curb outlet shall be sized to accommodate the Q100yr discharged flowrate.
3. Provide striping layout to accommodate a southbound left turn lane. Provide striping transition to join existing per 35 mph posted speed sign.
4. Provide pavement transition from the project south boundary to join existing edge of pavement per taper ratio 10 to 1.
5. Provide pavement transition from the project north boundary to join existing edge of pavement per taper ratio 10 to 1. Provide the first 25 FT of asphalt dike, from the north property line per the County Standard No 212. Place a riprap improvement at the end of the asphalt dike to slow down the drainage flow.
6. Coordinate with City of Hemet and obtain approval from City of Hemet, Public Work Department, Engineering Division and submit evidence of encroachment permit approval to the Transportation Department.

The Project shall provide/acquire sufficient dedicated public right-of-way, environmental clearances, and signed approval of all street improvement plans for the above improvements. The limits of the improvements shall be consistent with the approved tentative map unless otherwise specified in these conditions. Should the applicant fail to acquire the necessary off-site right of way, the map will be returned for redesign.

or as approved by the Director of Transportation.

090 - Transportation. 6 Streetlight Installation Not Satisfied

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances No. 461.11.

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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 6 Streetlight Installation (cont.) Not Satisfied

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

090 - Transportation. 7 Utility Installation Not Satisfied

Electrical power, telephone, communication, street lighting, and cable television lines shall be installed underground in accordance with Ordinance Nos. 460 and 461.11, or as approved by the Transportation Department. This also applies to all overhead lines 34 kilovolts or below along the project frontage and all offsite overhead lines in each direction of the project site to the nearest offsite pole. A certificate should be obtained from the pertinent utility company and submitted to the Department of Transportation as proof of completion for clearance.

In addition, the Project shall ensure that streetlights are energized and operational along the streets of those lots where the Project is seeking Building Final Inspection (Occupancy).

Waste Resources

090 - Waste Resources. 1 Waste - Recyclables Collection and Loading Area Inspec Not Satisfied

Prior to final building inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and verified through inspection by the Riverside County Department of Waste Resources.

090 - Waste Resources. 2 Waste Reporting Form and Receipts Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

DRAFT INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

FOR THE

COLUMBIA HEIGHTS APARTMENT PROJECT

Prepared for:

Riverside County
4080 Lemon Street, 12th Floor,
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November 2025

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LIST OF ABBREVIATIONS AND ACRONYMS

ACM	asbestos-containing materials
af/yr	acre feet a year
AMSL	above mean sea level
APN	Assessor's Parcel Number
ARB	air resources board
AST	aboveground tanks
BERD	Built Environment Resources Directory
BGR	County Grading Permit
BLM	Bureau of Land Management
BMPs	best management practices
CAA	Clean Air Act
CalEEMod	California Emissions Estimator Model
CAP	Climate Action Plan
CARB	California Air Resources Board
CASQA	California Stormwater Quality Association
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensations, and Liability Act
cfs	cubic feet per second
CIWMP	County Integrated Waste Management Plan
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CO	carbon monoxide
CPEP	Clean Power and Electrification Pathway
CREC	controlled recognized environmental condition
CRWQCB	California Regional Water Quality Control Board
CSA	Community Service Area
CSL	Contaminated Sites List
DAMP	Drainage Area Management Plan
DIF	Development Impact Fee
DPM	diesel particulate matter
du/ac	dwelling units per acre
EIC	Eastern Information Center
EIC	Eastern Information Center
EMFAC	emissions factor model

EMWD	Eastern Municipal Water District
EOC	Emergency Operations Center
EOP	Emergency Operations Plan
EPCRA	Emergency Planning and Community Right-to-Know Act
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FICON	Federal Interagency Committee on Noise
FIRM	Flood Insurance Rate Map
FTA	Federal Transit Administration
GC	Government Code
GIS	geographic information system
GLO	General Land Office
GLO	General Land Office
GPA	general plan amendment
HCD	Housing and Community Development
HCOC	Hydrologic Conditions of Concern
HCP	Habitat Conservation Plan
HHW	household hazardous waste
HREC	historical recognized environmental condition
HUSD	Hemet Unified School District
IEPR	Integrated Energy Policy Report
IPM	integrated pest management
ISTEA	Intermodal Surface Transportation Efficiency Act
Lbs	pounds
LDA	light duty autos
LEA	local enforcement agency
Leq	Equivalent Noise Level
LHMWD	Lake Hemet Municipal Water District
LID	low impact development
LIP	Local Implementation Plan
Lmax	maximum sound level
LMD	Landscape Maintenance Districts
LST	localized significance threshold
LUST	Leaking Underground Storage Tank
MAWA	Maximum Annual Water Allowance
MEP	Maximum Extent Practicable
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
Mpg	miles per gallon
MPO	Metropolitan Planning Organizations
MRZ	mineral resource zone
MSHCP	Multiple Species Habitat Conservation Plan
MSL	Mean Sea Level
MWD	Metropolitan Water District
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NOV	Notice of Violation
NOX	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
NPL	National Priorities List
NRHP	National Register of Historic Places
OA	Operational Area
PCB	polychlorinated biphenyls

PM10	particulate matter less than 10 microns
PM2.5	particulate matter less than 2.5 microns
PPV	peak particle velocity
PRIMP	Paleontological Resource Impact Mitigation Program
PRV	pressure reducing valve
RCFC	Riverside County Flood Control
RCP	Regional Comprehensive Plan
REC	recognized environmental condition
RHNA	Regional Housing Needs Assessment
RQ	Reportable Quantity
RWQCB	Regional Water Quality Control Board
SAR	Santa Ana Region
SARWQCB	Santa Ana Regional Water Quality Control Board
SB	Senate Bill
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCCRWP	Southern California Coastal Water Research Project
SCE	Southern California Edison
SF	square feet
SHPO	State Historic Preservation Office
SLF	Sacred Lands File
SoCal Gas	Southern California Gas Company
SOI	sphere of influence
SRA	source receptor area
SRA	State Responsibility Area
SWLF	Solid Waste Landfills
SWPPP	Stormwater Pollution Prevention Plan
TAC	toxic air contaminant
TEA	Transportation Equity Act
UCR	University of California Riverside
USACE	United States Army Corps of Engineers
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	underground tanks
UWMP	Urban Water Management Plan
VMT	vehicle miles traveled
WDR	Waste Discharge Requirements
WQMP	Water Quality Management Plan
WRCOG	Western Riverside Council of Governments
WSC	Western Science Center
ZC	zone change

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Project Case Type (s) and Number(s): PPT220032, GPA220007, CZ220008
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Joseluis Aparicio
Telephone Number: (951) 955-6035
Applicant's Name: Ascendant Development Group, LLC, Contact: Keith Tolliver, (951) 833-1283, <keith@ascendantdg.com>
Applicant's Address: Post Office Box 2021, San Jacinto, California 92541,

I. PROJECT INFORMATION

Project Description:

The Project proposes thirty-six (36) apartment dwelling units located within four (4) buildings that are two and three stories tall. The Project site is 2.4 gross acres and is located on the east side of Columbia Street between Florida Avenue to the north and Acacia Avenue to the south within the sphere of influence (SOI) of the City of Hemet within Unincorporated Riverside County.

The Project requires discretionary permits from the County of Riverside that include a General Plan Amendment (GPA) and Zone Change (ZC). The Applicant is requesting the current General Plan land use designations of Medium Density Residential (CD-MDR), 2 to 5 dwelling units per acre (du/ac) and Light Agriculture (A-1-5) be changed to Very High Density Residential (VHDR), 14 to 20 du/ac. The western portion of the Project Site is currently Zoned R-3. The Project proposes the eastern landlocked portion of the Project Site also be changed from A-1-5 to R-3 Zoning.

The Project site contains an existing single-family dwelling unit and an accessory dwelling unit that is served by an on-site septic system. Removal of these structures will require County demolition permits and proper removal and remediation of the below grade septic system by the County Health Department.

The Proposed Project net lot area after street dedication is approximately 99,050 square feet (SF), The lot coverage of the proposed four residential apartment buildings is approximately twenty percent (20% - 20,884 SF). The net density of the Proposed Project is approximately 16 du/ac. The Project complies with all County of Riverside R-3 zoning requirements for lot area, building coverage, number of stories, building height, distance between buildings, and front, side and rear yard setbacks.

Building 1 is two stories and contains eight (8) one bedroom units. Building 2 is two stories and contains eight (8) three bedroom units. Building 3 is three stories and contains twelve (12) two bedroom units. Building 4 is two stories and contains four (4) two bedroom units and four (4) three bedroom units. A typical one bedroom unit contains 892 SF and a patio or balcony of 74 SF. A typical two bedroom unit contains 1,033 SF and a patio or balcony of 110 SF. A typical three bedroom unit contains 1,241 SF and a patio or balcony of 105 SF. There is a 250 SF Manager's Office located in the west side of Building 1. Amenities include a tot lot play area and three (3) areas with covered picnic tables and barbeques.

Required and proposed parking for residents, guests and deliveries is summarized as follows:

92	Proposed Number of Units	County Required Parking Ratio	County Required Spaces
One Bedroom	8	1.25	10
Two Bedroom	16	2.25	36
Three Bedroom	12	2.75	33

Totals Required Spaces 79

Total Proposed Spaces 90*

There are 37 covered spaces and 53 open spaces, This includes 4 ADA Van Accessible Spaces and 3 EV Charging Spaces

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

B. Total Project Area: 2.41 gross acres

Residential Acres: 2.41	**Lots:** 1	**Units:** 36	**Projected No. of Residents:** 100
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): 438-220-002

Street References: The Project site located on the east side of Columbia Street between Florida Avenue to the north and Acacia Avenue to the south. The address of the property is 25914 Columbia Street, Hemet, California 92541

D. Section, Township & Range Description or reference/attach a Legal Description: See attached Legal Description

E. Brief description of the existing environmental setting of the project site and its surroundings: North: Desert Hills Memory Care Center, Multi-Family and Single Family Residential and Commercial uses along both sides of Florida Avenue. City of Hemet along the north side of Florida Avenue. East; Vacant land and the Lighthouse Townhome Apartments along the west side of Cornel Street within the City of Hemet. South: Multi-Family and Single Family Residential along Acacia Avenue. West: Park Columbia Apartments, Trinity Lutheran Church and Multi-family Residential along Columbia Street with Commercial along Florida Avenue and Multi-Family Residential along Acacia Avenue.

The City of Hemet's jurisdictional boundary is the centerline of Columbia Street, adjacent to the Project Site to the west, and along the centerline of Florida Avenue, north of the Project Site that contain commercial uses on both sides of the street.

F. Other Public Agency Involvement and Required Permits: State of California Santa Ana Regional Water Quality Control Board; Lake Hemet Municipal Water District.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The current General Plan land use is CD-MDR, Medium Density Residential, 2 to 5 dwelling units per acre (du/ac). The Applicant is requesting a General Plan Amendment to Very High Density Residential (VHDR), 14 to 20 du/ac. The current General Plan Land

Use Designation is inconsistent with the current Zoning. The western portion of the Project Site is currently Zoned R-3. The eastern landlocked portion of the Project Site is zoned Light Agriculture A-1-5. The Applicant is requesting a Zone Chane of the A-1-5 Zoning to R-3 for this residential infill project.

2. **Circulation:** The Project site is 2.41 gross acres and is located on the east side of Columbia Street between Florida Avenue to the north and Acacia Avenue to the south. The Project proposes half-width improvements to the east side of Columbia Street to this designated 100-foot collector street right-of-way. Interior circulation has been design to meet all Fire Department turning movement requirements.

3. **Multipurpose Open Space:** The Project Site does not have a land use designation that is intended to preserve multipurpose open space resources. The Proposed Project does not interfere with the goals or policies set forth in the County General Plan Multipurpose Open Space Element.

4. **Safety:** The Proposed Project is not located in a floodplain or a fault zone. The Project Site is not located in an area susceptible to liquefaction and seismically-induced landslides. The Project Site is not located in an area designated as a very high wildland fire area. The proposed Project meets all other applicable Safety Element policies.

5. **Noise:** The Proposed Project would permanently incrementally increase the ambient noise levels in the Project vicinity above levels existing without the Project. However, noise levels are expected to remain below the County's exterior daytime noise threshold of 65 dBA and the County's nighttime exterior noise threshold of 45 dBA. Short-term construction impacts will comply with all Riverside County hours of construction limitations.

6. **Housing:** The application is requesting the development of thirty-six (36) multi-family dwelling units in four buildings within the 2.41 gross acre Project Site. The General Plan Amendment is requesting a land use designation of Community Development: Very High Density Residential (CD:VHDR) that would allow from 14 to 20 dwelling units per acre. The proposed 36-unit apartment Project results in approximately 15 dwelling units per acre (du/ac). The Zone Change is requesting the eastern landlocked portion of the Project Site be changed from A-1-5 Light Agriculture to R-3, Multi-family Residential, the same as the R-3 Zoning that currently exists on the western portion of the Project Site.

   The requested General Plan Amendment would result in the removal of two (2) existing dwelling units. They would be replaced by 36 new dwelling units (apartments), a net increase of 34 dwelling units. The Project would displace six (6) persons who occupy the two existing units. This includes a family of five in the larger unit and a single person in the accessory unit.

7. **Air Quality:** The Proposed Project is located within the South Coast Air Basin. According to the Project's Air Quality Technical Study, the Proposed Project will meet all South Coast Air Quality Management District (SCAQMD) standards and thresholds with incorporation of sustainable design and compliance with SCAQMD regulations.

8. **Healthy Communities:** The Proposed Project meets all applicable Healthy Community element policies.

   a) Environmental Justice Summary: See attached completed Environmental Justice Form

B. General Plan Area Plan(s): San Jacinto Valley Area Plan, Community of East Hemet, Land Use Designation: Community Development Medium Density Residential (CD:MDR).

C. **Foundation Component(s):** The Riverside County General Plan – San Jacinto Valley Area Plan Land Use Plan, adopted in December 2016, designates the Project Site as Community Development Medium Density Residential (CD:MDR). This land use designation allows a density of from two (2) to five (5) dwelling units per acre. The Riverside County Zoning Code designates the eastern portion of the Project Site as R-3, Multi-family Residential, the western landlocked portion of the Project Site is Zoned A-1-5, Light Agriculture.

   California Government Code Section 65860 requires a county's zoning ordinance to be consistent with the general plan. In order to eliminate the current inconsistency identified above, and to aid in the County's California Regional Housing Needs Assessment Allocation requirements, the Applicant is requesting a General Plan Amendment (GPA) and Zone Change (ZC). The General Plan Amendment is requesting a land use designation of Community Development: Very High Density Residential (CD:VHDR) that would allow from 14 to 20 dwelling units per acre. The proposed 36-unit apartment Project on 2.41 gross acres results in 15 dwelling units per acre (du/ac). The Zone Change is requesting the eastern landlocked portion of the Project Site be changed from A-1-5, Light Agriculture to R-3, Multi-family Residential, the same as the R-3 Zoning that currently exists on the western portion of the property.

D. **Land Use Designation(s):** See response C. Above.

E. **Overlay(s), if any:** Environmental Justice Overlay. See attached Environmental Justice Form.

F. **Policy Area(s), if any:** Valley Vista/East Hemet

G. **Adjacent and Surrounding:**

   1. **General Plan Area Plan(s):** San Jacinto Valley Area Plan; Community of East Hemet

   2. **Foundation Component(s):** The Riverside County General Plan – San Jacinto Valley Area Plan Land Use Plan, adopted in December 2016, designates the Project Site as Community Development Medium Density Residential (CD:MDR). This land use designation allows a density of from two (2) to five (5) dwelling units per acre.

Land Use Designation(s): Zoning: Winchester Zoning District

   1. General Residential (R-3), Light Agriculture, five-acre minimum (A-1-5) – 2.41 acres

   2. **Overlay(s), if any:** None

   3. **Policy Area(s), if any:** Valley Vista/East Hemet

B. **Adopted Specific Plan Information**

   1. **Name and Number of Specific Plan, if any:** San Jacinto Valley Area Plan; Community of East Hemet

   2. **Specific Plan Planning Area, and Policies, if any:** Valley Vista/East Hemet: This community is an urban extension to the east from the City of Hemet. It has a core of older single family and multi-family residential development, interspersed with mobile homes on small lots. Florida Avenue, lined with locally oriented businesses and commercial uses, bisects this community. This area also includes Hemet High School. Some vacant land still exists within this community to accommodate further infill development of both a residential and commercial nature.

Existing Zoning: Zoning: Winchester Zoning District

A. General Residential (R-3), Light Agriculture, five-acre minimum (A-1-5)

B. Proposed Zoning, if any: General Residential (R-3),

C. Adjacent and Surrounding Zoning: General Residential (R-2 and R-3) south of Florida Avenue and Commercial Retail (CR) along Florida Avenue.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

☒ Aesthetics	☐ Hazards & Hazardous Materials	☐ Recreation
☐ Agriculture & Forest Resources	☐ Hydrology / Water Quality	☐ Transportation
☐ Air Quality	☐ Land Use / Planning	☒ Tribal Cultural Resources
☐ Biological Resources	☐ Mineral Resources	☐ Utilities / Service Systems
☒ Cultural Resources	☒ Noise	☐ Wildfire
☐ Energy	☒ Paleontological Resources	☒ Mandatory Findings of Significance
☐ Geology / Soils	☐ Population / Housing	
☐ Greenhouse Gas Emissions	☐ Public Services	

IV. DETERMINATION

On the basis of this initial evaluation:

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
☐ I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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



Signature

January 14, 2026
Date

Joseluis Aparicio
Printed Name

For: John Hildebrand
Planning Director

COLUMBIA HEIGHTS APARTMENT PROJECT

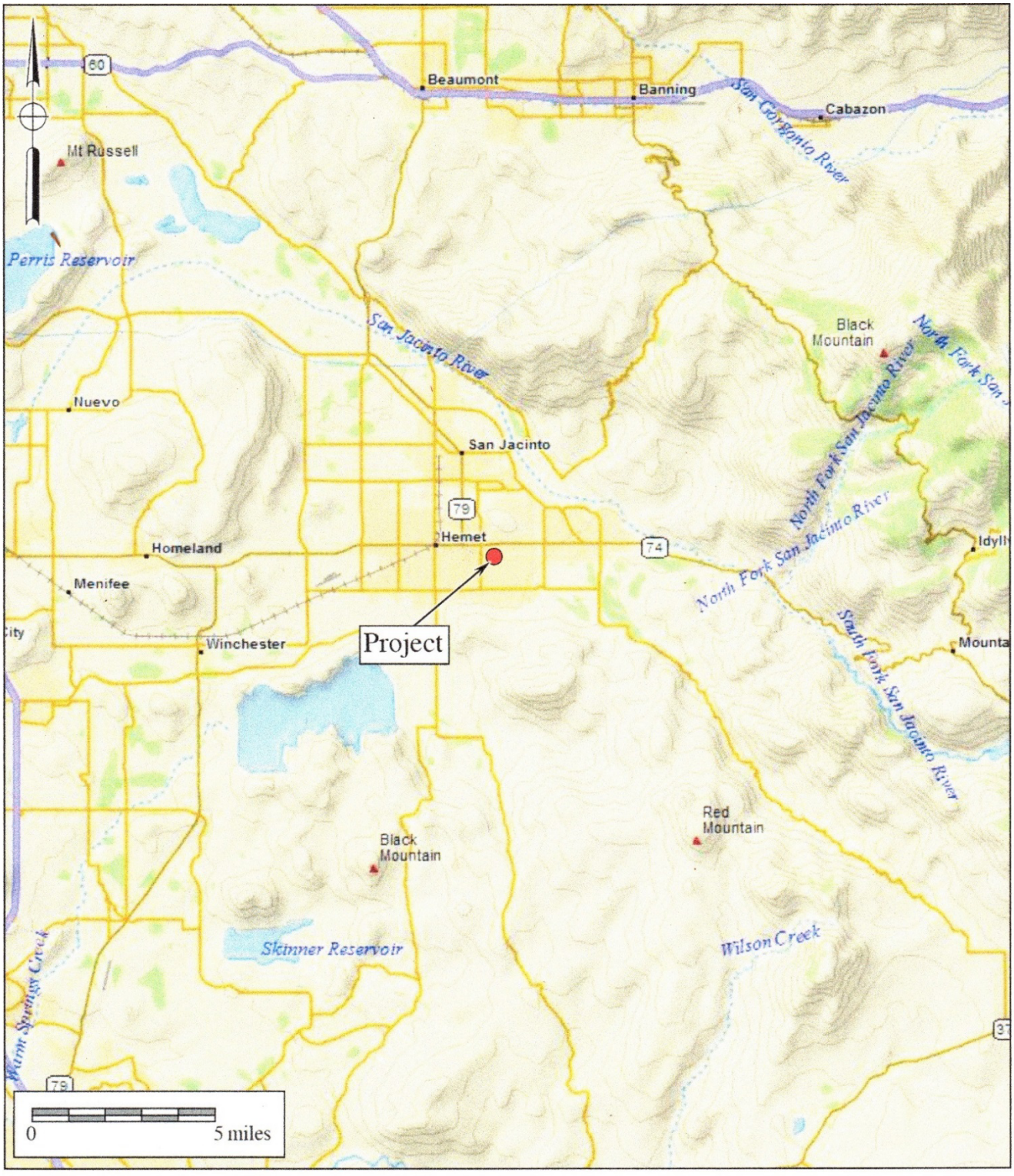


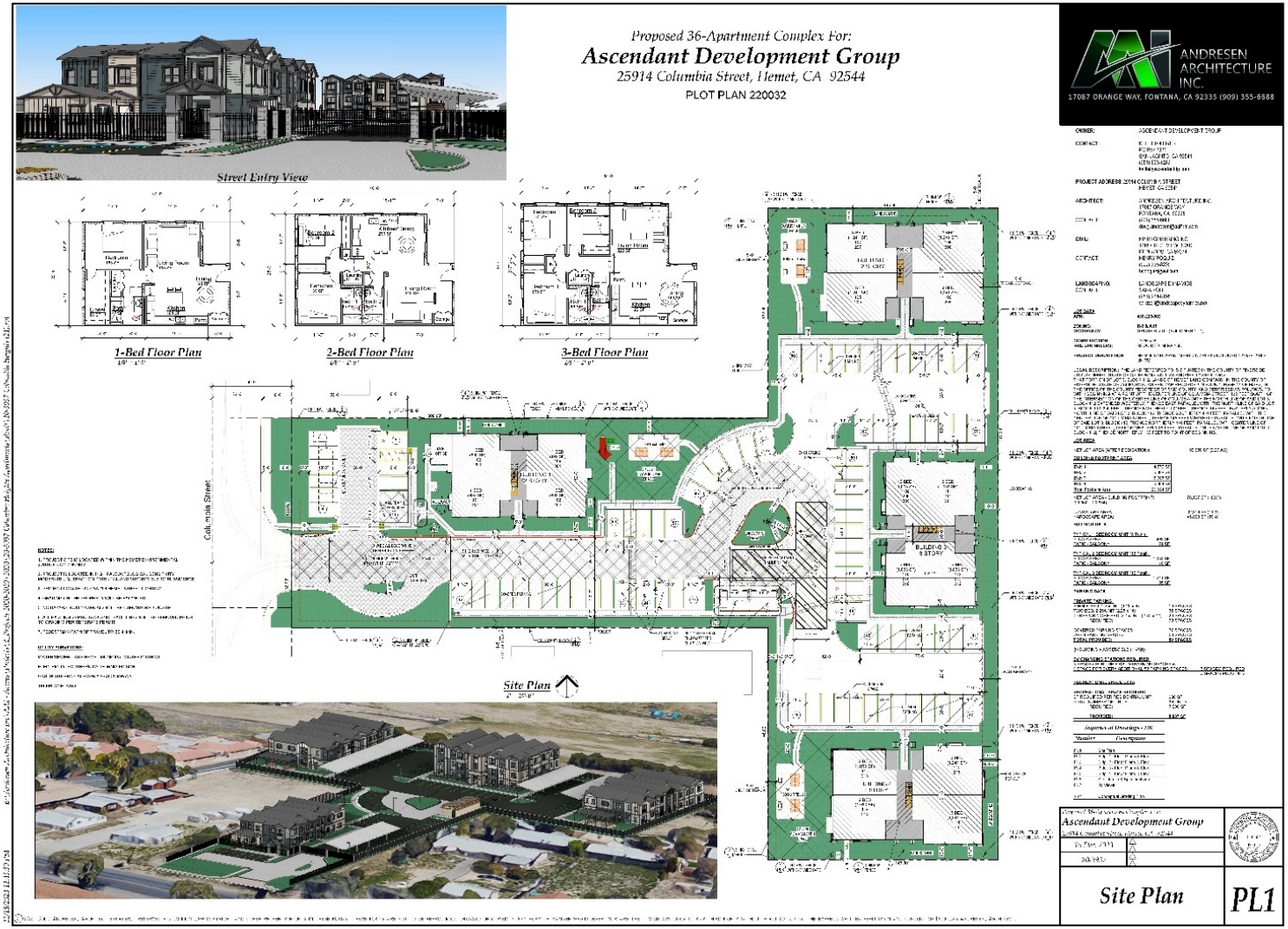
Exhibit 1
Regional Location

COLUMBIA HEIGHTS APARTMENT PROJECT



Exhibit 2
Local Vicinity Aerial Photo

COLUMBIA HEIGHTS APARTMENT PROJECT



Source: Andresen Architecture, Inc.

Exhibit 3
Columbia Heights Site Plan, Renderings and Project Data

COLUMBIA HEIGHTS APARTMENT PROJECT



Source: Andresen Architecture, Inc.

Exhibit 4
Project Elevations and Floor Plans - Building #1

COLUMBIA HEIGHTS APARTMENT PROJECT



Source: Andresen Architecture, Inc.

Exhibit 5
Project Elevations and Floor Plans- Building #2

COLUMBIA HEIGHTS APARTMENT PROJECT



Source: Andresen Architecture, Inc.

Exhibit 6
Project Elevations and Floor Plans - Building #3

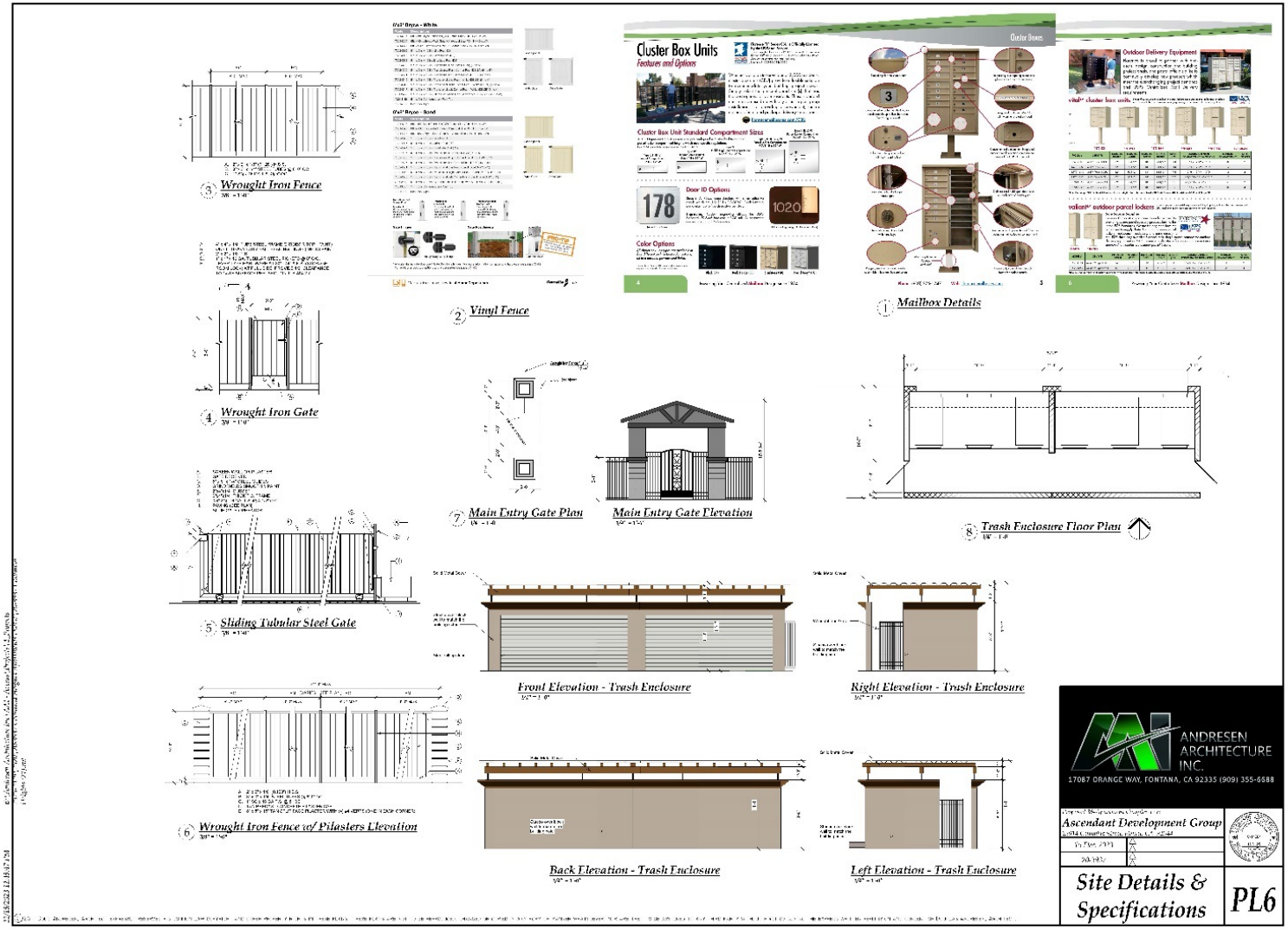
COLUMBIA HEIGHTS APARTMENT PROJECT



Source: Andresen Architecture, Inc.

Exhibit 7
Project Elevations and Floor Plan- Building #4

COLUMBIA HEIGHTS APARTMENT PROJECT



Source: Andresen Architecture, Inc.

Exhibit 8
Site Details and Specifications

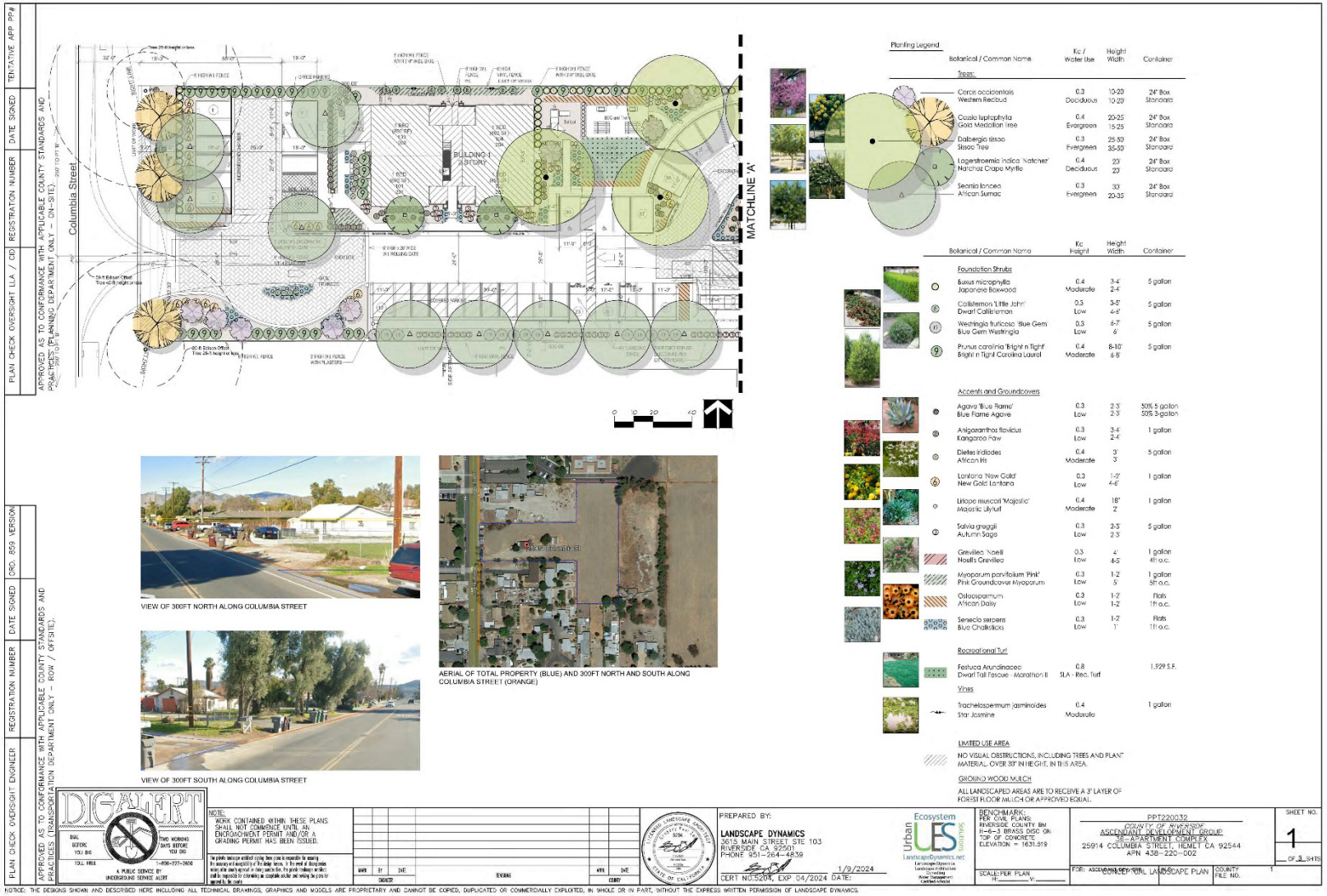
COLUMBIA HEIGHTS APARTMENT PROJECT



Source: Andresen Architecture, Inc.

Exhibit 9
3D Views

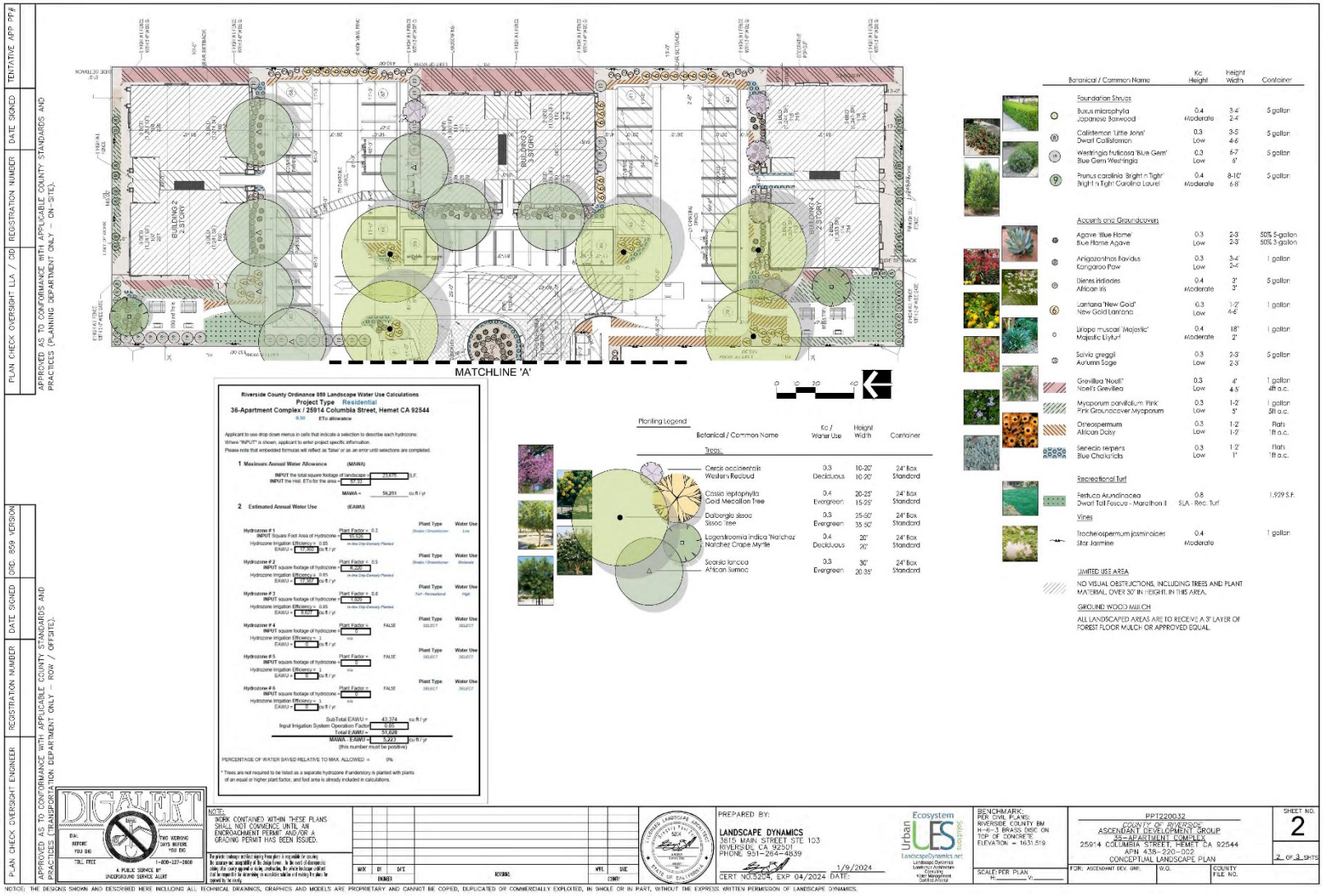
COLUMBIA HEIGHTS APARTMENT PROJECT



Source: Landscape Dynamics

Exhibit 10a
Conceptual Landscape Plan – Sheet 1

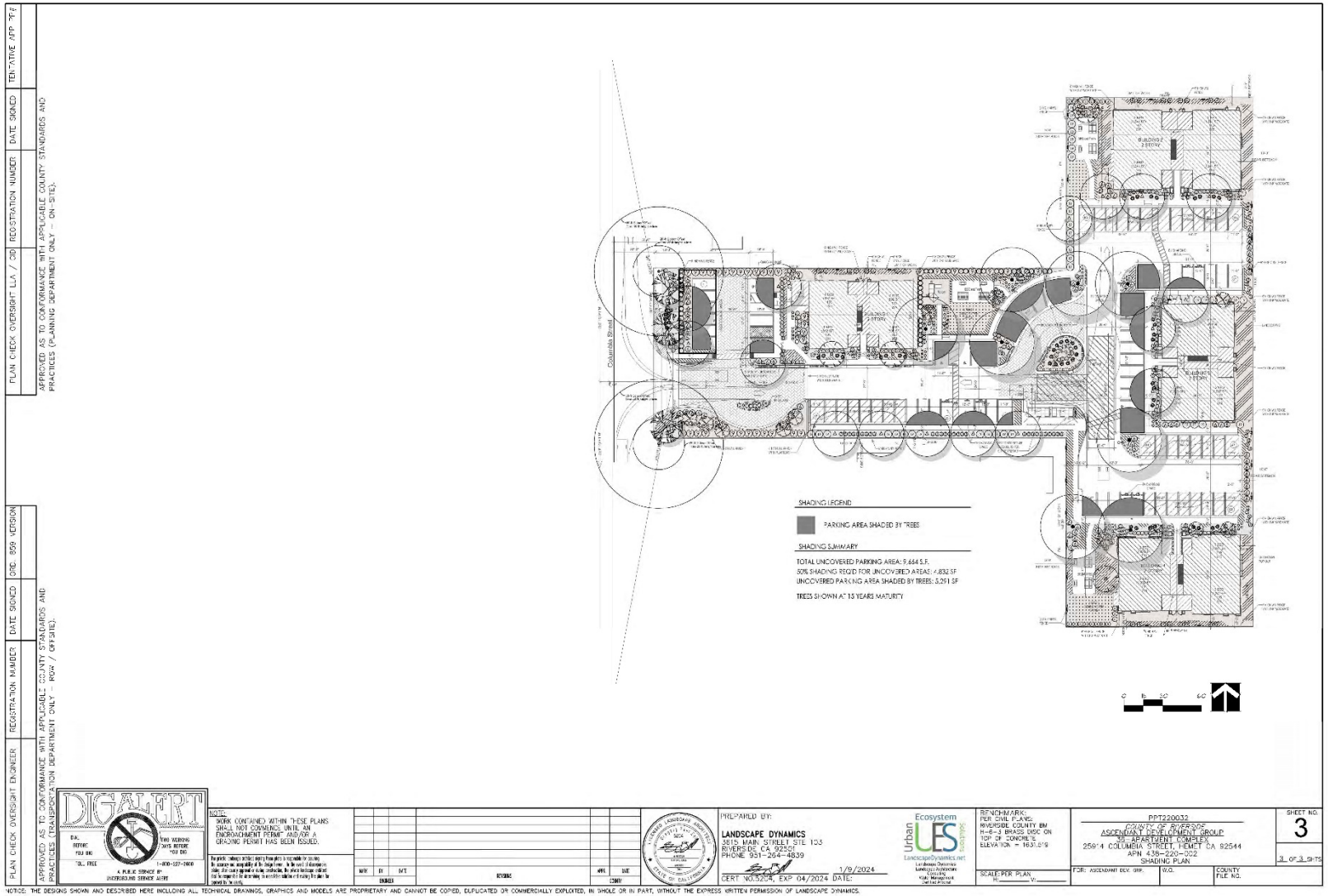
COLUMBIA HEIGHTS APARTMENT PROJECT



Source: Landscape Dynamics

Exhibit 10b
Conceptual Landscape Plan – Sheet 2

COLUMBIA HEIGHTS APARTMENT PROJECT



Source: Landscape Dynamics

Exhibit 10c
Conceptual Landscape Plan – Shading Plan – Sheet 3

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?	☐	☐	☐	☒
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?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source(s): Riverside County General Plan Figure C-8 "Scenic Highways". Phase I Cultural Resources Assessment for the Columbia Heights Apartment Project, PAR 200034, Riverside County, California, APN 438-220-002, *Brain F. Smith and Associates, Inc,* February 2022; Phase I Cultural Resources Assessment for the Columbia Heights Apartment Project, PAR200034,
Riverside County, California, Appendix B, *Brian F. Smith, Inc.* March 2022.

1.a): SCENIC HIGHWAYS

Figure C-8, "Scenic Highways" within Circulation Element of the Riverside County General Plan and the documentation within the Project's Cultural Resources Assessment documents that the Project Site on Columbia Street is not located on or near a City, County or state designated scenic corridor or scenic vista.

Findings of Fact 1.a): The Circulation Element of the Riverside County General Plan Figure C-8, "Scenic Highways" and the Project's Cultural Resources Assessment document that the Project Site on Columbia Street is not located on or near a City, County or state designated scenic corridor or scenic vista. Based on this documentation, the Project has no impact on a City or County designated scenic vista. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

1.b): SCENIC RESOURCES DAMAGE

The Project Site is currently occupied by two structures that date back to the 1930s. These structures have been evaluated by a qualified architectural historian who has prepared detailed evaluation and the main residence at 25914 Columbia Street does not convey a distinctive architectural style. The simple low-pitched front gabled home with a full-width porch is reminiscent of Craftsman style homes that generally predate the construction of this residence (McAlester 2015). However multiple modifications to the home, including an addition to the east façade, covering the entire exterior in stucco, and replacement of windows and doors, has removed almost all potentially original character defining features. Only the southern façade still contains original double-hung wood sashed windows. Further, it appears as though the original front door on the western façade has been replaced by a modern sliding door. The Project Site does not contain any protected trees resources, rock outcroppings or significant historic buildings that would be considered a unique landmark feature. The Project Site is not located within or near a state scenic highway or a County scenic corridor. As with the main residence, the ancillary structure turned secondary residence, does not convey a distinct architectural style. The building is also clad primarily in stucco with all modern windows. The roof line has been severely altered to a shed style roof with the original walls extended by use of pressboard. The Project Site is located adjacent to other residential uses of similar scale and would not create an aesthetically offensive site open to public view.

Findings of Fact 1.b): Based on this documentation the Project will not substantially damage scenic resources, including, but not limited to, tress, rock outcroppings, and historic buildings within a state scenic highway. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

1.c): PUBLIC VIEWS IN NON-URBANIZED AREAS

The Project Site is located in an urbanized area with adjacent and nearby multi-family residential, single family residential, a church, an Alzheimer's Care Center and commercial uses along Florida Avenue. The site is one-half block south of Florida Avenue, which is the main highway through Downtown Hemet. This development represents an infill Project similar in density to existing adjacent and nearby multifamily residential Projects in the City of Hemet and in Riverside County. The Proposed Project is requesting a General Plan Amendment and Zone Change that will allow a higher density residential development that is similar in intensity to existing adjacent and nearby multifamily residential Projects. Public views of the Project Site are limited to approximately 132 feet of frontage along Columbia Street. The Project's Landscape Plans propose thirty-six (36) 24-inch box trees and over eight hundred (800) foundation shrubs, accents, groundcovers, vines, and turf in flats and containers that range from 1 to 5 gallons. The significant building setback from Columbia Street and proposed landscaping will effectively screen the development from the adjacent public right-of-way.

Findings of Fact 1.c): Based on this documentation, the Project will not substantially degrade the existing visual character or quality of the site and its surroundings in this urbanized area. Impacts are 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
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)

2.a): Mt. PALOMAR LIGHT POLLUTION

The Columbia Heights Apartment Project is located approximately 27 miles north of the Mt. Palomar Observatory and subject to Ordinance 655 Zone B requirements. The Applicant shall obtain approval of a Final Lighting Plan that complies with Ordinance 655, Section 6, Requirements for lamp source and shielding of light emissions for all outdoor lighting fixtures in Zone B, Lamp Type and Shielding Requirements Per Class I and Class II Fixtures, and with Section 7, Requirements for work in Zone B involving nonexempt outdoor light fixtures that includes evidence that the proposed work will comply with the following: The submission shall contain, but not be limited to, the following:

A. The location of the site where the outdoor light fixtures will be installed;
B. Plans indicating the location and type of fixtures on the premises;
C. A description of the outdoor light fixtures, including, but not limited to, manufacturer's catalog cuts and drawings.

The above required plans and descriptions shall be sufficiently complete to enable the County to readily determine whether compliance with the requirements of this ordinance will be secured. If such plans and descriptions cannot enable this ready determination, by reason of the nature or configuration of the devices, fixtures or lamps proposed, the applicant shall submit further evidence of compliance enabling such determination prior to the issuance of a building permit.

Findings of Fact 2.a): Impacts will be less than significant with Mitigation Measure MM-AES -1 that incorporates mitigation/conditions of approval in compliance with the requirements of Riverside County Ordinance 655. Based on this documentation, the Project will not interfere with the nighttime use of the Mt. Palomar Observatory, and nighttime use is protected through compliance with Riverside County Ordinance No. 655.

Mitigation;

MM_AES-1: The Applicant shall obtain approval of a Final Lighting Plan that complies with Ordinance No. 655, Section 6, Requirements for lamp source and shielding of light emissions for all outdoor lighting fixtures in Zone B, Lamp Type and Shielding Requirements Per Class I and Class II Fixtures, and with Section 7, Requirements for work in Zone B involving nonexempt outdoor light fixtures that includes evidence that the proposed work will comply with the following: The submission shall contain, but not be limited to, the following:

A. The location of the site where the outdoor light fixtures will be installed;
B. Plans indicating the location and type of fixtures on the premises;
C. A description of the outdoor light fixtures, including, but not limited to, manufacturer's catalog cuts and drawings.
D. Plans that document outdoor lighting does not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or cause glare that reduces vision or momentary blindness.

E. Plans that document outdoor lighting does not expose adjacent or surrounding residential property to light trespass or excessive light levels.
F. Plans that demonstrate that shielding of an outdoor luminaire by opaque components or materials, such that light rays are limited to the parcel of origin and the light source is not visible from another property or public right-of-way.

The above required plans and descriptions shall be sufficiently complete to enable the County to readily determine whether compliance with the requirements of this ordinance will be secured. If such plans and descriptions cannot enable this ready determination, by reason of the nature or configuration of the devices, fixtures or lamps proposed, the applicant shall submit further evidence of compliance enabling such determination prior to the issuance of a building permit. The Project's architect or the lighting contractor shall obtain approval of a lighting plan as a part of the building permit application that documents compliance with Mitigation Measure MM-AES-1 prior to the issuance of a building permit.

Prior to the issuance of an occupancy and use permit, County Building and Safety Department and/or Code Enforcement staff shall inspect all outdoor lighting to ensure there is no offsite outdoor lighting leakage on adjacent or nearby properties. If future outdoor lighting complaints are filed after Project completion, the Riverside County Sheriff and Code Enforcement Departments will investigate and ensure compliance with Ordinance No. 655.

Monitoring: Monitoring shall be conducted by Riverside County's Building and Safety Department through the plan check and inspection process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☒	☐	☐
b) Expose residential property to unacceptable light levels?	☐	☒	☐	☐

Source(s): On-site Inspection, Project Application Description and Conceptual Lighting Plan.

3.a): CREATE NEW SUBSTANTIAL LIGHT OR GLARE

The Project is required to comply with the requirements of Riverside County Ordinance No. 915, which found that inadequately shielded outdoor lighting results in a waste of natural resources and light trespass. This Ordinance provides minimum requirements for outdoor lighting in order to reduce light trespass, and to protect the health, property, and well-being of residents in unincorporated areas of the County.

In order to comply with the requirements set forth by Ordinance No. 915, this Project must receive approval of a Final Lighting Plan prior to the issuance of a building permit that demonstrates new light sources of substantial light or glare which could adversely affect day and nighttime views will be less than significant with compliance with Mitigation Measure MM-AES-1 set forth in the Aesthetics Section 2, sub-sections A. through F. above.

Prior to the issuance of an occupancy and use permit, County Building Department and/or Code Enforcement staff shall inspect all outdoor lighting to ensure there is no offsite outdoor lighting leakage on adjacent or nearby properties. If future outdoor lighting complaints are filed after Project completion,

the Riverside County Sheriff and Code Enforcement Departments will investigate and ensure compliance with Ordinance No. 915.

After Project completion, a determination of light trespass can be made by observation of the non-conforming luminaries from a complaining party's property. A "complaining party" may be either an owner or occupant of private property or a public entity.

Findings of Fact 3.a): Based on Mitigation Measure MM-AES-1, and based on County monitoring requirements, the Project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels.

3.b): Unacceptable Residential Light Levels

See responses to 2,a) and 3.a) above. Unacceptable light levels on adjacent and surrounding residential properties will be less significant with compliance with Mitigation Measure MM-AES-1 and approval of a final Lighting Plan prior to the issuance of a building permit.

Findings of Fact 3.b): Based upon the documentation in Sections 2.a), 3.a) and 3.b) above, the Project will not expose residential property to unacceptable light levels.

Mitigation: Refer to Mitigation Measure MM-AES-1 in Section 2.a), above.

Monitoring: Included in Mitigation Measure MM-AES-1 in Section 2.a), above.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE & FOREST RESOURCES Would the project:				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
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?	☐	☐	☒	☐
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☐	☐	☒	☐
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?	☐	☐	☒	☐

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Farmland Mapping and Monitoring Program of the California Resources Agency, USGS Historical Aerial Photographs; Project Application Materials.

4.a): CONVERT PRIME FARMLAND TO NON-FARMLAND

The Project Site is designated as urban-built up land according to Riverside County GIS and is located in an urban infill area surrounded by residential, institutional and commercial uses. There is no existing farmland currently on the property.

Findings of Fact: 4.a): Based on this documentation, there will be no impacts because the Project Site does not contain any 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

4.b): CONFLICT WITH AGRICULTURAL ZONONG, USE OR LAND SUBJECT TO A WILLIAMSON ACT

The Project Site contains less than one acre parcel that is zoned A-1-5, Light Agriculture. This eastern portion of the Project Site is landlocked and has a General Plan and Area Plan land use designation for residential use, USGS Historical Aerial Photographs dating back from to 1939 and 1953 do show an agricultural use (trees) located on the western portion of the Project Site (See Exhibits 13 and 14 in the Cultural Resources Section). However, this use was removed in the 1960s and has not been used for agricultural purposes for over fifty years. The Riverside County General Plan Figure OS-2 does not show the Project Site is subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. The Applicant is requesting a zone change for this parcel to an R-3 residential use, consistent with zoning on the western portion of the Project Site.

Finding of Fact 4.b): Based on this information, the Project does not conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve and is considered a less than significant impact.

4.c): CAUSE DEVELOPMENT OF NON-AGRICULTURAL USES WITHIN 300 FEET OF AGRICULTURALLY ZONED PROPERTY

The portion of the Project Site currently zoned for light agriculture is a landlocked parcel surrounded by residential uses and has not been used for agricultural uses for over fifty years (see documentation in 4.b above). The agricultural zoning on this portion of the Project Site is inconsistent with the General Plan and San Jacinto Area Plan designation of Community Development Medium Density Residential (CD:MDR). The Applicant is requesting a zone change for this parcel to an R-3 residential use, consistent with zoning on the western portion of the Project Site.

Findings of Fact: 4.c): Based on this information, the Project does not cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”) and is considered a less than significant impact.

4.d): INVOLVE CHANGES RESULTING IN CONVERSION OF FARMLAND TO NON-AGRICULTURAL USE

As stated in 4.c) above, the portion of the Project Site currently zoned for light agriculture is a landlocked parcel surrounded by residential uses and has not been used for agricultural uses for over forty years. The agricultural zoning on this portion of the Project Site is inconsistent with the General Plan and San Jacinto Area Plan designation of Community Development Medium Density Residential (CD:MDR). The Project Site is designated as urban built-up land and not designated by the County as any type of farmland use.

Findings of Fact: 4.d): Based on this documentation, the Project does 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, and is considered a less than significant impact.

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
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

5.a): CONFLICT WITH ZONING FOR, OR CAUSE REZONING OF FOREST LAND OR TIMBERLAND

The current County General Plan Land Use designation for the Project Site is residential and further designated as urban-built up land and is not designated for any type of farmland use. 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 of the General Plan documents the Project Site does not include the site as a forest or a forest recreation area, and does not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production.

Findings of Fact: 5.a) Based on the current County General Plan Land Use designation, and based on 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 of the General Plan, this documentation confirms the Project Site does not include the site as a forest or a forest recreation area, the Prosed Project does not 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)).

5.b) RESULT IN THE LOSS OF FOREST LAND OR CONVERSION OF FOREST LAND TO NON-FOREST USE

The Project Site is located in an urban infill area of the County just outside the City of Hemet and is surrounded by residential, commercial and institutional urban uses. The County General Plan referred to in Finding of Fact 5.a) above states the Project Site is not located within or near forest or timber resource land, and the Prosed Project does not result in the loss of forest land or conversion of forest land to non-forest use.

Findings of Fact: 5.b) Based on the County General Plan sources referred to in Finding of Fact 5.a) above, the Proposed Project does 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.

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
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?	☐	☐	☒	☐
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP") 2019 Update, SCAQMD CEQA Air Quality Handbook, Focused Air Quality and Greenhouse Gas Emission Analysis for the Columbia Heights Residential Development, County of Riverside, California, *Greve and Associates, Inc,;* March 2022.

6.a) AIR QUALITY PLAN

INTRODUCTION

The firm of Greve and Associates prepared the Air Quality and Greenhouse Gas Emission Assessment for the 2.4- acre Columbia Heights Residential Development. The Project Site is located within the unincorporated region of western Riverside County, California. The purpose of this study is to document established air quality thresholds of significance, identify short-term construction and long-term operational impacts on local and regional environments. This Technical Study is incorporated by reference and included as Appendix A of this Environmental Assessment Form – Initial Study.

South Coast Air Quality Management District (South Coast AQMD): Local air districts are responsible for preparing the portion of the State Implementation Plan (SIP) applicable within their boundaries. SIPs are comprehensive plans that describe how an area will attain National Ambient Air Quality Standards (NAAQS). The 2022 SCAQMP will be the portion of the SIP for the Los Angeles Basin and Coachella Valley.6 The South Coast AQMD has primary authority to reduce local emissions by adopting control regulations for stationary sources. Stationary sources include point sources, such as power plants and refineries, and selected area sources, such as gas stations, dry cleaners, and paints and coatings. The South Coast AQMD also has limited authority to address mobile sources through incentive programs and implementation of indirect source and transportation control measures (e.g., employee ridesharing rules). Mobile source emissions such as cars, trucks, trains, and off-road vehicles and equipment are instead regulated primarily by State and federal authorities. Ships and airplanes are regulated primarily by international authorities.

The documentation below demonstrates that the resulting short-term construction and long-term operational air quality impacts are less than significant and do not exceed established thresholds of significance. Given that the focus of the SCAQMD Air Quality Management Plan focuses on large scale stationary source emissions and that mobile source emissions are regulated primarily by State and federal authorities and given that the analysis below of the 36 unit apartment Project has impacts well below thresholds of significance established by the SCAQMD, this size and scale of the Proposed Project has less than significant impact on SCAQMD's overall Air Quality Management Plan with

incorporation of standard SCAQMD conditions of approval and best management practices (BMPs) incorporated into the construction and operational processes.

THRESHOLDS OF SIGNIFICANCE

Regional Air Quality: In their "1993 CEQA Air Quality Handbook", the SCAQMD has established significance thresholds to assess the impact of Project related air pollutant emissions. Table 1 presents these significance thresholds. There are separate thresholds for short-term construction and long-term operational emissions. A Project with daily emission rates below these thresholds is considered to have a less than significant effect on air quality.

Table 1
SCAQMD Thresholds of Significance

Pollutant Emissions (lbs./day)						
	CO	**ROG**	**NOx**	**PM10**	**PM2.5**	**SOx**
Construction	550	75	100	150	55	150
Operation	550	55	55	150	55	150

Source: South Coast Air Quality Management District

As part of the SCAQMD's environmental justice program, attention was focused on localized effects of air quality. In accordance with Governing Board direction, SCAQMD staff developed localized significance threshold (LST) methodology and mass rate look-up tables by Source Receptor Area (SRA) that can be used to determine whether or not a Project may generate significant adverse localized air quality impacts. LSTs represent the maximum emissions from a Project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard and are developed based on the ambient concentrations of that pollutant for each source receptor area. The LST methodology is described in "Final Localized Significance Threshold Methodology" updated in 2009 by the SCAQMD and is available at the SCAQMD website:

(http://aqmd.gov/ceqa/handbook/LST/LST.html).

The LST mass rate look-up tables provided by the SCAQMD allow one to determine if the daily emissions for proposed construction or operational activities could result in significant localized air quality impacts. If the calculated on-site emissions for the proposed construction or operational activities are below the LST emission levels found on the LST mass rate look-up tables and no potentially significant impacts are found to be associated with other environmental issues, then the proposed construction or operation activity is not significant for local air quality.

The LST mass rate look-up tables are applicable to the following pollutants only: oxides of nitrogen (NOX), carbon monoxide (CO), particulate matter less than 10 microns in aerodynamic diameter (PM_{10}), and particulate matter less than 2.5 microns ($PM_{2.5}$). LSTs are derived based on the location of the activity (i.e., the source/receptor area); the emission rates of NOX, CO, $PM_{2.5}$ and PM_{10}; and the distance to the nearest exposed individual.

The LST methodology presents mass emission rates for each SRA, Project sizes of 1, 2, and 5 acres, and nearest receptor distances of 25, 50, 100, 200, and 500 meters. For Project sizes between the values given, or with receptors at distances between the given receptor distances, the methodology uses linear interpolation to determine the thresholds. If receptors are within 25 meters (82 feet) of the site, the methodology document says that the threshold for the 25-meter distance should be used.

The Project is located in Source Receptor Area (SRA) 28, the Hemet/San Jacinto Valley SRA. The nearest existing sensitive land use is a residence south of the Project Site with only a 10 foot (3 meter)

setback from the property, and it is less than 25 meters from significant construction areas. Table 2 summarizes the LSTs for construction and operation.

Table 2
Localized Significance Thresholds at the Nearest Receptors

Pollutant Emissions (lbs./day)				
Description	**NOx**	**CO**	**PM10**	**PM2.5**
Construction Activities	246	1,178	8	4
Operations	248	1.178	2	1

Source: Greve & Associates

The thresholds listed in Table 2 are based on a 2.27 net acre site and a 25 meter (82 feet) distance. A Project with daily emission rates below the thresholds during construction and operation is considered to have a less than significant effect on regional air quality. As compared to Table 1, Table 2 shows the 36 unit apartment Project has impacts well below thresholds of significance established by the SCAQMD, This size and scale of the Proposed Project has less than significant impact on SCAQMD's overall Air Quality Management Plan with incorporation of standard conditions of approval and best management practices (BMPs) incorporated into the construction and operational processes.

CONSTRUCTION IMPACTS

Temporary impacts can result from Project construction activities. Air pollutants are emitted by construction equipment and fugitive dust is generated during grading and construction.

Emissions during the phases of construction were calculated using the California Emissions Estimator Model (CalEEMod version 2020.4.0). CalEEMod is a computer program developed by the SCAQMD in conjunction with the California Air Resources Board (CARB). The model calculates emissions for construction and operation of various projects. For on-road vehicular emissions, the CalEEMod model utilizes the latest EMFAC emission rates that have also been developed by CARB.

Regional Emissions Due to Construction:. CalEEMod considers the following phases in its calculation of construction emissions; demolition, site preparation, grading, building construction, paving, and painting. Import or export of soil is not anticipated for this Project. The best estimate is that construction would begin mid-2023, and last about 1 year. The number of acres, dwelling units, parking spaces, and other key elements of the Project were input into the CalEEMod to generate the estimate of emissions. It was assumed that the overlap between construction phases would be minimal. No mitigation is assumed for this analysis except for watering the site three times a day during grading operations. Watering of the site during earth moving operations is a requirement and standard condition of approval of the SCAQMD. CalEEMod printouts are included in the Appendix of the Air Quality Technical

Table 3 presents the results of the total emissions calculations for the construction activities discussed above. The highest construction emissions are presented below and represent a worst-case scenario. No mitigation is included in the emissions presented below except for the standard condition of watering during grading. The projected emissions are compared to the Significance Thresholds described in Table 1 The CalEEMod printouts are included in the Appendix of the Air Quality Technical Study.

Table 3
Peak Construction Emissions by Construction Activity
Pollutant Emissions (lbs./day)

Activity	ROG	NOx	CO	SOx	PM10	PM2.5
Demolition	1.5	14.4	13.9	0.0	0.9	0.7
Site Preparation	1.3	14.3	10.0	0.0	1.3	0.6
Grading	1.4	14.5	9.0	0.0	3.5	1.9
Building Const.	1.9	14.1	15.6	0.0	1.1	0.7
Paving	1.1	8.1	12.2	0.0	0.6	0.4
Architectural Coating	23.6	1.2	2.0	0.0	0.2	0.1
Max. Daily Emissions	23.6	14.5	15.6	0.0	3.5	1.9
SCAQMD Thresholds	***75***	***100***	***550***	***150***	***150***	***55***
Exceed Threshold?	***No***	***No***	***No***	***No***	***No***	***No***

Source: Greve & Associate

Findings of Fact: 6.a.1): Based on the analysis above and the documentation contained in Tables 1, 2 and 3 above, the projected construction emissions are all well below the significance thresholds established by the SCAQMD. This size and scale of the Proposed Project has less than significant impact on SCAQMD's overall Air Quality Management Plan with incorporation of standard conditions of approval and best management practices (BMPs) incorporated into the construction and operational processes. Therefore, there will be no significant regional air quality impacts due to construction that significantly affect implementation of the SCAQMD 2022 Air Quality Management Plan.

Local Air Quality Impacts Due to Construction: The on-site construction emissions were calculated utilizing CalEEMod. The emissions presented in Table 4 are those that would be emitted from activity within the Project Site. The total on-site construction emissions are compared to the Localized Significance Thresholds (LSTs) described previously. Worksheets showing the emission calculations are presented in the CalEEMod printouts included in the Appendix of the Air Quality Assessment Technical Study.

Table 4
On-Site Daily Emissions by Construction Activity

Daily Emissions (lbs./day)				
Activity	**NOx**	**CO**	**PM10**	**PM2.5**
Demolition	14.3	13.5	0.7	0.6
Site Preparation	14.3	9.8	1.2	0.6
Grading	14.5	8.7	3.4	1.9
Building Const.	13.6	14.2	0.6	0.6
Paving	8.1	11.7	0.4	0.4
Architectural Coating	1.2	1.8	0.1	0.1
Max. Daily Emissions	14.5	14.2	3.4	1.9
SCAQMD Thresholds	246	1,178	8	4
Exceed Threshold?	***No***	***No***	***No***	***No***

Source: *Greve & Associate*

Findings of Fact: 6.a.2): Based on the local air quality Impacts due to construction and the analysis contained in Table 3, none of the emissions will exceed the LST significance thresholds. Therefore, the nearby residences will not be adversely affected during construction. Local air quality impacts during construction have been documented as less than significant and do not significantly affect implementation of the SCAQMD 2022 Air Quality Management Plan. This size and scale of the Proposed Project has less than significant impact on SCAQMD's overall Air Quality Management Plan with incorporation of standard conditions of approval and best management practices (BMPs) incorporated into the construction and operational processes.

Diesel Particulate Matter Emissions During Construction: In 1998, the California Air Resources Board (ARB) identified particulate matter from diesel-fueled engines (Diesel Particulate Matter or DPM) as a Toxic Air Contaminant (TAC). It is assumed that the majority of the heavy construction equipment utilized during construction would be diesel fueled and emit DPM.

Impacts from toxic substances are related to cumulative exposure and are assessed over a 70-year period. Cancer risk is expressed as the maximum number of new cases of cancer projected to occur in a population of one million people due to exposure to the cancer-causing substance over a 70-year lifetime (California Environmental Protection Agency, Office of Environmental Health Hazard Assessment, Guide to Health Risk Assessment.)

Findings of Fact: 6.a.3):Grading for the Project, when the peak diesel exhaust emissions would occur, is expected to take approximately 3 months with all construction expected to be completed in about 1 year. Because of the relatively short duration of construction compared to a 70-year lifespan, diesel emissions resulting from the construction of the Project, including truck traffic associated with the construction, are not expected to result in a significant impact. This size and scale of the Proposed Project has less than significant impact on SCAQMD's overall Air Quality Management Plan with incorporation of standard conditions of approval and best management practices (BMPs) incorporated into the construction and operational processes.

OPERATIONAL IMPACTS

Regional Operational Impacts: Air pollutant emissions due to the Project were calculated using the CalEEMod program. The program calculated operational emissions for the proposed Project. The primary source of emissions generated by the proposed Project will be from vehicular travel. Natural gas combustion and re-current painting of the facilities will also contribute to the emissions. CalEEMod calculates maximum daily emissions for the summertime and wintertime periods. The results presented below are from the summer or winter emissions, whichever are the higher emissions. Output files from the CalEEMod program are presented in the appendix.

Table 5 presents the results of the CalEEMod model showing the maximum daily air pollutant emissions projected for buildout year (2025). The specific data utilized in calculating the emissions are provided in the appendix of the Technical Report.

Table 5
Regional Operational Emission Impacts

Project Operational Emissions (lbs./day)						
	ROG	**NOx**	**CO**	**SOx**	**PM10**	**PM2.5**
Total Project Emissions	1.7	1.2	11.5	0.0	2.2	0.6
SCAQMD Thresholds	**55**	**55**	**550**	**150**	**150**	**55**
Exceeds Threshold?	***No***	***No***	***No***	***No***	***No***	***No***

Source: Greve & Associates

Table 5 shows that the total Project emissions are below the SCAQMD thresholds for all criterion pollutants. Therefore, the Project will not result in a significant regional air impact and mitigation is not necessary to reduce operational emissions. This size and scale of the Proposed Project has less than significant impact on SCAQMD's overall Air Quality Management Plan with incorporation of standard conditions of approval and best management practices (BMPs) incorporated into the construction and operational processes.

Table 6 compares the net change in emissions due to the Project to the projected basinwide emissions from the 2016 AQMP. This comparison shows that the Project would result in a net increase in emissions that is insignificant in comparison to basinwide emissions.

Table 6
Comparison of Project Emissions with SCAB Emissions

Pollutant Emissions (tons/day)						
Activity	**ROG**	**NOx**	**CO**	**SOx**	**PM10**	**PM2.5**
Project Emissions	0.0009	0.0006	0.0058	0.0000	0.0011	0.0003
2031 South Coast Air Basin*	345.0	214.0	1,188.0	18.0	N/A	65.0
Project as Percentage of Basin	***0.0003%***	***0.0003%***	***0.0005%***	***0.0001%***	***N/A***	***0.0005%***

**Source: Table 3.4E Final 2016 AQMP*

Local Air Quality Impacts Due to Operation: The on-site operational emissions were calculated utilizing CalEEMod. The emissions presented in Table 7 are those that would be emitted from activities within the Project Site. The total on-site operational emissions are compared to the Localized Significance Thresholds (LSTs) described in the previous section. Worksheets showing the emission calculations are presented in the Appendix of the Air Quality Technical Study.

Table 7
On-Site Emissions by Operation

Local Emissions (lbs./day)				
Activity	**NOx**	**CO**	**PM10**	**PM2.5**
On-Site Emissions	0.2	3.1	0.03	0.03
LST Threshold	246	1.178	2	1
Exceed Threshold?	***No***	***No***	***No***	***No***

Source: Greve & Associates

SUMMARY OF AIR QUALITY MODELING

Findings of Fact: 6.a.4):Based on the air quality modeling analysis contained in this report, there will not be significant short-term construction impacts on the regional scale (Table 3). Additionally, there will not be exceedances of the SCAQMD localized significance thresholds (LST – Table 4), and therefore, local concentrations of pollutants will not be impacted by the Project. Specifically, sensitive receptors, specifically the residents that lie near the Project, will not be impacted by construction activities. The operation of the proposed Project will increase regional emissions but will increase regional emissions by an amount less than the SCAQMD regional thresholds (Table 5). Additionally, the operational LST analysis indicates that no significant local air quality impacts will result, and specifically the nearby residential areas will not be impacted (Table 7). This size and scale of the Proposed Project has less than significant impact on SCAQMD's overall Air Quality Management Plan with incorporation of standard conditions of approval and best management practices (BMPs) incorporated into the construction and operational processes.

Mitigation: No mitigation is required.

Monitoring: No agency monitoring is required

COMPLIANCE WITH AIR QUALITY PLANNING

The following section deals with the major air planning requirements for this Project. Specifically, consistency of the Project with the South Coast Air Quality Management Plan (AQMP) is addressed. As discussed below, consistency with the AQMP is a requirement of the California Environmental Quality Act (CEQA). The federal Clean Air Act (CAA) requires plans to demonstrate attainment of the National Ambient Air Quality Standards for which an area is designated as nonattainment. Further, the California Clean Air Act requires the South Coast Air Quality District (SCAQMD) to revise its plan to reduce pollutant concentrations exceeding the California Ambient Air Quality Standards every three years. In the South Coast Air Basin, the SCAQMD and the Southern California Association of Governments, in coordination with local governments and the private sector, develop the Air Quality Management Plan (AQMP) for the air basin to satisfy these requirements. The AQMP is the most important air management document for the basin because it provides the blueprint for meeting state and federal ambient air quality standards.

An air quality assessment must discuss any inconsistencies between the proposed Project and applicable General Plans and regional plans (California Environmental Quality Act (CEQA) guidelines (Section 15125)). Regional plans that apply to the proposed Project include the AQMP. In this regard, this section will discuss any inconsistencies between the proposed Project and the AQMP.

The purpose of the consistency discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the Project would interfere with the region's ability to comply with Federal and State air quality standards. If the decision-maker determines that the Project is inconsistent, the lead agency may consider Project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD's CEQA Handbook states "New or amended GP Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not required. A proposed Project should be considered to be consistent with the plan if it furthers one or more policies and does not obstruct other policies. The Handbook identifies two key indicators of consistency:

(1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

(2) Whether the project will exceed the assumptions in the AQMP or increments based on the year of project buildout and phase.

Both of these criteria are evaluated in the following sections.

Criterion 1 - Increase in the Frequency or Severity of Violations? Based on the air quality modeling analysis contained in this report, there will not be significant short-term construction impacts on the regional scale. Additionally, there will not be exceedances of the SCAQMD localized significance thresholds (LST), and therefore, local concentrations of pollutants will not be impacted by the Project. Therefore, short-term construction activities will not increase the frequency or severity of existing air quality violations.

The proposed Project operation will increase regional emissions but will increase regional emissions by an amount less than the SCAQMD regional thresholds. Additionally, the operational LST analysis indicates that no significant local air quality impacts will result. Because the Project is not projected to

impact the local or regional air quality, the Project is found to be consistent with the AQMP for the first criterion.

Criterion 2 - Exceed Assumptions in the AQMP? The emphasis of this criterion is to ensure that the analyses conducted for the Project are based on the same forecasts as the AQMP. The "Final 2008 Regional Comprehensive Plan" (RCP) presents a "holistic, strategic plan for defining and solving our inter-related housing, traffic, water, air quality, and other regional challenges." The RCP builds off the local AQMP. It supports technology-based control measures, supports local initiatives to reduce greenhouse emissions, and emphasizes the need for better coordination of land use and transportation planning.

Findings of Fact: 6.a.5): Since the SCAG forecasts are not detailed, the test for consistency of this Project is not specific. The AQMP assumptions are based upon projections from local general plans. Projects that are consistent with the local general plan are consistent with the AQMP assumptions. The Project is proposing density higher than the existing General Plan, however, the emissions from the Project will continue to be significantly below a level considered significant. Therefore, the second criterion is met for consistency with the AQMP. Based on this analysis, the Proposed Project does not conflict with or obstruct implementation of the applicable air quality plan and impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No agency monitoring is required

6.b): CUMULATIVE MPACTS

Cumulative impacts are defined as two or more individual affects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant developments taking place over a period of time. The CEQA Guidelines Section 1530 (a) and (b) state:

a) Cumulative impacts shall be discussed when a project's incremental effect is cumulative considerable.
b) The discussion of cumulatively impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the affects attributed to the project. The discussion should be guided by the standards of practicality and reasonableness.

The Project is located in Source Receptor Area (SRA) 28, the Hemet/San Jacinto Valley SRA. All other projects either currently proposed or that may occur in the future are required to undertake specific analysis and undertake required mitigation if they exceed thresholds of significance established by the SCAQMD. Therefore, impacts associated with the Proposed Project in combination with other current planned or future projects are not considered cumulatively adverse or considerable because its incremental effect of this size and scale of Project (36 apartments) is not considered cumulative considerable. Specifically, the Project is not projected to have any significant local or regional air quality impacts, This size and scale of the Proposed Project has less than a cumulative significant impact on SCAQMD's overall Air Quality Management Plan with incorporation of standard conditions of approval and best management practices (BMPs) incorporated into the construction and operational processes. Therefore, no significant adverse cumulative impacts are identified or are anticipated, and no mitigation is required.

Findings of Fact: 6.b) Based on this documentation and the analysis contained in Section 6.a.1 through 6.a.5), above, the Project does not result in cumulatively considerable short-term construction emissions, long-term operational emissions, or diesel particulate matter. The net increase in criteria pollutants will be less than significant for all pollutants for which the Project region is classified as non-attainment under both federal and state law.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

6.c) CRITERIA POLLUTANT CONCENTRATIONS

Based on this documentation and the information contained in the Air Quality technical analysis, the Project does not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard and impacts will be less than significant.

Findings of Fact: 6.c) Please refer to the response and analysis in Section 6.a.1) through 6.a.5) that addresses the Project's impacts related to exposure of sensitive receptors to both short-term construction and long-term operational pollutant concentrations. This analysis concluded that the Project does not expose sensitive receptors to substantial pollutant concentrations.

Based upon the previous technical analysis the Project will not expose sensitive receptors to substantial pollutant concentrations and impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

6.d) ODORS

Odors are considered significant if they produce a "nuisance". Odor significance for the SCAQMD is based on creating a nuisance per Rule 402. Rule 402 states that "A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property."

Finding of fact 6.d): Odor complaints are not expected to be an issue because there are no identified sources of objectional odors associated with the proposed multi-family apartment Project. However, the SCAQMD has an established Public Nuisance Investigation Policies and Procedures to guide the SCAQMD inspectors in determining whether to issue a Notice of Violation (NOV) for a nuisance. The procedures direct SCAQMD investigators to interview complainants and observe, identify, or otherwise establish evidence of odorous emissions. An NOV is issued if a "multiple complaint condition" is documented, defined as six or more complainants.

In addition, the Code Enforcement Division of the County of Riverside Planning and Building Departments also has the ability to investigate and respond to odor complaints and take action to address potential issues if evidence of odorous emissions exist.

Findings of Fact: 6.d) Based upon the proposed multi-family residential housing use, the SCAQMD Rule 402 and the County of Riverside Code Enforcement policies addressing odor complaints, the Project will not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people and that odor impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No mitigation is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐

Source(s): Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), Compliance Analysis for the 2.41- Acre Columbia Heights Apartment Project, *Cadre Environmental*. November 2021. GIS database, On-site Inspections.

The firm of Cadre Environmental prepared the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) compliance analysis for the 2.41- acre 25914 Columbia Heights Apartment Complex Project Site "Project Site" located within the unincorporated region of western Riverside County, California. This Technical Study is incorporated by reference and included as Appendix B of this Environmental Assessment.

The Project Site is located within United States Geological Survey (USGS) 7.5' Series Hemet Quadrangle, Township 5 South, Range 1 West, Section 12. Specifically, the Project Site extends east of Columbia Street, as shown in Exhibit 1, Regional Location Map and Exhibit 2, Local Vicinity Aerial Photo Map. The Project Site is located within the MSHCP San Jacinto Valley Area Plan. The Project Site is not located within an MSHCP Criteria Area, Cell Group, or Linkage Area.

This report incorporates the findings of an extensive literature review, compilation of existing documentation, and field reconnaissance conducted on November 14th, 2021 This documentation is consistent with accepted scientific and technical standards, the requirements of the United States Fish and Wildlife Service (USFWS), and the California Department of Fish and Wildlife (CDFW). When appropriate, general biological resources are described in summary form in an effort to provide the reader with adequate background information. However, the report focuses on documenting those resources considered to be significant and/or sensitive as outlined by the California Environmental Quality Act (CEQA) and the Western Riverside County MSHCP.

The initial site assessment also focused on determining the extent of features onsite subject to the United States Army Corps of Engineers (USACE) jurisdiction pursuant to Section 404 of the Clean Water Act, CDFW jurisdiction pursuant to Division 2, Chapter 6, Section 1600 of the Fish and Wildlife Code, the Santa Ana Regional Water Quality Control Board (RWQCB) 401 certification/Waste Discharge Requirements (WDR's), and MSHCP jurisdiction pursuant to section 6.1.2 (MSHCP 2004). Accordingly, this report provides an overview of potential USACE, RWQCB, CDFW, MSHCP riparian/riverine/vernal pool jurisdictional resources and a habitat assessment for species that may require additional focused surveys as outlined by the MSHCP.

METHOLOGY

Approach: Prior to visiting the Project Site, a review of all available and relevant data on the biological characteristics, sensitive habitats, and species potentially present on or adjacent to the Project Site was conducted. Additionally, aerial photography, and USGS topographic map were examined. After reviewing the available information, Cadre Environmental conducted a physical site assessment.

As required by the MSHCP, and during the initial property assessment process, all Project Site APN's were searched using the Regional Conservation Authority (RCA) Geographic Information System (GIS) Data to determine if the property falls within a "Criteria Area" and if additional surveys for narrow endemic/criteria area plant species or wildlife not adequately covered by the MSHCP may be required.

Data, which contain digital images derived from aerial photography with orthographic projection properties, were used in conjunction with Cadre Environmental's in-house geographic information system (GIS) database as an important base layer to identify vegetation communities, drainage features, and USFWS designated critical habitat boundaries. Vegetation communities were then "ground-truthed" during field observations to obtain characteristic descriptions.

Literature Review: The study was initiated with a review of relevant literature on the biological resources of the Project Site and vicinity. The MSHCP list of covered species potentially occurring onsite was also examined (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). In addition, federal register listings, protocols, and species data provided by USFWS were reviewed in conjunction with anticipated federally listed species potentially occurring at the Project Site. The California Natural Diversity Database (CNDDB), a review of the California Native Plant Society sixth inventory (Tibor 2001), and Roberts et al. (2004) were also reviewed for pertinent information regarding the location of known occurrences of sensitive species in the vicinity of the property. In addition, numerous regional floral and faunal field guides were utilized in the identification of species and suitable habitats. Documents consulted regarding potential onsite biological conditions are listed in the references section at the end of this report.

Field Investigation: The Project Site was surveyed on November 14th, 2021. The survey included complete coverage of the Project Site, with special attention focused toward sensitive species or those habitats potentially supporting sensitive flora or fauna that would be essential to efficiently implementing the terms and conditions of the Western Riverside County MSHCP including features potentially subject to MSHCP 6.1.2 jurisdiction. Aerial photography of the Project Site and vicinity was utilized to accurately locate and survey the property. General plant communities were preliminarily mapped directly on the

aerial photo using visible landmarks in the field, which are depicted in Attachment C, *Vegetation Communities Map,* within the Technical Study. Representative photographs of the Project Site's natural resources and existing conditions were taken during the field survey. Current Project Site Photographs are contained within the MSHCP Technical Study and included by reference.

Plant Community/Habitat Classification and Mapping: Plant communities were preliminarily mapped with the aid of an aerial photograph using the MSHCP uncollapsed vegetation communities classification system when appropriate. When a vegetation community could not be accurately characterized using this information, an updated community classification code was developed to more accurately represent onsite habitat types.

General Plant Inventory: All plants observed during the survey efforts were either identified in the field or collected and later identified using taxonomic keys. Plant taxonomy and nomenclatural changes follow Baldwin et al. (2012) or the Jepson Flora Project (2021). Common names used in this report generally follow Roberts et al. (2004) or Baldwin et al. (2012). Scientific names are included only at the first mention of a species; thereafter, common names alone are used.

General Wildlife Inventory: General wildlife surveys were not conducted during the general biological habitat assessment. However, animals identified during the reconnaissance survey by sight, call, tracks, nests, scat, remains, or other signs were recorded in field notes. All wildlife was identified in the field with the aid of binoculars and taxonomic keys (if applicable). Vertebrate taxonomy followed in this report is according to the Center of North American Herpetology (2021) for amphibians and reptiles, the American Ornithologists' Union (1998 and supplemental) for birds, and Bradley et al. (2014) for mammals. Scientific names are used during the first mention of a species; common names only are used in the remainder of the text (if applicable).

Regional Connectivity/Wildlife Movement Corridor Assessment: The analysis of wildlife movement corridors associated with the Project Site and its immediate vicinity is based on information compiled from literature, analysis of the aerial photograph, and direct observations made in the field during the site visit. literature review was conducted that included documents on island biogeography (studies of fragmented and isolated habitat "islands"), reports on wildlife home range sizes and migration patterns, and studies on wildlife dispersal. Wildlife movement studies conducted in southern California were also reviewed. Use of field-verified digital aerial data, in conjunction with the GIS database, allowed proper identification of vegetation communities and drainage features. This information was crucial to assessing the relationship of the property to large open space areas in the immediate vicinity and was also evaluated in terms of connectivity and habitat linkages. Relative to corridor issues, the discussions in this report are intended to focus on wildlife movement associated with the property and the immediate vicinity.

EXISTING CONDITIONS

The Project Site is dominated by disturbed habitat with a single residence and accessory unit with ornamental vegetation scattered along the edges as illustrated in Attachment, C *Vegetation Communities Map*, Attachments D and E, Current Project Site Photographs contained within the MSHCP Technical Study and included by reference, and outlined in Table 8, Below.

Table 8
Project Site Vegetation Community Acreages

Vegetation Community	Project Site (ac)
Disturbed	2.25
Ornamental	0.12
Developed	0.04

Vegetation Community	Project Site (ac)
Total	2.41

Source: Cadre Environmental

Soils: The Soil Survey of Western Riverside Area has classified the Project Site as San Emigdio fine sandy loam, 0 to 2 percent slopes (SeA), San Emigdio fine sandy loam, deep, 0 to 2 percent slopes (SfA), and San Emigdio loam, 0 to 2 percent slopes (SgA) as illustrated in Attachment F, *Soils Association Map*. contained within the MSHCP Technical Study and included by reference. All soils documented within the Project Site are characterized as being well drained (drainage class).

PLANT COMMUNITY/HABITAT CLASSIFICATION

Disturbed: The Project Site was recently disked and few plant species remain for identification. However, species documented along the edges are expected to reestablish throughout this habitat type in the spring and include puncture vine (*Tribulus terrestris*), tumbling pigweed (*Amaranthus albus*), telegraph weed (*Heterotheca grandiflora*), ripgut grass (*Bromus diandrus*), foxtail chess (*Bromus madritensis* ssp. *rubens*), wild oat (*Avena fatua*), red-stemmed filaree (*Erodium cicutarium*), horseweed (*Erigeron canadensis*), and Russian thistle (*Salsola tragus*). Disturbed areas include the existing residence and structures onsite.

Ornamental: Several mature ornamental trees are present onsite including Eucalyptus (Eucalyptus sp.), tree of heaven (Ailanthus altissima), chinaberry tree (Melia azedarach), and Peruvian pepper (Schinus molle). No protected tree exist on the Project Site.

WILDLIFE POPULATIONS

General wildlife species documented onsite or within the vicinity during the site visits include mourning dove (Zenaida macroura), northern mockingbird (Mimus polyglottos) American crow (Corvus brachyrhynchos), European starling (Sturnus vulgaris), black phoebe (Sayornis nigricans), and Say's phoebe (Sayornis saya).

SENSITIVE BIOLOGICAL RESOURCES

Determinations of MSHCP sensitive species that could potentially occur on the Project Site are based on one or both of the following: (1) a record reported in the CNDDB or CNPS inventory and; (2) the Project Site is within the known distribution of a species and contains suitable habitat or species documented onsite.

Sensitive Plant Communities: As stated by CDFG:

"One purpose of the vegetation classification is to assist in determining the level of rarity and imperilment of vegetation types. Ranking of alliances according to their degree of imperilment (as measured by rarity, trends, and threats) follows NatureServe's Heritage Methodology, in which all alliances are listed with a G (global) and S (state) rank. For alliances with State ranks of S1-S3, all associations within them are also considered to be highly imperiled" (CDFG 2012)

No sensitive plant communities were documented onsite.

Sensitive Plant Species: The MSHCP has determined that all of the sensitive species potentially occurring onsite have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required for narrow endemic plants and/or criteria area plant species if suitable habitat is documented onsite and/or if the property is located within a predetermined "Survey Area" (MSHCP 2004).

The Project Site does not occur within a predetermined Survey Area for MSHCP criteria area or narrow endemic plant species. (RCA GIS Data Downloads 2021).

No surveys are required.

Sensitive Wildlife Species: The MSHCP has determined that all of the sensitive wildlife species potentially occurring onsite have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). However, additional surveys may be required for criteria area wildlife species if suitable habitat is documented onsite and/or if the property is located within a predetermined "Survey Area" (MSHCP 2004).

The Project Site does not occur within a predetermined Survey Area for amphibians (RCA GIS Data Downloads 2021). No surveys are required.

The Project Site does not occur within a predetermined Survey Area for mammals (RCA GIS Data Downloads 2021). No surveys are required.

The Project Site does not occur within a predetermined Survey Area for burrowing owl (*Athene cunicularia*) (RCA GIS Data Downloads 2021). No surveys are required. However, the site was surveyed on November 14th, 2021. The survey included complete coverage of the Project Site, with special attention focused toward sensitive species or those habitats potentially supporting sensitive flora or fauna that would be essential to efficiently implementing the terms and conditions of the Western Riverside County MSHCP including features potentially subject to MSHCP 6.1.2 jurisdiction. The Project Site was recently disked and few plant species remain for identification. However, species documented along the edges are expected to reestablish throughout this habitat type in the spring and include puncture vine (*Tribulus terrestris*), tumbling pigweed (*Amaranthus albus*), telegraph weed (*Heterotheca grandiflora*), ripgut grass (*Bromus diandrus*), foxtail chess (*Bromus madritensis ssp. rubens*), wild oat (*Avena fatua*), red-stemmed filaree (*Erodium cicutarium*), horseweed (*Erigeron canadensis*), and Russian thistle (*Salsola tragus*). Based on the overall disturbed nature of the site, the Project is not expected to support burrowing owl.

Riparian Birds: No riparian scrub, forest or woodland habitat is located within or adjacent to the Project Site. No suitable habitat for the least Bell's vireo (Vireo bellii pusillus), southwestern willow flycatcher (Empidonax traillii extimus) or western yellow-billed cuckoo (Coccyzus americanus) is present onsite as detailed in the following report and shown in Attachment C, Vegetation Communities Map, and Attachments D and E, Current Project Site Photographs. No surveys are required.

Stephens' Kangaroo Rat: The Project Site falls within the Stephens' kangaroo rat (Dipodomys stephensi, SKR) Fee Area outlined in the Riverside County SKR Habitat Conservation Plan (HCP).

Nesting Bird Habitat: The disturbed and ornamental vegetation represents low quality nesting habitat for nesting common and MSHCP covered sensitive bird species. Potential indirect impacts to regulated nesting birds will require compliance with CDFG Codes Section 3503, 3503.5, and 3513.

7.a): HABITAT CONSERVATION PLANS

The methodology and analysis utilized by Cadre Environmental identified all approved local, regional and state Habitat Conservation Plans and Natural Conservation Community Plan affecting the Project Site. This includes the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Their documentation is consistent with accepted scientific and technical standards, the requirements of the United States Fish and Wildlife Service (USFWS), and the California Department of Fish and Wildlife (CDFW). However, the report focuses on documenting those resources considered to be significant and/or sensitive as outlined by the California Environmental Quality Act (CEQA) and the Western Riverside County MSHCP.

Their detailed analysis concluded that no sensitive plant communities were documented onsite. The Project Site does not occur within a predetermined Survey Area for MSHCP criteria area or narrow endemic plant species, so no surveys are required. The Project Site does not occur within a predetermined Survey Area for amphibians, mammals or burrowing owl. No surveys are required. No riparian scrub, forest or woodland habitat is located within or adjacent to the Project Site so no suitable habitat for the least Bell's vireo, southwestern willow flycatcher or western yellow-billed cuckoo is present. No surveys are required.

The Project Site falls within the Stephens' kangaroo rat fee area outlined in the Riverside County SKR Habitat Conservation Plan, and potential indirect impacts to regulated nesting birds will require compliance with CDFG Codes, so those standard conditions of approval will be applied.

Findings of Fact: 7.a): Based on the analysis and documentation above, the Proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

7.b): ENDANGERED OR THREATENED SPECIES

The Project Site was recently disked and few plant species remain for identification. No protected plant or tree species exist on the Project Site.

Findings of Fact: 7.b): Based on the findings above and documentation presented in Finding of Fact 7.a), the Proposed Project will not 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)

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

7.c): CANDIDATE, SENSITIVE OR SPECIAL STATUS SPECIES

Findings of Fact: 7.c) Based on the analysis contained in Findings of Fact 7.a) and 7.b) above, the Proposed Project will not 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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

7.d): REGIONAL CONNECTIVITY/WILDLIFE MOVEMENT

Overview: Wildlife corridors link together areas of suitable habitat that are otherwise separated by rugged terrain, changes in vegetation, or human disturbance. The fragmentation of open space areas by urbanization creates isolated "islands" of wildlife habitat. In the absence of habitat linkages that allow movement to adjoining open space areas, various studies have concluded that some wildlife species, especially the larger and more mobile mammals, will not likely persist over time in fragmented or isolated habitat areas because they prohibit the infusion of new individuals and genetic information (MacArthur and Wilson 1967, Soule 1987, Harris and Gallager 1989, Bennett 1990). Corridors effectively act as links between different populations of a species. A group of smaller populations (termed "demes") linked

together via a system of corridors is termed a “metapopulation.” The long-term health of each deme within the metapopulation is dependent upon its size and the frequency of interchange of individuals (immigration vs. emigration). The smaller the deme, the more important immigration becomes, because prolonged inbreeding with the same individuals can reduce genetic variability. Immigrant individuals that move into the deme from adjoining demes mate with individuals and supply that deme with new genes and gene combinations that increases overall genetic diversity. An increase in a population’s genetic variability is generally associated with an increase in a population’s health.

Corridors mitigate the effects of habitat fragmentation by (1) allowing animals to move between remaining habitats, which allows depleted populations to be replenished and promotes genetic diversity; (2) providing escape routes from fire, predators, and human disturbances, thus reducing the risk that catastrophic events (such as fires or disease) will result in population or local species extinction; and (3) serving as travel routes for individual animals as they move within their home ranges in search of food, water, mates, and other needs (Noss 1983, Fahrig and Merriam 1985, Simberloff and Cox 1987, Harrisnd Gallagher 1989). Wildlife movement activities usually fall into one of three movement categories: (1) dispersal (e.g., juvenile animals from natal areas, individuals extending range distributions); (2) seasonal migration; and (3) movements related to home range activities (foraging for food or water, defending territories, searching for mates, breeding areas, or cover). A number of terms have been used in various wildlife movement studies, such as “wildlife corridor”, “travel route”, “habitat linkage”, and “wildlife crossing” to refer to areas in which wildlife moves from one area to another. To clarify the meaning of these terms and facilitate the discussion on wildlife movement in this study, these terms are defined as follows:

- *Travel Route:* A landscape feature (such as a ridge line, drainage, canyon, or riparian strip) within a larger natural habitat area that is used frequently by animals to facilitate movement and provide access to necessary resources (e.g., water, food, cover, den sites). The travel route is generally preferred because it provides the least amount of topographic resistance in moving from one area to another; it contains adequate food, water, and/or cover while moving between habitat areas; and provides a relatively direct link between target habitat areas.
- Wildlife Corridor: A piece of habitat, usually linear in nature, that connects two or more habitat patches that would otherwise be fragmented or isolated from one another. Wildlife corridors are usually bounded by urban land areas or other areas unsuitable for wildlife. The corridor generally contains suitable cover, food, and/or water to support species and facilitate movement while in the corridor. Larger, landscape-level corridors (often referred to as “habitat or landscape linkages”) can provide both transitory and resident habitat for a variety of species.
- Wildlife Crossing: A small, narrow area, relatively short in length and generally constricted in nature, that allows wildlife to pass under or through an obstacle or barrier that otherwise hinders or prevents movement. Crossings typically are manmade and include culverts, underpasses, drainage pipes, and tunnels to provide access across or under roads, highways, pipelines, or other physical obstacles. These are often “choke points” along a movement corridor.

Given the Project Site’s urban setting, there is no existing regional connectivity wildlife movement or corridor existing in the immediate vicinity.

Wildlife Movement within the Project Site: The Project Site is not located within an MSHCP designated core, extension of existing core, non-contiguous habitat block, constrained linkage, or linkage area.

Findings of Fact: 7.d) Based on this analysis, the proposed Project will not Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

7.e): RIPARIAN HABITAT

The MSHCP has determined that all of the sensitive plant species potentially occurring onsite have been adequately covered (MSHCP Table 2-2 Species Considered for Conservation Under the MSHCP Since 1999, 2004). The field survey conducted by Cadre Environmental documented that there is no riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service.

Findings of Fact: 7e) Based on the analysis above, the proposed Project will not 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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

7.f): RIPARIAN/RIVERINE AND VERNAL POOL RESOURCES

No resource regulated by MSHCP Section 6.1.2. riparian, riverine, or vernal pools were documented onsite. An MSHCP Determination of Biological Equivalent or Superior Preservation (DBESP) is not required.

Vernal Pool Resources: No evidence of vernal pools, seasonal depressions, seasonally inundated road ruts or other wetland features were recorded on the Project Site. Vernal pools are depressions in areas where a hard-underground layer prevents rainwater from draining downward into the subsoils. When rain fills the pools in the winter and spring, the water collects and remains in the depressions. In the springtime, the water gradually evaporates away, until the pools became completely dry in the summer and fall. Vernal pools tend to have an impermeable layer that results in ponded water. The soil texture (the amount of sand, silt, and clay particles) typically contains higher amounts of fine silts and clays with lower percolation rates. Pools that retain water for a sufficient length of time will develop hydric cells. Hydric cells form when the soil is saturated from flooding for extended periods of time and anaerobic conditions (lacking oxygen or air) develop.

Consistent with conditions documented onsite and as previously stated, the Project Site is characterized as San Emigdio fine sandy loam, 0 to 2 percent slopes (SeA), San Emigdio fine sandy loam, deep, 0 to 2 percent slopes (SfA), and San Emigdio loam, 0 to 2 percent slopes (SgA), all types possessing well drained substrates (drainage class). No indication of clay substrates or hydric soils were documented within the Project Site.

A review of historic aerials was conducted to determine if inundated features were present during years of high rainfall when features would certainly be documented. Historic aerials taken in 2011 represent an ideal baseline during which know (previously documented) inundated vernal pools, seasonal depressions and road ruts can easily be seen. No sign or indication of inundation was documented within the Project Site during a review of historic aerials.

In summary, none of the conditions (i.e., no inundated depressions including road ruts, hydric soils, historic inundation, etc.) were observed on documented within the Project Site. No features are present that would support fairy shrimp. No standing water or other sign of areas that pond water was recorded.

Jurisdictional Resources: No resource regulated by the Santa Ana Regional Water Quality Control Board, California Department of Fish and Wildlife; United States Army Corps of Engineers were documented onsite. A jurisdictional delineation and permits/certifications is not required.

Findings of Fact: 7.f) Based on the analysis above, the proposed Project will not 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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

7.g): TREE RESOURCES

The following regulations apply to tree removal within Riverside County.

Riverside County Code of Ordinances, Section 12.08.050 requires a permit from the county transportation Director to remove or severely trim any tree planted in the right-of-way of any county highway.

Riverside County Code of Ordinances, Section 12.24 or Ordinance No. 559 requires a permit to "remove any living native tree on any parcel or property greater than one-half acre in size, located in an area above 5,000 feet in elevation and within the unincorporated area of the County of Riverside." The Riverside County Oak Tree Management Guidelines address the treatment of oak woodlands and their preservation.

No coast live oak or other native trees will be directly or indirectly impacted as a result of Project initiation. No Impact.

Findings of Fact: 7.g) Based on this analysis, the proposed Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance

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
CULTURAL RESOURCES Would the project:				
8. Historic Resources a) Alter or destroy a historic site?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐

Source(s): Phase I Cultural Resources Assessment for the Columbia Heights Apartment Project, PAR 200034, Riverside County, California, APN 438-220-002, *Brain F. Smith and Associates, Inc,* February 2022; Phase I Cultural Resources Assessment for the Columbia Heights Apartment Project, PAR200034, Riverside County, California, Appendix B, *Brian F. Smith, Inc.* March 2022,
On-site Inspection, Project Application Materials

The following summarizes the results of the cultural resources survey conducted by Brian F. Smith and Associates, Inc. (BFSA) for the Columbia Heights Apartments Project (PAR200034). The Project includes Assessor's Parcel Number (APN) 438-220-002 and is located at 25914 Columbia Street, northeast of the intersection of Acacia Avenue and Columbia Street. This Technical Study is incorporated by reference into this Environmental Assessment - Initial Study as Appendix C.

Purpose of Investigation: The purpose of this investigation was to determine if any significant cultural resources would be affected by the proposed land development. This study consisted of the processing

of a records search of previously recorded historical and archaeological sites on or near the property and the completion of a historical and archaeological survey of the Project. The archaeological records search was requested on November 23, 2021 from the Eastern Information Center (EIC) at the University of California at Riverside (UCR). The results of the records search indicate that no resources are recorded within the Project and that no previous studies included the subject property. However, the search did identify 26 historic resources that have been recorded within one mile of the Project.

In addition, the Native American Heritage Commission (NAHC) was contacted for a Sacred Lands File (SLF) search. In accordance with the recommendations of the NAHC, BFSA contacted all Native American consultants listed in the NAHC response letter at least two weeks prior to the initiation of the field survey. BFSA specifically contacted the Pechanga Band of Luiseño Mission Indians and the Soboba Band of Luiseño Indians to invite them to voluntarily participate in the survey. Jacob Rose, a representative from the Soboba Band of Luiseño Indians, was present during the survey and actively participated in the survey process.

PROJECT SETTING

Riverside County lies in the Peninsular Ranges Geologic Province of southern California. The range, which lies in a northwest to southeast trend through the county, extends some 1,000 miles from the Raymond-Malibu Fault Zone in western Los Angeles County to the southern tip of Baja California.

Regionally, the Project lies near the eastern edge of the Perris block of the Peninsular Ranges batholith (Morton and Matti 2005). The active San Jacinto fault zone lies one to two miles east of the Project. Based upon geologic mapping by Lancaster et al. (2012), the Project is located on Holocene to late Pleistocene-aged young alluvial fan deposits, consisting mostly of unconsolidated, undissected boulders, cobbles, (Morton and Matti 2005). Based upon geologic mapping by Lancaster et al. (2012), the Project is located on Holocene to late Pleistocene-aged young alluvial fan deposits, consisting mostly of unconsolidated, undissected boulders, cobbles, gravel, sand, and silt. Morton and Matti (2005) refer to these deposits as the Holocene and late Pleistocene-aged young alluvial fan deposits of Bautista Canyon, Unit 1, predominately characterized as gravel, sand, and silt.

The subject property is located just east of the city of Hemet in the southeastern section of the San Jacinto Valley, south of Park Hill, and north of the Santa Rosa Hills. The San Jacinto Valley is surrounded by the Santa Rosa Hills and the San Jacinto Mountains. The San Jacinto River is formed at the western base of the San Jacinto Mountains; a section of the San Jacinto River passes near the Santa Rosa Summit leading to Lake Hemet.

The property is generally flat with elevations ranging from 1665 to 1675 feet above mean sea level. Historically, the property appears to have been utilized for agriculture containing a rural residence. Presently, the Project contains two residential structures with vegetation primarily consisting of sparse non-native weeds and grasses along with some loquat trees. Exhibit 11 on the following page shows the USGS Topographic Map for the Project Site and the surrounding area.

CULTURAL HISTORICAL SETTING

On November 26, 2021, archaeologists and architectural historians from Brian F. Smith and Associates, Inc. (BFSA) visited 25914 Columbia Street as part of the Columbia Heights Apartments Project. The survey of the property identified a historic property at APN 438-220-002 consisting of two historic structures: a main residence and an ancillary structure, which has been modified into a secondary residence. Both buildings first appear on the 1953 aerial photograph.

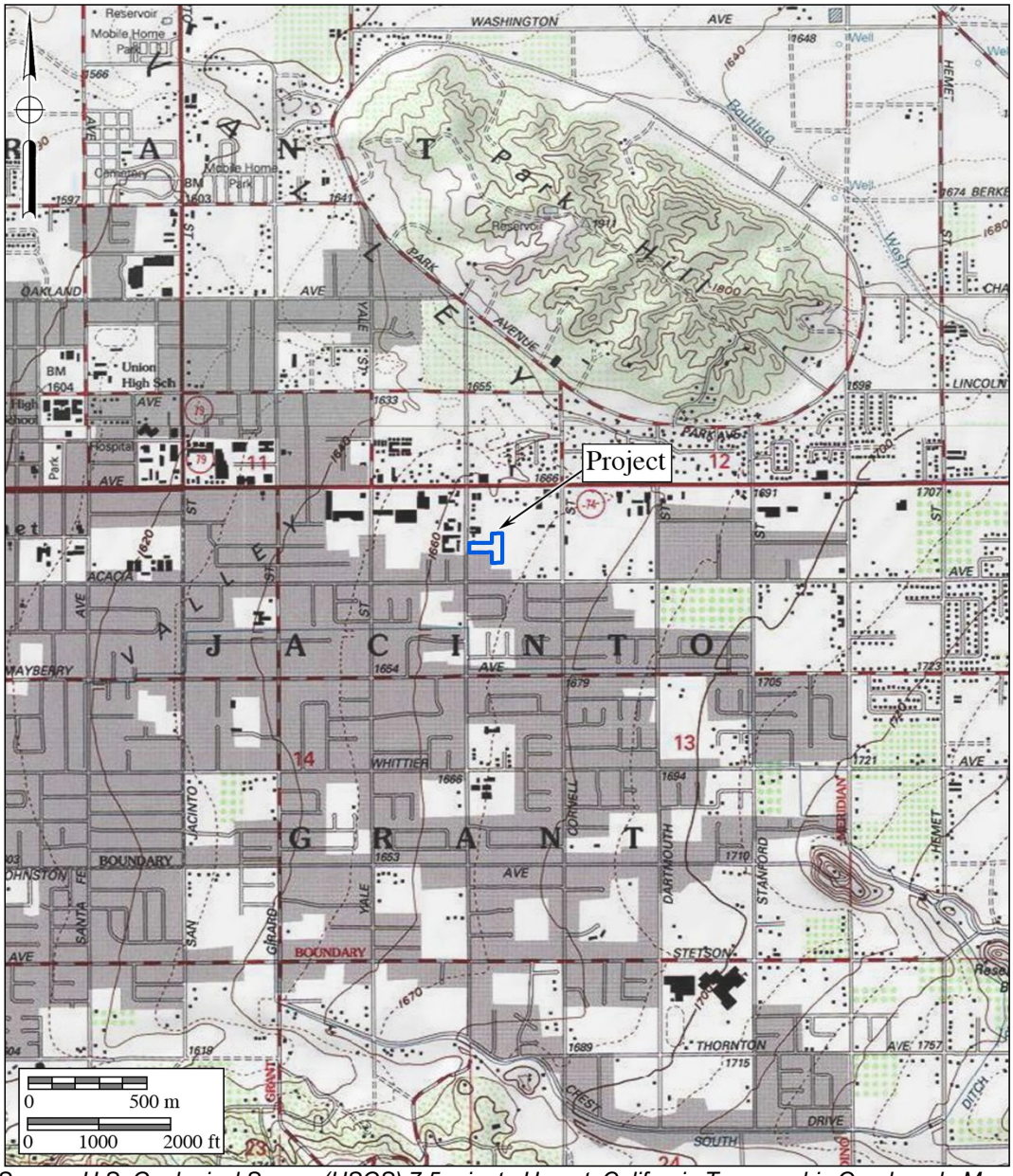
The historic buildings associated with Site Temp-1 are evaluated as not historically or architecturally significant under any CEQA criteria. Research of the property owners, primarily the Spencers who were responsible for the construction of the buildings, did not identify them as historically significant

individuals. The architectural style is vernacular residential. Further, although the construction of Temp-1 may loosely be tied to the Post-War Building Boom period (1945 -1970), the buildings are not good examples of residences constructed during that period, and their integrity has been severely diminished through multiple alterations. Further, the buildings are not the work of a master builder, and it is unlikely they would be able to provide any further research potential.

Online property information available from the County of Riverside list structures within the subject property with a build date of 1931. However, the 1939 aerial shows the property as vacant agricultural land. It is not until the 1953 USGS *Hemet*, *California* Quadrangle and 1953 aerial photograph that structures are visible within the western half of the Project. Based upon the 1953 aerial photograph, the property at that time contained three structures that appear to be a residence and two ancillary buildings, while the eastern half of the Project consisted of agricultural groves of trees. The only noticeable change to the property in the subsequent 1967 photograph is that the residence appears to have been modified with an addition to the eastern façade, and the grove within the western half of the Project had been cleared. Little change to the property is visible until one of the ancillary structures was removed from the property between 2011 and 2012.

Due to the lack of integrity combined with a lack of any association with significant persons or noteworthy architectural elements, the two remaining structures are not eligible for listing on the CRHR.

Exhibit 11
USGS TOPOGRAPHIC MAP



Source: U.S. Geological Survey (USGS) 7.5-minute Hemet, California Topographic Quadrangle Map

Historical Records Research:

Land Patent records held by the Bureau of Land Management (BLM) and accessible through the BLM General Land Office (GLO) website were also reviewed for pertinent Project information. In addition, archival research was conducted utilizing historic maps, aerial photographs, newspapers, the Robert J. Fitch County of Riverside Archives, County Assessor's data, and Ancestry.com. Further, the BFSA research library was also consulted for any relevant historical information.

Report Preparation and Recordation: This report contains information regarding previous studies, statutory requirements for the Project, a brief description of the setting, research methods employed, and the overall results of the survey. The report includes all appropriate illustrations and tabular information needed to make a complete and comprehensive presentation of these activities, including the methodologies employed and the personnel involved. A copy of this report will be placed at the EIC at UCR.

Applicable Regulations: Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of Riverside County in history, architecture, archaeology, engineering, and culture. Criteria outlined in CEQA that provides the guidance for making such a determination is contained in the Technical Study.

The records search results also indicates that 19 studies have been conducted within one mile of the Project's boundaries, none of which include the Project Site. The complete records search results can be found in Appendix C of the Cultural Resources Technical Study.

BFSA reviewed the following sources to help facilitate a better understanding of the historic use of the property:

- The National Register of Historic Places (NRHP) Index
- The OHP Built Environment Resources Directory (BERD)
- County of Riverside Assessor's data
- BLM GLO land records
- The Hemet, California 15' topographic quadrangle (1943 and 1952) and Hemet, California 7.5' topographic quadrangle (1953)
- Historic aerial photographs (1939, 1953, 1967, 1972, 1978, 1996, 2011, 2012, 2021)
- Property data including current information found online through the Riverside County Map My County portal and historic assessor's lot books held at the County of Riverside Robert J. Fitch Archives.

No properties listed in the NRHP or the BERD are located within the Project boundary.

The BLM GLO records confirm the subject property was originally part of the San Jacinto Viejo Land Grant. The property was subdivided in 1887 and part of a 10-acre lot: Lot 3 Block 112 of the Lands of the Hemet Land Company (Exhibit 12). Online property information available from the County of Riverside lists structures within the subject property with a build date of 1931. However, the 1939 aerial shows the property as vacant agricultural land. It is not until the 1953 USGS Hemet, California Quadrangle and 1953 aerial photograph that structures are visible within the western half of the Project (Exhibits 13 and 14). Based upon the 1953 aerial photograph, the property at that time contained three structures that appear to be a residence and two ancillary buildings, while the eastern half of the Project consisted of agricultural groves of trees. The only noticeable change to the property in the subsequent 1967 photograph is that the residence appears to have been modified with an addition to the eastern façade, and the grove within the western half of the Project had been cleared. Little change to the property is visible until one of the ancillary structures was removed from the property between 2011 and 2012. Current aerial photographs show that the main residence and one ancillary structure are still located within the subject property (Exhibit 2).

BFSA requested a review of the SLF by the NAHC to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present near the Project. As of the date of this report, the NAHC SLF results have not yet been received. However, in accordance with previous recommendations of the NAHC, BFSA contacted all Native Americans listed in NAHC response letters from previous projects in the Project vicinity at least two weeks before the pedestrian survey was conducted. Responses were received from the Augustine Band of Cahuilla Indians and the Quechan Tribe of the Fort Yuma Reservation. The Augustine Band of Cahuilla Indians indicated that they were unaware of specific cultural resources that may be affected by the proposed Project but requested they be contacted should any cultural resources be discovered. The Quechan Tribe of the Fort Yuma Reservation stated that they have no comments on this Project and differed to other local tribes. At the time of the preparation of this report, the SLF results have not yet been received. All correspondence is provided in Appendix D of the Technical Study.

Exhibit 12

1887 San Jacinto Viejo Land Grant Subdivision

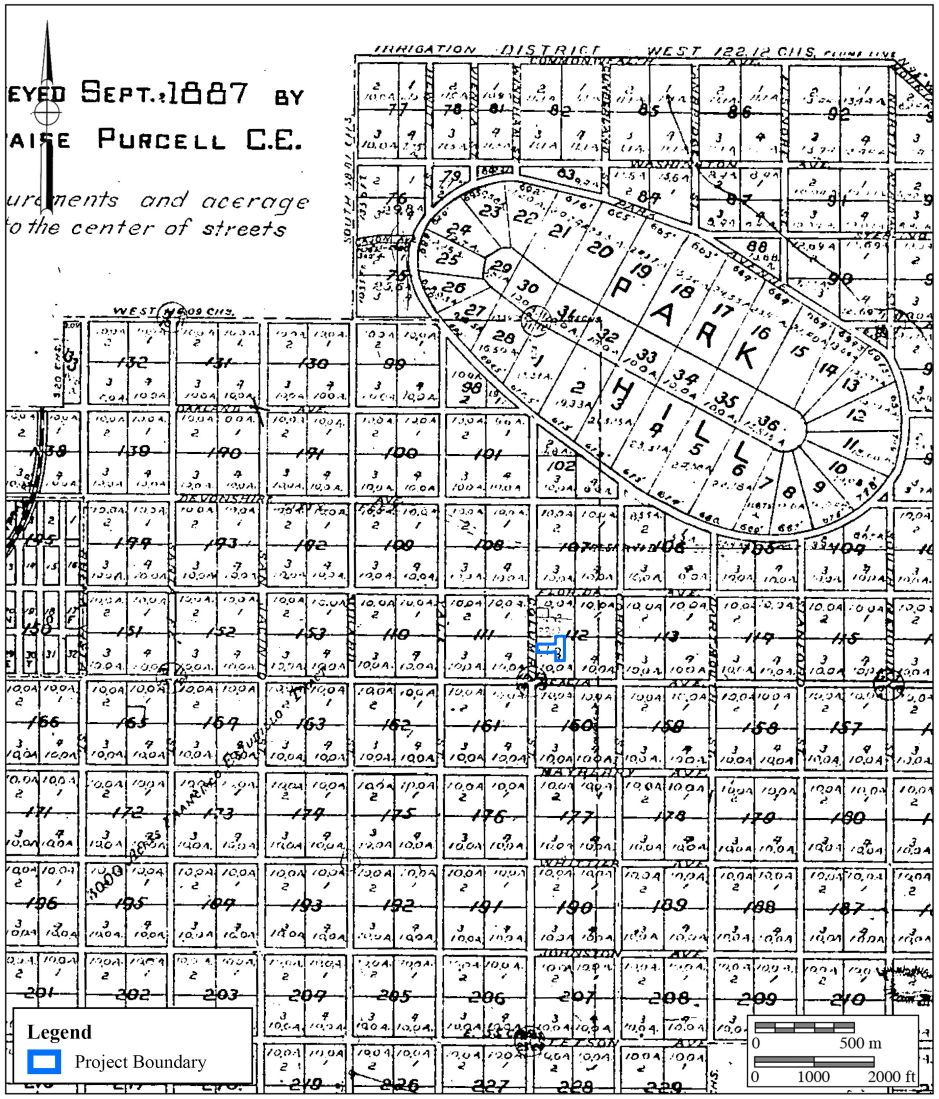


Figure 4.1–1
1887 Hemet Land Co. Subdivision Map
The Columbia Heights Apartments Project

Exhibit 13
1939 Aerial Photograph

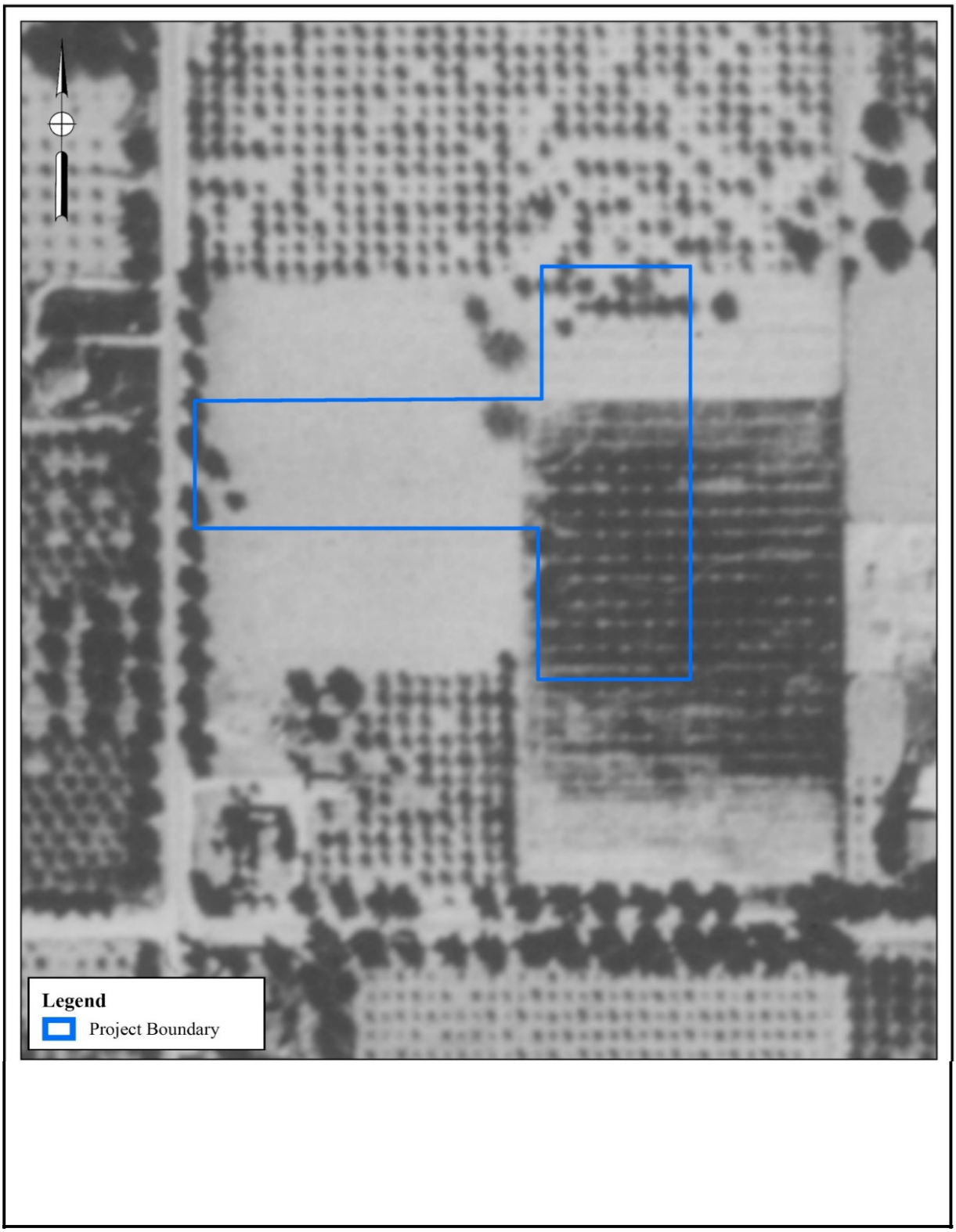
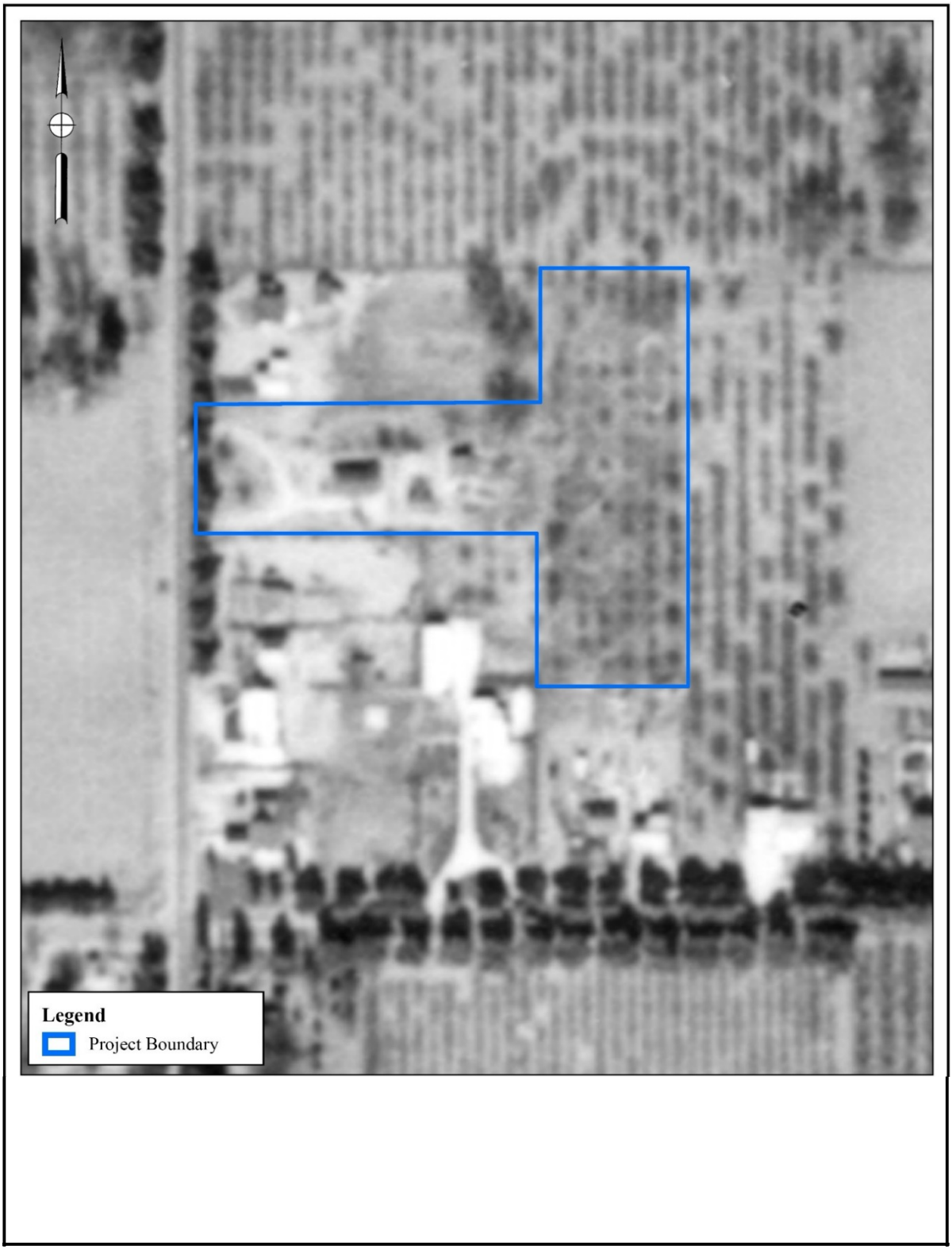


Exhibit 14
1953 Aerial Photograph



8.a) and 8.b): POTENTIAL IMPACTS HISTORIC SITES AND HISTORIC RESOURCES

Results of the Field Survey: Project Archaeologist Andrew Garrison, M.A., RPA conducted the pedestrian survey of the Project on November 26, 2021. Aerial photographs, maps, and a compass facilitated orientation and location of Project boundaries. Jacob Rose, a representative from the Soboba Band of Luiseño Indians, was present during the survey and actively participated in the survey process. The entire property was surveyed in five to 10-meter interval transects, and ground visibility was generally good. All exposed ground surfaces were carefully inspected, including rodent burrows and disturbed areas. A survey form, field notes, and photographs documented the survey work undertaken.

The pedestrian survey confirmed that the property has been disturbed by previous land modifications resulting from the agricultural use and residential development. At the time of the survey, the property was almost entirely devoid of vegetation except for pockets of non-native vegetation and sporadic loquat trees (see Exhibit 15, Photos 1, 2 and 3) - next Page). The survey identified two residential structures within the Project. The residential structure originally identified on the 1953 aerial photograph and the remaining ancillary structure appear to have been modified to accommodate residential habitation (Exhibit 2).

No archaeological sites or artifacts were identified during the survey. However, the two structures within the Project are older than 50 years since they were constructed between 1939 and 1953. The structures were likely constructed during the late 1940s as indicated by the data found within the County Assessor's lot books. As such, they were collectively recorded as Site Temp-1 according to the OHP's manual, Instructions for Recording Historical Resources, using DPR forms and are contained in Appendix B of the Project's Phase 1 Cultural Resources Technical Study. Exhibit 2 show the location of the structures within the Project.

The two existing residential structures fits within a pattern of residential development common after World War II generally identified as the Post-War Building Boom between 1945 and 1970. However, architecturally, the buildings within the subject property are not good examples of post-war residences. The main residence at 25914 Columbia Street does not convey a distinctive architectural style. The simple low-pitched front gabled home with a full-width porch is reminiscent of Craftsman style homes that generally predate the construction of this residence (McAlester 2015). However, multiple modifications to the home, including an addition to the east façade, covering the entire exterior in stucco, and replacement of windows and doors, has removed almost all potentially original character-defining features. Only the southern façade still contains original double-hung wood sashed windows. Further, it appears as though the original front door on the western façade has been replaced by a modern sliding door.

As with the main residence, the ancillary structure turned secondary residence, does not convey a distinct architectural style. The building is also clad primarily in stucco with all modern windows. The roof line has been severely altered to a shed-style roof with the original walls extended by use of pressboard.

Although these structures are older than 50 years, they would not qualify for inclusion within the CRHR or as a significant resource under CEQA. Research of the property owners, primarily the Spencer's who were responsible for the construction of the buildings, did not identify them as historically significant individuals. Further, although their construction may loosely be tied to the Post-War Building Boom, the buildings are not good examples of residences constructed during the period, and their integrity has been severely diminished through multiple alterations. Further, the buildings are not the work of a master builder, and it is unlikely they would be able to provide any further research potential.

Exhibit 15
Project Site Photographs



Photo 1: Overview of the Project from the southeast corner, rear portion of the Project Site



Photo 2:Overview of the Project and main and accessary dwelling units from the entry (southwest corner) of the Project Site.



Photo 3: Western façade of the converted ancillary structure, facing northeast.

CULTURAL HISTORICAL IMPACT FINDINGS

The Phase I cultural resources survey of the Columbia Heights Apartments Project did not identify any prehistoric archaeological sites; however, one historic resource, The two existing older residences were documented and recorded per the requirements of the State Office of Historic Preservation. A Primary Record and Building, Structure and Object Record were prepared and filed with the State of California Resource Agency, Department of Parks and Recreation, and are included in the Cultural Resources Report technical Appendix. They consists of a residence and ancillary structure that has been converted into a secondary residence. Based upon archival research and architectural evaluation of the resource, these two structures are not eligible for listing on the CRHR and are not significant under CEQA criteria.

Since this evaluation determined these structures are not significant and ineligible for listing on the CRHR, no additional research or survey tasks will be required. However, based upon the presence of historic resources within the property, as well as the documented historic development and decades of disturbance within the parcel, there remains a potential for buried or masked archaeological deposits to be present within the Project boundaries. Based upon the potential to encounter buried or masked cultural deposits, it is recommended that mitigation measures be implemented as conditions of Project approval. The COAs should include archaeological monitoring of all excavation and grading activities associated with the Project in addition to a testing and significance evaluation should historic or prehistoric resources be encountered.

Finding of Fact 8.a): Based upon archival research and detailed architectural evaluation of the two structures constructed during the World War II era, these structures are not eligible for listing on the CRHR and are not historically significant under CEQA criteria. The proposed Project will not alter or destroy a historic site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Finding of Fact 8.b): Based on the findings in the Cultural Historical Resources Findings and the documentation in Finding of Fact 8.a), the proposed Project does not cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5.

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
9. Archaeological Resources a) Alter or destroy an archaeological site?	☐	☒	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5?	☐	☒	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☒	☐	☐

Source(s): Phase I Cultural Resources Assessment for the Columbia Heights Apartment Project, PAR 200034, Riverside County, California, APN 438-220-002, *Brain F. Smith and Associates, Inc,* February 2022; Phase I Cultural Resources Assessment for the Columbia Heights Apartment Project, PAR200034, Riverside County, California, Appendix B, *Brian F. Smith, Inc.* March 2022;On-Site Inspection, Project Application Materials,

Archaeological Perspectives: The archaeological perspective seeks to reconstruct past cultures based upon the material remains left behind. This is done using a range of scientific methodologies, almost all of which draw from evolutionary theory as the base framework. Archaeology allows one to look deeper into history or prehistory to see where the beginnings of ideas manifest via analysis of material culture, allowing for the understanding of outside forces that shape social change. Thus, the archaeological perspective allows one to better understand the consequences of the history of a given culture upon modern cultures. Archaeologists seek to understand the effects of past contexts of a given culture on this moment in time, not culture in context in the moment.

Despite this, a distinction exists between “emic” and “etic” ways of understanding material culture, prehistoric lifeways, and cultural phenomena in general (Harris 1991). While “emic” perspectives serve the subjective ways in which things are perceived and interpreted by the participants within a culture, “etic” perspectives are those of an outsider looking in hoping to attain a more scientific or “objective” understanding of the given phenomena. Archaeologists, by definition, will almost always serve an etic perspective as a result of the very nature of their work. As indicated by Laylander et al. (2014), it has sometimes been suggested that etic understanding, and therefore an archaeological understanding, is an imperfect and potentially ethnocentric attempt to arrive at emic understanding. In contrast to this, however, an etic understanding of material culture, cultural phenomena, and prehistoric lifeways can address significant dimensions of culture that lie entirely beyond the understanding or interest of those solely utilizing an emic perspective. As Harris (1991:20) appropriately points out, “Etic studies often involve the measurement and juxtaposition of activities and events that native informants find inappropriate or meaningless.” This is also likely true of archaeological comparisons and juxtapositions of material culture. However, culture as a whole does not occur in a vacuum and is the result of several millennia of choices and consequences influencing everything from technology, to religions, to institutions. Archaeology allows for the ability to not only see what came before, but to see how those choices, changes, and consequences affect the present. Where possible, archaeology should seek to

address both emic and etic understandings to the extent that they may be recoverable from the archaeological record as manifestations of patterned human behavior (Laylander et al. 2014).

To that point, the culture history offered herein is primarily based upon archaeological (etic) and ethnographic (partially emic and partially etic) information. It is understood that the ethnographic record and early archaeological records were incompletely and imperfectly collected. In addition, in most cases, more than a century of intensive cultural change and cultural evolution had elapsed since the terminus of the prehistoric period. Coupled with the centuries and millennia of prehistoric change separating the "ethnographic present" from the prehistoric past, this has affected the emic and etic understandings of prehistoric cultural settings. Regardless, there remains a need to present the changing cultural setting within the region under investigation. As a result, both archaeological and Native American perspectives are offered when possible.

Paleo Indian, Archaic Period Milling Stone Horizon, and the Late Prehistoric Takic groups are the three general cultural periods represented in Riverside County. The following discussion of the cultural history of Riverside County references the San Dieguito Complex, Encinitas Tradition, Milling Stone Horizon, La Jolla Complex, Pauma Complex, and San Luis Rey Complex, since these culture sequences have been used to describe archaeological manifestations in the region. The Late Prehistoric component present in the Riverside County area was primarily represented by the Cahuilla, Gabrielino, and Luiseño Indians.

Absolute chronological information, where possible, has been incorporated into this archaeological discussion to examine the effectiveness of continuing to interchangeably use these terms. Reference has been made to the geological framework that divides the archaeologically- based culture chronology of the area into four segments: the late Pleistocene (20,000 to 10,000 years before the present [YBP]), the early Holocene (10,000 to 6,650 YBP), the middle Holocene (6,650 to 3,350 YBP), and the late Holocene (3,350 to 200 YBP). For this detailed analysis, please refer to the Phase 1 Cultural Resources Technical Study.

For the general history of the Project Site within the San Jacinto Valley area, please also refer to the Phase 1 Cultural Resources Technical Study.

RESEARCH GOALS

The primary goal of the research design is to attempt to understand the way in which humans have used the land and resources within the Project Area through time, as well as to aid in the determination of resource significance. For the current Project, the study area under investigation is the western portion of Riverside County. The scope of work for the archaeological program conducted for the Columbia Heights Apartments Project included the survey of 2.4 acres. Given the area involved and the narrow focus of the cultural resources study, the research design for this Project was necessarily limited and general in nature. Since the main objective of the investigation was to identify the presence of and potential impacts to cultural resources, the goal is not necessarily to answer wide-reaching theories regarding the development of early southern California, but to investigate the role and importance of the identified resources. Although survey- level investigations are limited in terms of the amount of information available, several specific research questions were developed that could be used to guide the initial investigations of any observed cultural resources. The following research questions consider the size and location of the Project.

Research Questions:

- Can located cultural resources be situated with a specific time period, population, or individual?
- Do the types of located cultural resources allow a site activity/function to be determined from a preliminary investigation? What are the site activities? What is the site function? What resources were exploited?

- How do the located sites compare to others reported from different surveys conducted in the area?
- How do the located sites fit existing models of settlement and subsistence for valley environments of the region?

Data Needs: At the survey level, the principal research objective is a generalized investigation of changing settlement patterns in both the prehistoric and historic periods within the study area. The overall goal is to understand settlement and resource procurement patterns of the Project Area occupants. Therefore, adequate information on site function, context, and chronology from an archaeological perspective is essential for the investigation. The fieldwork and archival research were undertaken with these primary research goals in mind:

1. To identify cultural resources occurring within the Project;
2. To determine, if possible, site type and function, context of the deposit, and chronological placement of each cultural resource identified;
3. To place each cultural resource identified within a regional perspective; and
4. To provide recommendations for the treatment of each of the cultural resources identified.

METHODOLOGY

The archaeological program for the Columbia Heights Apartments Project consisted of an institutional records search, a NAHC SLF search, an intensive pedestrian survey of the 2.4-acre Project parcel, and preparation of a technical study. This archaeological study conformed to County of Riverside Cultural Resource Guidelines (Draft). Statutory requirements of CEQA and subsequent legislation (Section 15064.5) were followed in evaluating the significance of cultural resources. Specific definitions for archaeological resource type(s) used in this report are those established by the State Historic Preservation Office (SHPO; March 1995).

Archaeological Records Search:

Land Patent records held by the Bureau of Land Management (BLM) and accessible through the BLM General Land Office (GLO) website were also reviewed for pertinent Project information. In addition, archival research was conducted utilizing historic maps, aerial photographs, newspapers, the Robert J. Fitch County of Riverside Archives, County Assessor's data, and Ancestry.com. Further, the BFSA research library was also consulted for any relevant historical information.

Field Methodology: In accordance with the County and CEQA review requirements, an intensive pedestrian reconnaissance was conducted that employed a series of parallel survey transects spaced at five to 10-meter intervals to locate archaeological sites within the Project. The archaeological survey of the Project was completed on November 26, 2021. The entire Project was covered by the survey process and photographs were taken to document Project conditions during the survey (see Section 4.2). Visibility throughout the property was generally good. However, ground visibility was obscured in a few locations by residential development and pockets of non-native weeds and grasses. No other constraints were encountered during the field survey.

Report Preparation and Recordation: This report contains information regarding previous studies, statutory requirements for the Project, a brief description of the setting, research methods employed, and the overall results of the survey. The report includes all appropriate illustrations and tabular information needed to make a complete and comprehensive presentation of these activities, including the methodologies employed and the personnel involved. A copy of this report will be placed at the EIC at UCR.

Native American Consultation: BFSA requested a review of the SLF by the NAHC to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present or near the Project. As of the date of this report, the NAHC SLF results have not yet been received.

However, in accordance with previous recommendations of the NAHC, BFSA contacted all Native Americans listed in NAHC response letters from previous projects in the Project vicinity at least two weeks before the pedestrian survey was conducted. This request is not part of any Assembly Bill 52 Native American consultation. All correspondence with the tribes is summarized within a following section and provided in Appendix D of the Cultural Resources Technical Study.

Applicable Regulations: Resource importance is assigned to districts, sites, buildings, structures, and objects that possess exceptional value or quality illustrating or interpreting the heritage of Riverside County in history, architecture, archaeology, engineering, and culture. Criteria outlined in CEQA that provides the guidance for making such a determination is contained in the Technical Study.

RESEARCH RESULTS

Records Search Results: An archaeological records search for the Project and the surrounding area within a one- mile radius was requested from the EIC at UCR on November 23, 2021. The purpose of this investigation was to determine if any significant cultural resources would be affected by the proposed land development. This study consisted of the processing of a records search of previously recorded archaeological sites on or near the property and the completion of an archaeological survey of the Project. The archaeological records search was requested on November 23, 2021 from the Eastern Information Center (EIC) at the University of California at Riverside (UCR). The results of the records search were provided in March 2022 and indicate that no resources are recorded within the Project and that no previous studies included the subject property. However, the search did identify 26 historic resources that have been recorded within one mile of the Project, shown in Table 9. All of the resources found within one mile of the Project are historic and consist of 23 single-family residences, one foundation/structure pads, one church, and one concrete reservoir.

Table 9
Cultural Resources Located Within One Mile of the Project

Site	Description	Distance From the Project (m)
P-33-006248	Historic single-family residences	1,184.06
P-33-006247		1,256.94
P-33-006249		786.39
P-33-006250		562.31
P-33-006251		701.37
P-33-006253		1,502.50
P-33-006268		359.99
P-33-006273		1,276.46
P-33-006274		1,299.65
P-33-006278		301.95
P-33-006300		1,483.31
P-33-006301		1,351.81
P-33-006348		1,604.88
P-33-006350		1,609.34
P-33-006353		1,440.39
P-33-006361		1,200.25
P-33-006363		1,535.64
P-33-006365		561.92
P-33-014281		1,524.94
P-33-016649		1,112.27

Site	Description	Distance From the Project (m)
P-33-023609		1,003.44
P-33-023610		990.85
P-33-023611		941.02
P-33-020418	Historic foundation/structure pads	1,192.56
P-33-006252	Historic Pilgrim Congregational Church	1,276.46
P-33-014317	Historic concrete reservoir	1,389.88

Source: Eastern Information Center (EIC), University of California at Riverside (UCR), March 2022

The records search results also indicates that 19 studies have been conducted within one mile of the Project's boundaries, none of which include the Project Site. The complete records search results can be found in Appendix C of the Cultural Resources Technical Study.

BFSA reviewed the following sources to help facilitate a better understanding of the historic use of the property:

- The National Register of Historic Places (NRHP) Index
- The OHP Built Environment Resources Directory (BERD)
- County of Riverside Assessor's data
- BLM GLO land records
- The Hemet, California 15' topographic quadrangle (1943 and 1952) and Hemet, California 7.5' topographic quadrangle (1953)
- Historic aerial photographs (1939, 1953, 1967, 1972, 1978, 1996, 2011, 2012, 2021)
- Property data including current information found online through the Riverside County Map My County portal and historic assessor's lot books held at the County of Riverside Robert J. Fitch Archives.

BFSA requested a review of the SLF by the NAHC to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present near the Project. As of the date of this report, the NAHC SLF results have not yet been received. However, in accordance with previous recommendations of the NAHC, BFSA contacted all Native Americans listed in NAHC response letters from previous projects in the Project vicinity at least two weeks before the pedestrian survey was conducted. Responses were received from the Augustine Band of Cahuilla Indians and the Quechan Tribe of the Fort Yuma Reservation. The Augustine Band of Cahuilla Indians indicated that they were unaware of specific cultural resources that may be affected by the proposed Project but requested they be contacted should any cultural resources be discovered. The Quechan Tribe of the Fort Yuma Reservation stated that they have no comments on this Project and differed to other local tribes. At the time of the preparation of this report, the SLF results have not yet been received. All correspondence is provided in Appendix D of the Technical Study.

CULTURAL ARCHAEOLOGICAL IMPACT FINDINGS

During the prehistoric period, vegetation in the general area of the Project provided sufficient food resources to support prehistoric human occupants. The animals that inhabited the Project during prehistoric times included mammals such as rabbits, squirrels, gophers, mice, rats, deer, and coyotes, in addition to a variety of reptiles and amphibians. Intermittent streams found throughout the area and the San Jacinto River would have provided easily accessible sources of fresh water.

The Phase I cultural resources survey of the Columbia Heights Apartments Project did not identify any prehistoric archaeological sites, However, based upon the presence of historic resources within the property, as well as the documented historic development and decades of disturbance within the parcel, there remains a potential for buried or masked archaeological deposits to be present within the Project boundaries. Based upon the potential to encounter buried or masked cultural deposits, the following

mitigation measures shall be implemented that should include archaeological monitoring of all excavation and grading activities associated with the Project in addition to a testing and significance evaluation should historic or prehistoric resources be encountered.

MM-CUL-1: Prior to issuance of a grading permit, the applicant shall provide written verification in the form of a letter from the Project archaeologist to the lead agency stating that a certified archaeologist has been retained to implement the monitoring program.

MM-CUL-2: The certified archaeologist shall attend the pre-grading meeting with the contractors to explain and coordinate the requirements of the monitoring program.

MM-CUL-3: During the original cutting of previously undisturbed deposits, the archaeological monitor(s) shall be on-site, as determined by the consulting archaeologist, to perform periodic inspections of the excavations. The frequency of inspections will depend upon the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The consulting archaeologist shall have the authority to modify the monitoring program if the potential for cultural resources appears to be more or less than anticipated.

MM-CUL-4: Isolates and clearly non-significant deposits will be minimally documented in the field so the monitored grading can proceed.

MM-CUL-5: In the event that previously unidentified cultural resources are discovered, the archaeologist shall have the authority to divert or temporarily halt ground disturbance operation in the area of discovery to allow for the evaluation of potentially significant cultural resources. The archaeologist shall contact the lead agency at the time of discovery. The archaeologist, in consultation with the lead agency, shall determine the significance of the discovered resources. The lead agency must concur with the evaluation before construction activities will be allowed to resume in the affected area. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the consulting archaeologist and approved by the lead agency before being carried out using professional archaeological methods. If any human bones are discovered, the county coroner and lead agency shall be contacted. In the event that the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the NAHC, shall be contacted in order to determine proper treatment and disposition of the remains.

MM-CUL-6: Before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis.

MM-CUL-7: All cultural material collected during the grading monitoring program shall be processed and curated according to the current professional repository standards. The collections and associated records shall be transferred, including title, to an appropriate curation facility, to be accompanied by payment of the fees necessary for permanent curation.

MM-CUL-8: A report documenting the field and analysis results and interpreting the artifact and research data within the research context shall be completed and submitted to the satisfaction of the lead agency prior to the issuance of any building permits. The report will include DPR Primary and Archaeological Site Forms.

Findings of Fact 9.a): Based on this analysis documentation and required mitigation measures and monitoring set forth in Section 9.a), the proposed Project does not alter or destroy a known archaeological site.

Findings of Fact 9.b): Based on this analysis documentation and required mitigation/conditions of approval and monitoring, the proposed Project does not cause a substantial adverse change in the significance of an archaeological resource, pursuant to California Code of Regulations, Section 15064.5, with the above mitigation incorporated:

Mitigation: As set forth in 9.a) above.

Monitoring: A qualified archaeologist and an appointed Tribal representative shall monitor all excavation and grading activities associated with the Project, in addition to a testing and significance evaluation should historic or prehistoric resources be encountered.

9.c) HUMAN REMAINS DISTURBANCE

The grading and site improvements for the proposed Project has the potential for disturbing unknown human remains. The County of Riverside has the following standard condition of approval (COA) if human remains are discovered:

If human remains are encountered within the Project Site the Riverside County Coroner's Division of the Riverside County Sheriff's Department must be contacted within 24-hours of the find, and all work shall be halted until a clearance is provided by that office. Should the Coroner determine the human remains to be Native American, the State of California Native American Heritage Commission and the Morongo Band of Mission Indians shall be contacted.

Findings of Fact 9.c): The information above indicates the proposed Project has a very low potential for disturbing human remains, including those interred outside of formal cemeteries. Based on this documentation and required mitigation/conditions of approval, the proposed Project does not significantly disturb any human remains, including those interred outside of formal cemeteries and is considered less than significant with standard conditions of approval applied.

Mitigation: If human remains are encountered within the Project Site the Riverside County Coroner's Division of the Riverside County Sheriff's Department must be contacted within 24-hours of the find, and all work shall be halted until a clearance is provided by that office. Should the Coroner determine the human remains to be Native American, the State of California Native American Heritage Commission and the Morongo Band of Mission Indians shall be contacted.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"), Energy Assessment for the Columbia Heights Residential Development, County of Riverside, California, *Greve & Associates*, March 2022; Project Application Materials

The firm of Greve and Associates prepared the Energy Assessment for the 2.41- acre Columbia Heights Apartment Complex Project Site "Project Site" located within the unincorporated region of western Riverside County, California. The purpose of this study is to document federal, state and local regulations, identify the energy consumption setting, set forth Project energy demands, and document compliance with state Title 24 energy conservation requirements. This Technical Study is incorporated by reference and included as an Appendix to this Environmental Assessment - Initial Study as Appendix D.

REGULATORY REQUIREMENTS

Federal and state agencies regulate energy use and consumption through various means and programs. On the federal level, the United States Department of Transportation, the United States Department of Energy, and the United States Environmental Protection Agency are three federal agencies with substantial influence over energy policies and programs. At the state level, the PUC and the California Energy Commissions (CEC) are two agencies with authority over different aspects of energy. Relevant federal and state energy-related laws and plans are summarized below.

County of Riverside Climate Action Plan (CAP): In November 2019, the County of Riverside adopted the "Climate Action Plan Update." Although the plan's focus is on reducing greenhouse gas emissions, a large part of the plan is directed at reducing energy consumption within the County. The County is responsible for enforcing California's building efficiency standards which are updated regularly to incorporate new energy efficiency technologies. The plan also identifies eleven "R2 Energy Measures" which can be incorporated into existing residential and non-residential buildings or new development projects to achieve a State-aligned reduction target. These measures include such things as home energy evaluations, energy efficiency training, and increasing business participation in existing energy efficiency programs. The plan contains measure R2-EE5 titled "Exceed Energy Efficiency Standards in New Residential Units." This measure encourages County staff to implement energy efficiency measures beyond those required in current Title 24 standards.

California Regulations - Integrated Energy Policy Report. Senate Bill 1389 (Bowen, Chapter 568, Statutes of 2002) requires the California Energy Commission to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing the state's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the state's economy; and protect public health and safety (Public Resources Code § 25301a]). The Energy Commission prepares these assessments and associated policy recommendations every two years, with updates in alternate years, as part of the Integrated Energy Policy Report.

The latest Integrated Energy Policy Report (2021 IEPR) was published in February 2022, and continues to work towards improving electricity, natural gas, and transportation fuel energy use in California. The 2021 IEPR focuses on a variety of topics such as including the environmental performance of the electricity generation system, landscape-scale planning, transportation fuel supply reliability issues, updates on Southern California electricity reliability, methane leakage, climate adaptation activities for the energy sector, climate and sea level rise scenarios, and the California Energy Demand Forecast. Electricity would be provided to the Project by Southern California Edison (SCE). SCE's Clean Power and Electrification Pathway (CPEP) white paper builds on existing state programs and policies. The Project is consistent with, and would not otherwise interfere with, nor obstruct implementation the goals presented in the IEPR.

State of California Energy Plan. The CEC is responsible for preparing the State Energy Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and safety,

and the maintenance of a healthy economy. The Plan calls for the state to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the Plan identifies a number of strategies, including assistance to public agencies and fleet operators and encouragement of urban designs that reduce vehicle miles traveled and accommodate pedestrian and bicycle access. The Project Site is located near major transportation corridors with proximate access to the Interstate freeway system. The Project supports urban design and planning processes identified under the State of California Energy Plan, is consistent with, and would not otherwise interfere with, nor obstruct implementation of the State of California Energy Plan.

California Code Title 24, Part 6, Energy Efficiency Standards. California Code Title 24, Part 6 (also referred to as the California Energy Code), was promulgated by the CEC in 1978 in response to a legislative mandate to create uniform building codes to reduce California's energy consumption. To these ends, the California Energy Code provides energy efficiency standards for residential and nonresidential buildings. According to the CEC, the Energy Commission's energy efficiency standards have saved Californians billions in reduced electricity bills since 1977.

The newest 2022 version of Title 24 was adopted by the California Energy Commission (CEC) and will become effective in 2023. Over the next 30 years, the 2022 Energy Code is estimated to provide $1.5 billion in consumer benefits and reduce 10 million metric tons of GHGs, equivalent to taking nearly 2.2 million cars off the road for a year.

The Project is designed, constructed and operated in a manner consistent with the Title 24 Energy Standards. Compliance with the energy standards is enforced by the County of Riverside. On this basis, the Project is determined to be consistent with, and would not interfere with, nor otherwise obstruct implementation of Title 24 Energy Efficiency Standards.

10.a) FEDERAL REGULATIONS

Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA). The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) promoted the development of inter-modal transportation systems to maximize mobility as well as address national and local interests in air quality and energy. ISTEA contained factors that Metropolitan Planning Organizations (MPOs) were to address in developing transportation plans and programs, including some energy-related factors. To meet the new ISTEA requirements, MPOs adopted explicit policies defining the social, economic, energy, and environmental values guiding transportation decisions. Transportation and access to the Project Site is provided primarily by the local and regional roadway systems. The Project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be realized pursuant to the ISTEA because SCAG is not planning for intermodal facilities on or through the Project Site.

The Transportation Equity Act for the 21st Century (TEA-21). The Transportation Equity Act for the 21st Century (TEA-21) was signed into law in 1998 and builds upon the initiatives established in the ISTEA legislation, discussed above. TEA-21 authorizes highway, highway safety, transit, and other efficient surface transportation programs. TEA-21 continues the program structure established for highways and transit under ISTEA, such as flexibility in the use of funds, emphasis on measures to improve the environment, and focus on a strong planning process as the foundation of good transportation decisions. TEA-21 also provides for investment in research and its application to maximize the performance of the transportation system through, for example, deployment of Intelligent Transportation Systems, to help improve operations and management of transportation systems and vehicle safety. The Project Site is located along major transportation corridors with proximate access to the Interstate freeway system. The site selected for the Project facilitates access, acts to reduce vehicle miles traveled, takes advantage of existing infrastructure systems, and promotes land use compatibilities. The Project supports the strong planning processes emphasized under TEA-21. The Project is therefore consistent with, and would not otherwise interfere with, nor obstruct implementation of TEA-21.

Findings of Fact 10.a): The Project was evaluated in light of the Riverside County CAP, the California Integrated Energy Project, the California Energy Plan, the California Energy Efficiency Standards, the Federal Intermodal Surface Transportation Efficiency Act, and the Federal Transportation Equity Act for the 21st Century. The Project will comply with all these State and Federal regulations as well as with the County's Climate Action Plan. The Project must comply with strict California Title 24 energy efficiency requirements enforced through the County's plan check process. With these regulations and permit requirements in place the Project would not conflict with or obstruct or violate any state or local plans for renewable energy or energy efficiency.

Based upon Project compliance with Riverside County, state and federal codes and regulations, the County's Climate Action Plan (CAP) and mitigation/conditions of approval requiring compliance with the 2022 version of Title 24 California Energy Code, the proposed Project does not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation.

Mitigation: Compliance with the Riverside County CAP, the California Integrated Energy Project, the California Energy Plan, the California Energy Efficiency Standards, the Federal Intermodal Surface Transportation Efficiency Act, the Federal Transportation Equity Act for the 21st Century, and the California Title 24 energy efficiency requirements.

Monitoring: California Title 24 energy efficiency requirements enforced through the County's plan check process.

10.b) STATE & LOCAL PLANS – RENEWALBLE ENERGY & ENERGY EFFECIENCY

ENVIRONMENTAL SETTING

Electric Consumption: The California Energy Commission provides full forecasts for electricity and natural gas demand every two years as part of the Integrated Energy Policy Report (IEPR) process. The forecast includes three demand cases designed to capture a reasonable range of demand outcomes over the next 10 years. The high energy demand case incorporates relatively high economic/demographic growth, relatively low electricity and natural gas rates, and relatively low committed efficiency program, self-generation, and climate change impacts. The low energy demand case includes lower economic/demographic growth, higher assumed rates, and higher committed efficiency program and self-generation impacts. The mid case uses input assumptions at levels between the high and low cases. The forecasts include estimates of the effects of new legislation and trends in electric consumption such as the use of zero-emission automobiles. Additionally, the Title 24 building standards updates expected in 2019 will include requirements for photovoltaic installations for new homes as a contributor toward the state's zero-net-energy goals and is included in the forecasts.

Exhibit 16 on the following page taken from the 2017 IEPR, shows the electric consumption from 1990 to current with forecasts through 2030. The graphic shows relatively stable consumption rates from 2005 through 2018, with an increase in consumption beginning in 2020.

Transportation Energy: California is home to 30 million registered cars, trucks, buses, and other motorized on-road vehicles. The state's history has been, in part, a history of the automobile and the associated impacts on personal mobility, land-use planning, and air quality. In recognition of these challenges, California has enacted a suite of policies and goals to shift the transportation sector toward cleaner, sustainable fuels and more efficient technology vehicles.

Exhibit 16
Statewide Electricity Consumption

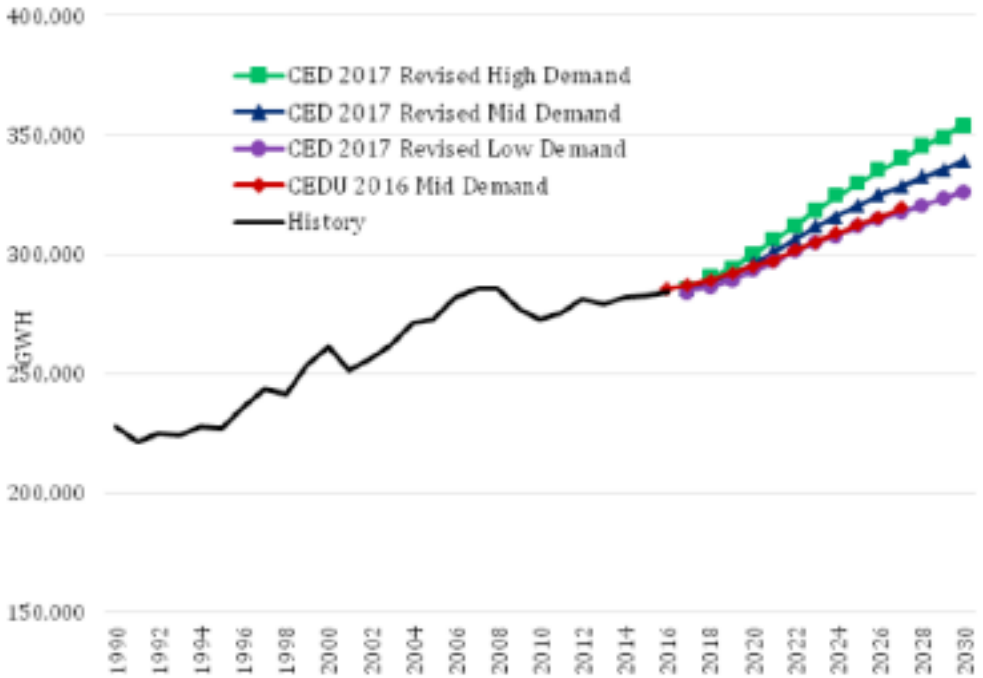
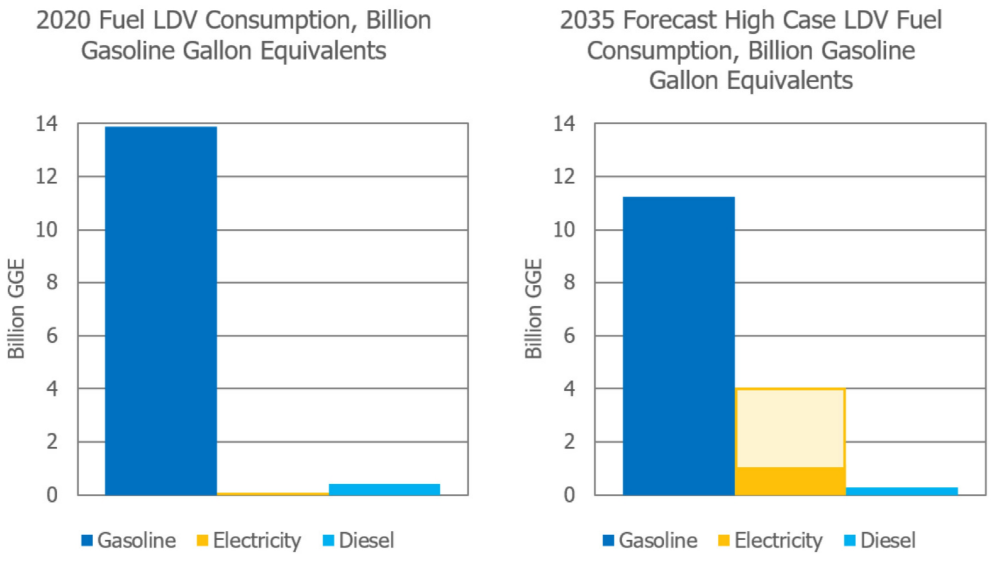


Exhibit 17, taken from the 2021 IEPR, shows the fuel demand forecast fuel forecasts for 2020 and 2035 for light duty vehicles. The graphic shows decreased usage of gasoline and diesel with an increase reliance on electricity. The demand for gasoline is expected to wane over time, primarily due to increases in fuel efficiency and electrification.

Exhibit 17
Fuel Demand
Light-Duty Vehicle Energy Consumption for 2020 and 2035 (High Case)



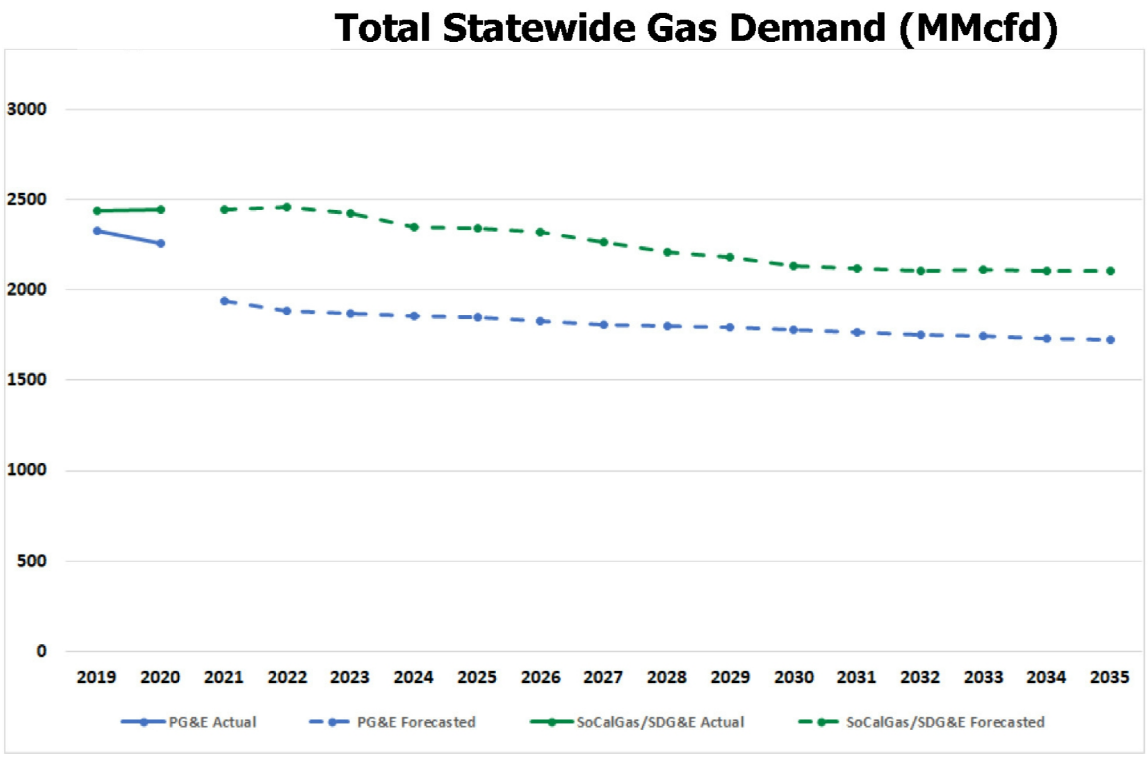
Natural Gas: Natural gas is a large and important energy source for California. It provides energy to heat homes, cook food, and generate electricity. Some portion of this will likely remain so even as

California moves away from fossil fuels to meet climate goals. Currently in California, natural gas serves more than 10.5 million homes, about 445,000 businesses, about 37,000 factories and industrial consumers, and more than 640 electric generating units.

The greatest consumers of natural gas in decreasing order of usage are electric power generation, residential, industrial, mining, commercial, and other. In California since 1990, natural gas demand has remained relatively flat in all but the electric power sector which has steadily increased. This is despite adding 9.2 million additional residents, a 31 percent population growth.

Exhibit 18 below, taken from the 2021 IEPR, generally show a decreasing reliance on natural gas. The results show that, with the implementation of increased preferred resources and energy efficiency, natural gas generation decreases between 2017 and 2024.

Exhibit 18



Local Suppliers of Energy: Southern California Edison (SCE) is the electrical utility provider for the County of Riverside. SCE provides electrical power to homes and businesses, in addition to providing information on energy efficiency, rotating outages, emergency preparedness, electrical safety tips, and tree planting guidelines to ensure non-interference with electrical utility lines.

Southern California Gas Company (The Gas Company) is the provider of natural gas to the Project Site. The Gas Company also provides customers with appliance services, an energy efficiency and rebate program, and information on emergency preparedness and air quality. According to the "2020 California Gas Report," (prepared by the California Gas and Electric Utilities) The Gas Company had a throughput of 2,409 million cubic feet per day.

PROJECT ENERGY DEMANDS

Construction Energy Demands. The energy usage during construction is presented in this section. Electrical energy during construction, fuel consumed by construction equipment, and fuel consumed by employees and vendors are considered.

Power cost from on-site electricity consumption during construction of the proposed Project is based on the 2017 National Construction Estimator, Richard Pray (2017). The typical power cost per 1,000 square feet of building construction per month is estimated to be $2.32. The proposed Project consists of the construction 30,600 square feet of residences over the course of approximately 10 months. The total electricity usage from on-site Project construction related activities is estimated to be approximately 14,448 kWh. (Spreadsheet provided in Energy Technical Study Appendix.)

Fuel consumed by construction equipment would be the primary energy resource expended over the course of Project construction. Project construction activity timeline estimates, construction equipment schedules, equipment power ratings, load factors, and associated fuel consumption estimates were determined by the CalEEMod model (refer to the Air Quality Assessment for the Project). The aggregate fuel consumption rate for all equipment is estimated at 18.5 hp-hr-gal., obtained from California Air Resources Board (ARB) Emissions Factors Tables. For the purposes of this analysis, the calculations are based on all construction equipment being diesel-powered which is standard practice consistent with industry standards. Diesel fuel would be supplied by existing commercial fuel providers serving the County and region. The Project construction activities would consume an estimated 28,591 gallons of diesel fuel. (Spreadsheet provided in Energy Technical Study Appendix.)

It is assumed that all construction worker trips are from light duty autos (LDA) along area roadways. With respect to estimated VMT, the construction worker trips would generate an estimated 137,798 VMT per the CalEEMod modeling. Vehicle fuel efficiencies for LDA were estimated using information generated within the 2021 version of the Emissions Factor model (EMFAC) developed by the Air Resources Board (ARB). EMFAC 2021 is a computer model that was developed to calculate emission rates, fuel consumption, and VMT from motor vehicles that operate on highways, freeways, and local roads in California. EMFAC 2021 was run for the LDA vehicle class within the California sub-area. As generated by EMFAC 2021, an aggregated fuel economy of LDAs is estimated to have a fuel efficiency of 25.4 miles per gallon (mpg). Therefore, it is estimated that 5,425 gallons of fuel will be consumed related to construction worker trips during full construction of the proposed Project.

A similar approach was used to estimate diesel fuel usage for medium-heavy duty trucks and heavy-heavy duty trucks involved in vendor trips and haul trips during construction. Fuel consumption from construction vendor trips (medium and heavy-duty trucks) will total approximately 1,929 gallons. (Spreadsheet provided in Energy Technical Study Appendix.)

Operational Energy Demands. Energy consumption related to the Project operations would include fuel usage by vehicles associated with the Project, natural gas consumption used for water and space heating, and electric consumption used for lighting and appliances.

CalEEMod provides an estimate of VMT. The Project would generate an estimated 896,622 annual VMT along area roadways for all passenger cars. As generated by EMFAC2021, an aggregated fuel economy for automobiles is estimated to have a fuel usage of 25.4 mpg. Therefore, it is estimated that 35,300 gallons of gasoline will be consumed from Project generated vehicular trips. (Spreadsheet provided in Energy Technical Study Appendix.)

Residents would consume natural gas and electricity. Natural gas would be supplied to the Project by Southern California Gas; electricity would be supplied to the Project by Southern California Edison. Annual natural gas usage is estimated by CalEEMod and projected to be 759,599 kBTU per year. Electricity demands of the Project were also projected with CalEEMod with a total estimate of 190,535 kWh per year. (Spreadsheet provided in Energy Technical Study Appendix.)

Summary of Energy Usage: The energy usage for the Project is summarized in Table 10, below. Both energy usage during construction and operation of the Project are shown.

Table 10
Summary of Project Energy Usage

Construction (Total Energy Used)		
Electricity	14,448	kWh
Construction Equipment	28,591	Gallons of diesel fuel
Vendor Trips	1,929	Gallons of diesel fuel
Total Diesel Fuel	30,521	Gallons of diesel fuel
Worker Trips	5,415	Gallons of gasoline
Operational (Annual Energy Consumption)		
Vehicular Travel	35,300	Gallons of gasoline
Electricity	190,535	kWh
Natural Gas	759,599	kBTU

Source: Greve & Associates

Findings of Fact 10.b): The Project was evaluated in light of the Riverside County CAP, the California Integrated Energy Project, the California Energy Plan, the California Energy Efficiency Standards, the Federal Intermodal Surface Transportation Efficiency Act, and the Federal Transportation Equity Act for the 21st Century. The Project will comply with all these State and Federal regulations as well as with the County's Climate Action Plan. The Project must comply with strict California Title 24 energy efficiency requirements enforced through the County's plan check process. With these regulations and permit requirements in place the Project would not conflict with or obstruct or violate any state or local plans for renewable energy or energy efficiency.

Based upon Project compliance with Riverside County, state and federal codes and regulations, the County's Climate Action Plan (CAP) are standard conditions of approval requiring compliance with the 2022 version of Title 24 California Energy Code, the proposed Project does not conflict with or obstruct a State or Local plan for renewable energy or energy efficiency.

Mitigation: None Required

Monitoring: California Title 24 energy efficiency requirements enforced through the County's plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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, Soil Investigation and Liquefaction Evaluation Report, Proposed 36 Units, Two to Three-Story Apartment Complex, 25914 Columbia Street (APN 438-220-002), Hemet Area, Riverside County, California, *Rodriguez Consulting and Engineering*, March 2022.

INTRODUCTION

During early 2022, a Soil Investigation and Liquefaction Evaluation Report and Preliminary Geotechnical Investigation for the Columbia Heights 36-Unit Apartment Project was prepared by the Rodriguez Consulting and Engineering Company in March 2022. The purpose of this investigation was to provide a technical evaluation of the preliminary geologic setting of the Proposed Project site and to provide soils and liquefaction design recommendations for the proposed development. The scope of work included:

- Review soils, seismic, geologic, groundwater data, maps and nearby site reports in our files.
- Preliminary exploration of the site by means of five 8-inch diameter borings, 25 to 50 feet deep, at readily
- accessible locations.
- Field engineer (California Registered RCE) for logging of the excavations. sampling of select soils, observation of excavation resistance, record SPT blow counts and water seepage (if any).
- Perform basic laboratory testing on select soil samples, expected to include moisture, density, sieve analysis, expansion index and corrosion potential (pH. chlorides, resistivity and water soluble sulfates).
- Perform digitized search of known faults within a 50-mile radius of the site.
- Determine California Building Code (CBC) 2022 seismic parameters for the site.
- Consult with Project architect/civil engineer.
- Prepare a report of our findings, conclusions and recommendations for site preparation, including over-excavation/removal depth, allowable bearing value, foundation/slab-on-grade depth/thickness recommendations, excavation characteristics, liquefaction evaluation, general earthwork and grading specifications, California Building Code (2022) seismic design coefficients and Cal/OSHA soil classification.

This Technical Study included as an Appendix to this Environmental Assessment - Initial Study as Appendix E.

11.a) FAULTING

The site is not located within a currently designated Alquist-Priolo earthquake fault zone and Riverside County fault zone. A computer search of known Quaternary major faults within 50 miles of the site from USGS Earthquake Hazards. Program is presented within the referenced Technical Study. Please note that it is probable that not all active or potentially active faults in the region have been identified. Furthermore, seismic potential of the smaller and less notable faults is not sufficiently developed for assignment of maximum earthquake magnitudes and associated levels of ground shaking that might occur at the site due to these faults.

In summary, the historical seismicity of the site entails numerous small to medium magnitude earthquake events occurring in the region around the subject site. Any future developments at the subject site should anticipate that moderate to large seismic events could occur very near the site.

Findings of Fact 11.a): The site is not located within a currently designated Alquist-Priolo earthquake fault zone and Riverside County fault zone. Based upon this analysis, the Proposed Project is not

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.

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
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; Soil Investigation and Liquefaction Evaluation Report, Proposed 36 Units, Two to Three-Story Apartment Complex, 25914 Columbia Street (APN 438-220-002), Hemet Area, Riverside County, California, *Rodriguez Consulting and Engineering*, March 2022.

GROUNDWATER HYDROLOGY

Groundwater was not encountered in any exploratory borings to maximum explored depth of 50 feet below ground surface. Groundwater data from wells with two miles of the Project Site show groundwater depths ranging from 315 feet up to 243 below the surface. Therefore, groundwater under the site is anticipated to lie in excess of 240 feet and does not appear to be a factor in the development of the site.

12.a) LIQUEFACTION

The potential for liquefaction in an area is a function of soil type and depth of groundwater. Poorly consolidated soils combine with groundwater during an earthquake, losing their shear strength and taking on the properties of a heavy liquid. This process, termed liquefaction, can result in the loss of foundation support, ground failure due to lateral spreading, and settlement of affected soils. Three general conditions must be met for liquefaction to occur: (1) strong ground shaking of relatively long duration; (2) loose, or unconsolidated, recently deposited sediments consisting primarily of silty sand and sand; and (3) water saturated sediments within about 50 feet of the surface.

Based on county map, the site is located within an area of moderate potential liquefaction (See Technical Study, Figure 3).

Liquefaction Analysis/Dynamic Settlement: LiguefyPro: Liquefaction susceptibility using Standard Penetration Test data and laboratory Gain size test results were analyzed using LiquefyPro software (Version 5.5g).). A predominant earthquake magnitude of 7.12 (USGS Interactive Deagregation, 10% probability of exceedance in 50 years) was used. An associated ground acceleration of 0.73g (equivalent to two-thirds of PGAM), and a depth to groundwater of 200 feet below the existing ground surface were used in our liquefaction evaluation. The software output is presented in the Technical Study Appendix B. The main observations of the results are as follows:

Boring Number	Total Settlement (inch)	Differential Settlement (inch)
Ba2	11.77	5.883 to 7.766

Onsite soils at the site in general have a Safety Factor of 5.0 against liquefaction.

The Soil Investigation and Liquefaction Evaluation Report set forth the following recommendations to stabilize the Project Site from potential liquefaction during a major earthquake:

Site Preparation: Grading and backfill should be performed in compliance with the County of Riverside Grading Ordinance and our General Earthwork and Grading Specifications presented in Appendix E of the Reports Technical Study.

The new building/grading area should be cleared of all debris, weeds, old foundations, abandoned utility lines, irrigation appurtenances, underground structures, trees, tree root system, vegetable matter, deleterious materials, etc.

Overexcavation & Recompaction: Subsequent to site clearance as indicated above, the new building areas, extending at least 6 feet outside building lines, including walls and canopies, etc. (where practical), should be overexcavated to a depth of at least 6 feet below existing grade or pad elevation, whichever is deeper. Old fills or roots should be traced and completely removed if encountered in bottom of the overexcavated areas. After overexcavation, the exposed surfaces should be further scarified to a depth of at least 12 inches, thoroughly watered and recompacted to at least 90 percent of the maximum dry density, as determined by ASTM D1557-12 Test Method, prior to placement of fill. Deeper overexcavations, especially to remove loose soils, existing deep structures or clean the bottoms, etc. may be required depending upon field observations of excavations by the soil engineer or his representative.

Compacted Fills/Imported Soils: Any soil to be placed as fill, whether presently onsite or import, should be approved by the soil engineer or his representative prior to their placement. All onsite soils to be used as fill should be cleansed of any roots, oversize rock, or other deleterious materials. Although not anticipated, cobbles and boulders larger than 6-inches in diameter should not be placed in the vicinity of foundations and utility lines. All fills should be placed in 6- to -8 inch loose lifts, watered (or dried) 1ll near or 2 percent above optimum moisture content properly mixed and compacted to at least 90 percent relative compaction. This is relative to the maximum dry density determined by ASTM D1557-12 Test Method.

Any imported soils should be sandy (preferably uses "SM" or "SW', and very low in expansion potential) and approved by the soil engineer. The soil engineer or his representative should observe the placement of all fill and take sufficient tests to verify the moisture content and the uniformity and degree of compaction.

Compacted Fills/Imported Soils: Any soil to be placed as fill, whether presently onsite or import, should be approved by the soil engineer or his representative prior to their placement. All onsite soils to be used as fill should be cleansed of any roots, oversize rock, or other deleterious materials. Although not anticipated, cobbles and boulders larger than 6- inches in diameter should not be placed in the vicinity of foundations and utility lines. All fills should be placed in 6- to -8 inch loose lifts, watered (or dried) to near or 2 percent above optimum moisture content, properly mixed and compacted to at least 90 percent relative compaction. This is relative to the maximum dry density determined by ASTM D1557-12 Test Method.

Any imported soils should be sandy (preferably uses "SM" or "SW', and very low in expansion potential) and approved by the soil engineer. The soil engineer or his representative should observe the placement of all fill and take sufficient tests to verify the moisture content and the uniformity and degree of compaction obtained.

Slabs-on-Grade/Moisture Barrier: Slabs-on-grade should be at least 5 inches thick and should be reinforced with at least No. 4 bars at 18- inches on-center both ways, properly centered in mid-thickness of slabs. Slab reinforcement should be supported on concrete spacers (chairs) for proper positioning at mid-thickness. Slabs-on-grade should be provided with a 10-mil Visqueen moisture barrier underlain with four inches of ½ inch or larger clean aggregate in compliance with California Green Building Standards Code.

Findings of Fact 12.a): The Applicant is incorporating these recommendations into the grading plan requirements and retaining Rodrigues Consulting and Engineering to implement the recommendations. Based on this documentation, the Proposed Project will not be subject to seismic-related ground failure, including liquefaction, and is considered less than significant.

Mitigation: Adherence to recommendations contained in the Rodriguez Consulting and Engineering Soil Investigation and Liquefaction Evaluation Report.

Monitoring: Riverside County Plan Check process and prior to the issuance of a grading or building permit.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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), Soil Investigation and Liquefaction Evaluation Report, Proposed 36 Units, Two to Three-Story Apartment Complex, 25914 Columbia Street (APN 438-220-002), Hemet Area, Riverside County, California, *Rodriguez Consulting and Engineering*, March 2022 Geology Report.

13.a) GROUND SHAKING

According to the 2022 California Building Code (CBC), this portion of Riverside County is in Seismic Zone 4. Seismic Zone 4 includes those areas that lie in a zone of major historic earthquakes (i.e., MW magnitude greater than 7.0) and recent high levels of seismicity. Major damage corresponding to intensities VIII or higher on the MMI Scale should be expected within this zone. Thus, strong earthquake groundshaking is a potentially significant seismic hazard throughout the Project Area and within the Columbia Heights Apartment Project site. The amount of earthquake shaking at the site is a function of earthquake magnitude; the type of earthquake source (i.e., type of fault); distance between the site and the earthquake source; the geology of the site; and how the earthquake waves subside (attenuate) as they travel from their source to a given location. Larger, nearer quakes will increase the degree of groundshaking at a given location. Soil and rock type may act to amplify or attenuate seismic waves and consequent groundshaking. Generally, areas that are underlain by bedrock tend to experience less groundshaking than those underlain by unconsolidated sediments such as artificial fill. The Project site does not contain artificial fill.

Adherence to building codes and development that includes site specific geotechnical studies required at building permit plan check has been prepared for this Project as mandated by the CBC. This process has identified and minimize risks from areas of unstable soils by ensuring the incorporation of recommendations from the site-specific geotechnical investigations into design of plan for the Proposed Columbia Heights Apartment Project.

Findings of Fact 13.a: Based on this analysis, the Proposed Project is subject to strong ground shaking, however adherence to building codes and development that includes site specific geotechnical studies required at building permit plan check has been prepared for this Project as mandated by the CBC which reduces potential impacts to levels considered less than significant. This process has identified and minimize risks from areas of unstable soils by ensuring the incorporation of recommendations from the site-specific geotechnical investigations into design of plan for the Proposed Columbia Heights Apartment Project.

Mitigation: Adherence to building codes and site specific geotechnical study recommendations.

Monitoring: Riverside County Plan Check process and prior to the issuance of a grading or building permit.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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," Soil Investigation and Liquefaction Evaluation Report, Proposed 36 Units, Two to Three-Story Apartment Complex, 25914 Columbia Street (APN 438-220-002), Hemet Area, Riverside County, California, *Rodriguez Consulting and Engineering*, March 2022 Geology Report.

14.a) The site lies on a relatively flat surface. The occurrence of mass movement failures such as landslides, rockfalls, or debris flows within such areas is generally not considered common and no evidence of mass movement was observed on the site.

Findings of Fact 14.a): Based on documented site conditions, the Project Site is not 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. Therefore, there is no impact.

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
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," Soil Investigation and Liquefaction Evaluation Report, Proposed 36 Units, Two to Three-Story Apartment Complex, 25914 Columbia Street (APN 438-220-002), Hemet Area, Riverside County, California, *Rodriguez Consulting and Engineering*, March 2022 Geology Report.

15.a) The Project Site and the area surrounding the Project Site is relatively flat (less than 2% slope), Therefore, based on previous analysis, the potential for on- or off-site landslides, lateral spreading and is considered to be less than significant . The County's GIS Mapping System indicates the Project Site

is susceptible to subsidence. In addition, the previous documentation shows moderate susceptibility for liquefaction.

Based on soil classification and laboratory test results, the expansion potential of the near surface sandy soils is very low (EI=0). Based on the analysis, the site has a factor of safety of 5 against liquefaction.

All projects in the County of Riverside must demonstrate compliance with the California Building Code that sets forth structural construction requirements related to potential lateral spreading, subsidence, liquefaction or collapse risks prior to the issuance of a building permit.

Lateral Resistance: Lateral loads may be resisted by friction provided by the soil on the base of the foundation and by passive earth pressure. A coefficient of friction of 0.35 of dead load may be used. An allowable passive earth pressure of 250 psi per foot of depth to a maximum value of 2,500 psi may be used to establish lateral bearing resistance for footings. When combining passive and friction for lateral resistance; the passive component should be reduced by one third.

Findings of Fact 15.a): Based on the proposed site plan improvements and the Rodriguez Consulting and Engineering Soil Investigation and Liquefaction Evaluation Report Recommendations that have been incorporated in the Project's Grading Plan, the Proposed Project site is not 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. This impact is considered less than significant with incorporations of recommendations set for in the Soil Investigation and Liquefaction Evaluation Report..

Mitigation: Adherence to recommendations contained in the Rodriguez Consulting and Engineering Soil Investigation and Liquefaction Evaluation Report.

Monitoring: County of Riverside Building Permit Plan Check Process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
16. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source(s): Soil Investigation and Liquefaction Evaluation Report, Proposed 36 Units, Two to Three-Story Apartment Complex, 25914 Columbia Street (APN 438-220-002), Hemet Area, Riverside County, California, *Rodriguez Consulting and Engineering*, March 2022 Geology Report.

16.a) The closest body of water is Diamond Valley Lake, located approximately 4,5 miles southwest of the Project Site and does not pose a seiche threat at this distance. The Site and surrounding area are relatively flat (less than 2% slope) so mudflows from hillside slopes are not considered a potential impact. The closest area subject to volcanic hazard is the Mammoth Lakes area located approximately 275 miles northeast of the Project Site so the threat of volcanic eruption is not considered a threat at that distance.

Findings of Fact 16.a): Based upon the location of the Project Site and its distance from potential seiche and volcanic eruption and given the relative flat nature of the Site and the surrounding area, the Proposed Project is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard and has no potential to impact the Site.

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
17. Slopes a) Change topography or ground surface relief features?	☐	☐	☐	☒
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet??	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☒	☐	☐

Source(s): Riv. Co. 800-Scale Slope Maps, Soil Investigation and Liquefaction Evaluation Report, Proposed 36 Units, Two to Three-Story Apartment Complex, 25914 Columbia Street (APN 438-220-002), Hemet Area, Riverside County, California, *Rodriguez Consulting and Engineering*, March 2022 Geology Report. Project Preliminary Grading Plan.

17.a) TOPOGRAPHY CHANGE

The Project's existing topography has elevations from 1662 to 1666, with 2% slopes trending from east to west. There are no site ground surface relief features. The Preliminary Grading Plan does not significantly change existing topography and maintains the east to west sheet flow at its current slope ratio. The proposed grading is balanced onsite. There is no export of material required.

Findings of Fact 17.a): Based upon the relatively flat nature of the Project Site (under 2% slope) and a Preliminary Grading Plan that is balanced and does not change the direction or slope of the Project Site, the Project does not change topography or ground surface relief features. Therefore, there is no impact,

17.b) CUT/FILL SLOPES

The Project Site is flat with only a four foot elevation change from east to west. Therefore, the Preliminary Grading Plan does not create cut or fill slopes greater than 2:1 or higher than 10 feet.

Findings of Fact 17.b): Based upon the relatively flat nature of the Project Site (under 2% slope) and a Preliminary Grading Plan that does not change the direction or slope of the Project Site, the Project does not create cut or fill slopes greater than 2:1 or higher than 10 feet. Therefore, there is no impact,

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17.c) SUBSURFACE SEWAGE DISPOSAL SYSTEMS

The existing and ancillary residences on the Project Site have subsurface septic systems that are proposed to be removed in compliance with County Department of Environmental Health permit procedures. The Project is required to submit an exhibit that shows the type, location and depth of the subsurface septic systems and a plan that remediates and removes the impacted soils that meets County Department of Environmental Health permit requirements prior to the issuance of a grading permit.

The Proposed Apartment Project is proceeding with plans and permits to connect to the Lake Hemet Municipal Water District sewer line that exists adjacent to the Project Site in Columbia Street and pay appropriate connecting fees to District and the regional treatment plant agency.

Findings of Fact 17.c): Based upon the County Department of Environmental Health requirements and procedures that require plans and a permit to be issued for the removal of the onsite subsurface septic systems, and given the Applicant is pursuing the permits to connect to the Lake Hemet Municipal Water District's existing sewer system adjacent to the site in Columbia Street, the Proposed Project does not result in grading that affects or negates subsurface sewage disposal systems. These impacts are considered less that significant with mitigation measures/standard conditions of approval applied.

Mitigation: Prior to the issuance of a grading permit, the Applicant is required to submit plans and obtain required permits from the County Department of Environmental Health for the removal and remediation of the existing subsurface septic systems that currently serve the two dwelling units on the Project Site.

Monitoring: The Riverside County Department of Environmental Health is responsible for approval of the plans and permits necessary for the removal of the existing septic systems and for the inspections for proper remediation.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
18. Soils a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial direct or indirect risks to life or property?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Project Specific Preliminary Water Quality Management Plan for the Columbia Heights 36-Unit Residential Apartment Project, *HP Engineering, Inc.* September 2023. Project Site Plan; Soil Investigation and Liquefaction Evaluation Report, Proposed 36 Units, Two to Three-Story Apartment Complex, 25914 Columbia Street (APN 438-220-002), Hemet Area, Riverside County, California, *Rodriguez Consulting and Engineering*, March 2022 Geology Report.

18.a) SOIL EROSION

The Project's Preliminary Water Quality Management Plan (WQMP) sets forth specific construction related and operational best management practices (BMPs) that address reducing potential erosion and siltation both on and off-site. The Project also proposes compliance with the County and Regional Water Quality Control Board requirements for onsite stormwater retention. The County's Engineering Department's approval of a final WQMP requires incorporation of specific best management practices during Project construction and during ongoing operations that minimize the potential for on and off-site erosion and siltation to levels considered less than significant.

Findings of Fact `18.a): Based upon this information and required standard conditions of approval for a County approved Final WQMP prior to the issuance of a building permit, the proposed Project will not result in substantial soil erosion or the loss of topsoil. This impact is considered less than significant with standard conditions of approval for a Final WQPM prior to the issuance of a grading permit.

Mitigation: No mitigation is required.

Monitoring: County of Riverside Plan Check process prior to the issuance of a grading permit.

18.b) EXPANSIVE SOILS

Based on soil classification and laboratory test results, the expansion potential of the near surface sandy soils is very low (EI=0). All projects in the County of Riverside must demonstrate compliance with the California Building Code that sets forth structural construction requirements related to potential expansive soils, lateral spreading, subsidence, liquefaction or collapse risks prior to the issuance of a building permit.

Findings of Fact 18.b): Based upon information contained in the referenced technical studies and required standard conditions of approval for a County approved grading plan, the Lead Agency finds the proposed Project is not located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2022), creating substantial direct or indirect risks to life or property. Therefore, impacts associated with expansive soils are found to be less than significant

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18.c) ONSITE SEPTIC SYSTEMS

The Applicant is pursuing plans and permits to connect to the Lake Hemet Municipal Water District's existing sewer system adjacent to the site in Columbia Street. No onsite septic tanks or alternative waste water disposal systems are proposed for the Columbia Heights Apartment Project. Therefore, no impacts will result

Findings of Fact 18.c): Based upon the information that no onsite septic system is proposed , this soils condition is not applicable to the proposed Project. There will be 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
19. Wind Erosion and Blown Sand from project either on or off site. a) Be impacted by or result in an increase in wind erosion and by blown sand, 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

19.a) Wind erosion and fugitive dust emissions from the Project Site would be minimized with implementation of SCAQMD Rule 403 during grading and site disturbing activities.

Fugitive dust is particulate matter that is suspended in the air by direct or indirect human activities. Two South Coast AQMD rules were adopted with the purpose of reducing the amount of fugitive dust entrained as a result of human activities. "Rule 403" applies to any activity capable of generating fugitive dust. "Rule 403.1" is supplemental to Rule 403 and applies only to fugitive dust sources in Coachella Valley. "Rule 403.2" is another supplemental rule to Rule 403.1 designed to mitigate dust from large roadway projects close to sensitive receptors throughout the South Coast AQMD.

The proposed Water Quality Management Plan incorporates best management practices as a standard condition of approval that require daily watering of graded area to minimize wind erosion of sand and finer particle dust. Ongoing daily watering will occur during all active grading operations.

The Project Site is not located in the Coachella Valley and not subject to Rule 403.1.vThe Project does not involve a large highway project close to sensitive receptors and is not subject to Rule 403.2. The Project would not be a source of windblown dust post-construction because of hardscape and landscape improvements. The Project Site is not located in a blow sand area as defined identified in Figure S-8 in the County of Riverside General Plan.

Findings of Fact 19.a): Based on this documentation, with SCAQMD's Rule 403 applied and proposed hardscape and landscape improvements in place, the Proposed Project will not result in an increase in wind erosion and by blown sand, either on or off site. Impacts would be less than significant under these conditions.

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
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): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Focused Air Quality and Greenhouse Gas Emission Analysis for the Columbia Heights Residential Development, County of Riverside, California, *Greve & Associates,* March 2022.

20.a) GREENHOUSE GAS EMISSIONS

The firm of Greve and Associates prepared the Air Quality and Greenhouse Gas Emission Assessment for the 2.4-acre Columbia Heights Apartment Complex Project Site "Project Site" located within the unincorporated region of western Riverside County, California. The purpose of this study is to document established greenhouse gas emission thresholds of significance, identify short-term construction and long-term operational impacts on local and regional environments. This Technical Study is included as Appendix A in this Environmental Assessment - Initial Study.

SIGNIFICANCE THRESHOLD

The Significance Threshold that will be used for this Project is based on SCAQMD's suggested tiered approach, which is consistent with CARB's recommendations. The Project is not specifically exempted in SB97, and there are no GHG reduction plans that are consistent with the AB32 GHG reduction goals that with a certified final CEQA document that are applicable to the proposed Project. Therefore, the Project is not compliant with Tiers 1 or 2. The significance of the Project will be determined based on compliance with the Tier 3 and 4 requirements. The Project will be considered to have a significant impact if total annual GHG emissions exceed 3,000 $MTCO_2e$ (equivalent metric tons of carbon dioxide).

If the 3,000 threshold is exceeded then the annual emissions per service population (the number of residents for residential projects and persons employed for commercial projects) should not exceed 4.6 MT CO_2e/yr/person, or a significant impact will be determined. Note that the methodology recommends that total construction emissions be amortized over a 30-year period or the Project's expected lifetime if it is less than 30 years.

COUNTY OF RIVERSIDE CLIMATE ACTION PLAN

The County of Riverside developed a Climate Action Plan (CAP) and updated it in 2019 ("County of Riverside Climate Action Plan Update," Riverside County Planning Department, November 2019). The California Environmental Quality Act (CEQA) Guidelines were amended to address the assessment of greenhouse gas impacts. The County's Climate Action Plan (CAP) provides some direction on how to evaluate the potential GHG impacts with respect to the CEQA Guidelines. According to the CAP, an analysis of the Project GHG emissions needs to be done. If it is shown that the annual emissions will be less than 3,000 metric tons of CO2 equivalent, then no further analysis or mitigation is needed. Specifically, the County on page 6 of the CAP update identifies efficiency measures for projects with less than 3,000 MT CO_2e per year. The measures that are required are as follows.

- Energy efficiency matching or exceeding the Title 24 requirements in effect as of January 2017, and

- Water conservation measures that match the California Green Building Standards Code in effect as of January 2017.

Projects with more than 3,000 $MTCO_2e$ must undergo additional analysis and mitigation per the CAP update.

Many gases make up the group of pollutants that are believed to contribute to the greenhouse effect and are defined in CEQA Guidelines 15364.5. The CalEEMod model was used to Project the primary GHG emissions from construction activities, vehicular usage, water consumption, solid waste generation and other operational activities. Electrical generation and natural gas combustion emissions will be included in the operational emissions.

CONSTRUCTION EMISSIONS

Temporary impacts will result from construction activities. The primary source of GHG emissions generated by construction activities is from the use of diesel-powered construction equipment. Typical emission rates for construction equipment were obtained from CalEEMod (California Emissions Estimator Model). CalEEMod is a computer program that can be used to estimate emissions including operation (vehicle and area) sources, as well as construction projects associated with land development projects in California.

Using CalEEMod, the emissions from construction for the proposed Project were calculated and are presented in Table 11. These emissions represent the total level of emissions based on the construction schedule. According to the SCAQMD's CEQA Handbook (Greenhouse Gas CEQA Significance Threshold Stakeholder Working Group #5, August 27, 2008), construction emissions are amortized over the life of the Project, defined by SCAQMD as 30 years, and are added to the annual operation emissions. Thus, the Project's annualized construction emissions will be added to the operation emissions and compared to the applicable GHG significance threshold. Worksheets showing the specific data used to calculate the construction emissions are presented in the appendix.

Table 11
Construction GHG Emissions (Metric Tons per Year)

	CO2	CH4	N20	CO2EQ
Total Construction Emission Emissions (Metric Tons)	324.6	0.1	0.0	327.0
Average Over30 Years (Metric Tons per Year)	10.8	0.0	0.0	10.9

Source: Greve & Associates
$MTCO_2e$ = metric tons equivalent carbon dioxide (CO2).

The California Emissions Model (CalEEMod) developed by the SCAQMD in conjunction with the ARB was used to estimate the operational GHG emissions. The results are presented in Table 12. A complete breakdown of the emissions is provided in the Air Quality and Greenhouse Gas Emissions Technical Study Appendix A.

Table 12
Annual Project GHG Emissions (Metric Tons)

	CO2	CH4	N20	CO2EQ
Annual Operational Emissions	379.5	0.3	0.0	391.7
Annualized Construction Emissions	10.8	0.0	0.0	10.9
Total Annual Emissions	390.3	0.3	0.0	402.6

Source: Greve & Associates

Table 12 shows that the GHG emissions for the Project will be about 403 $MTCO_2e$ per year. This is substantially lower than the SCAQMD Tier 3 screening threshold and the Riverside CAP threshold of 3,000 $MTCO_2e$ per year. The Project emissions are below the SCAQMD and CAP thresholds of 3,000 $MTCO_2e$ per year, and therefore, no significant climate change impacts are anticipated.

CONDITIONS OF APPROVAL

Construction Impacts: No significant greenhouse gas emission impacts will occur during construction, and therefore, mitigation measures are not required. The analysis assumed that the SCAQMD's typical requirement for watering 3 times per day will be implemented.

Operational Impacts: No significant greenhouse gas emission impacts will occur during operation, and therefore, mitigation measures are not required.

Climate Change Impacts: Emissions of greenhouse gas are below established thresholds, and therefore, mitigation measures are not needed. The Project will need to comply with the Title 24 energy efficiency requirements currently in effect, and water conservation measures that match the California Green Building Standards Code currently in effect.

Findings of Fact 20.a): Based upon this analysis and standard conditions of approval, the Proposed Project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Impacts would be less than significant under the established threshold.

Mitigation: The Project must comply with the Title 24 energy efficiency requirements currently in effect, and water conservation measures that match the California Green Building Standards Code currently in effect.

Monitoring: Riverside County Plan Check process ensures compliance with Title 24 energy efficiency

requirements and water conservation measures that match the California Green Building Code Standards will be implemented.

b) APPLICABLE PLANS, POLICIES AND REGULATIONS

Please refer to the response and analysis in Section 20.a) above that addresses the Project's impacts related to emissions below significance thresholds in compliance with applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Findings of Fact 20.B): Based upon this analysis the Project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Impacts would be less than significant under the established threshold.

Mitigation: The Project must comply with the Title 24 energy efficiency requirements currently in effect, and water conservation measures that match the California Green Building Standards Code currently in effect.

Monitoring: Riverside County Plan Check process ensures compliance with Title 24 energy efficiency requirements and water conservation measures that match the California Green Building Code Standards will be implemented.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source(s): Phase I Environmental Site Assessment Report, Proposed 36-Apartment Complex Located at25914 Columbia Street, Hemet, CA 92544, *USA Environmental, Inc,* November 2021.
Project Application Materials.

INTRODUCTION

This section provides a summary of the activities and the results of the Phase I Environmental Assessment performed by USA Environmental, Inc. ("USAE") for the subject property's proposed

Columbia Heights Apartment Project. This assessment generally follows industry guidelines for a Phase I Environmental Site Assessment (ESA) Risk Report. This Technical Study is added as Appendix F to this Environmental Assessment - Initial Study..

PURPOSE AND SCOPE

The purpose of this investigation was to determine if there exists any significant surface or subsurface property contamination by hazardous and toxic substances that could constitute a potential liability for the property owner or lessee. The Environmental Site Assessment, (according to the American Society for Testing & Materials Standard Practice doe ESA's number E-1527-13, latest edition.) and consisted of the following procedures as applicable:

1. A review of the chain of title for the subject property for a period of the last 50 years.
2. A determination of past site uses based upon interviews with prior or current owners, owners of adjacent property or other familiar with subject property, and a review of historical documents, aerial photographs and other relevant data, f available.
3. A review of the records of local, state, and federal environmental agencies to ascertain documented information regarding the site and surrounding areas.
4. A visit to the site to visually ascertain the existence of potential areas of currently recognized contamination, including unusual land or soil discoloration, stressed vegetation, physical irregularities, dumping, aboveground (AST's) or underground tanks (UST's), transformer of landfills.
5. Visual identification of other issues deemed appropriate in order to determine evidence of potential contamination by currently recognized hazardous substances at the site.
6. Any other pertinent information deemed necessary for a Phase I meting the minimum standards and requirements.
7. Preparation of a site sketches showing existing property boundaries and improvements, and locations for storage and/or use of hazardous materials and/or waste, if any.
8. Color photos of the subject site.
9. Preparation of a summary report indicating investigation done, sources of information, data obtained, and interpretation of data regarding possible or identified site contamination.

ACTIVITIES CARRIED OUT

USAE personnel performed a review of public records, for the purpose of identifying readily available evidence; that would provide a record of past and present activities, on or in the immediate vicinity of the subject property, which may have resulted in the deposit of hazardous materials, or contamination of the site by hazardous materials. Such activities conducted by USAE personnel during this portion of the environmental evaluation included review of the following:

Review of Riverside County Records;

- County Building and Planning Department concerning historic and future development in the general vicinity;
- County Engineering Records;
- County Business License Section;
- County Bureau of Fire Prevention;
- County Hydraulic/Water Conservation Department;
- State Regional Water Control Board;
- County Environmental Health Services, Site Assessment and Mitigation
- County Assessor Office;
- County Appraisal Office;
- County Clerk and Recording Office.

Review of Federal and State Records:

Review of Federal records to gain insight into any on site or surrounding environmental hazards, which included:

NPL, TSD, CERCLIS, CORRACTS, RCRIS-SG, RCRIS-LG, NFRAP, ERNS, FINDS, TRIS, NPL'

Review of State and County records to identify any hazardous substance release locations, and emergency response records concerning use, storage, spills, or accidents involving hazardous materials at or surrounding the site, including:

CAL-SITES, CORTESE, LUST, UST, HWIS, AST.

A detailed explanation of each database, its contents, codes used, and dates of last update are included in the Phase I Environmental Site Assessment Technical Study, Appendix F.

Site Investigation: USAE personnel conducted a site investigation on November 10, 2021 to identify any indications of environmental contamination. Some of the signs, which were investigated during on site investigations, include:

1. Surface spills or disposal areas of liquid or solids;
2. Surface storage of drums or transformers;
3. Areas of unusual and stressed vegetation;
4. The presence of buried material, (e.g., fills or vents pipes);
5. Fill areas;
6. Site drainage features;
7. General housekeeping and maintenance;
8. Staining on soil or pavement;
9. Abrupt or abnormal changes in land contours; and
10. Other areas of possible contamination sources.

Adjacent properties and land uses were also surveyed, regarding possible use or storage of hazardous materials that might impact the subject site.

Asset Information: Asset name and address; The site consists of two residential houses and a vacant land located at 25914 Columbia Street, City of Hemet, County of Riverside, State of California, referred to as the "subject site".

Site Background: Site Location and Description and Site Improvements: The site consists of one parcel in a T shape, totaling approximately 2.41 gross acres and 2.27 net acres. The site consists of two residential houses and vacant land. The Assessor Parcel Number (APN) is 438-220-002. The total building areas for the two houses is approximately 1,306 square feet and were built in 1931 and subsequently altered and remodeled. The subject site is zoned R-3 multi-family and A-1-5, Agriculture. The driveway and parking area are accessed from Columbia Street and are unpaved. Landscaped areas are limited to a few trees and grass. The eastern portion of the property has recently been disced. At the time of the survey was conducted, the site's two residential houses were occupied. Visual observations were made of the vegetation noted on the property in an effort to evaluate if it had sustained damage that could be related to the presence of localized soil or water contamination. None of the vegetation observed appeared to be damaged or stressed in a manner, which could be attributable to the presence of contamination. Visual observations were made of the soil to identify any discolorations or surface staining which could be indicative of contaminant discharge. No soil stains were observed on the subject site. Visual observations were also made to evaluate the presence of environmentally unusual and /or suspicious conditions such as land depressions and other surface anomalies indicative of possible oil wells, drywells, sumps, waste dump sites, leach fields or other subsurface activities. No surface anomalies or depressions were observed during our site visit. A septic

tank exist on-site. There was no evidence that underground storage tanks had been removed from the property. The site and building space were observed to be in good condition.

Utilities:
Electric Power-Southern California Edison
Gas-Southern California Gas
Drinking Water- Lake Hemet Municipal Water District
Sewage-City
Trash Collection- City Disposal Contractor, Waste Management
Water Retention Areas: There were no water retention facilities observed on the subject property.

Site Improvements:
The subject site consists of two one-story residential buildings.
Paving: Unpaved.
Landscaping: Trees, grass on site.
Security: Fence.

Basic Construction:
Building Area: 1,306 square feet.
Quality: Low to average.
Foundation: Concrete slab.
Exterior Walls: Stucco / glass.
Roof: Slope.
Windows: Reinforced glasses in metal frames.
Electrical: 400 amp, 110-208 volt, 3 phases.

Interior Finish:
Interior Walls: Drywalls.
Clear Height: About 20 feet.
Lighting: Bulb light panels lighting.

Properties Surrounding the Site:

- North: Multi-family Residential and Memory Care Facility.
- West: City of Hemet Multifamily Residential, Church with Commercial beyond.
- South: Single Family and Multi-family Residential houses.
- East: Vacant land with Multi-family Residential Apartment Complex.

There are no properties adjacent to the subject site which are managed by a governmental agency.

SITE HISTORY

The subject property was developed in 1931 with two residential houses. It was vacant land before that time used for agricultural purposes.

Aerial Photography: A review of the aerial photography collection, displayed the following:

- 2018 photo: showed the existing structures at the subject property. The surrounding area was Residential / vacant land.
- 2016 photo: showed the existing structures at the subject property. The surrounding area was Residential / vacant land.
- 2014 photo: showed the existing structures at the subject property. The surrounding area was Retail / Storefront / Vacant Land (Please see Figure 3).

- 2012 photo: showed the existing structures at the subject property. The surrounding area was Residential / vacant land.
- 2010 photo: showed the existing structures at the subject property. The surrounding area was Residential / vacant land (Please see Appendix E).
- 2009 photo: showed the existing structures at the subject property. The surrounding area was Residential / vacant land.
- 2005 photo: showed existing structures at the subject property. The surrounding area was Vacant Land / Commercial / Residential.
- 2002 photo: showed existing structures at the subject property. The surrounding area was Vacant Land / Commercial / Residential.
- 1996 Photo: showed the subject property as agriculture. The surrounding area was Residential / Vacant Land.
- 1978 Photo: showed existing structures at the subject property. The surrounding area was vacant land.
- 1978 Photo: showed existing structures at the subject property. The surrounding area was vacant land.
- 1972 Photo: showed existing structures at the subject property. The surrounding area was vacant land.
- 1966 Photo: showed existing structures at the subject property. The surrounding area was vacant land.

Prior Ownership and Usage: A title review was conducted for the subject property. All of the title transfers have either been between private owners, development companies or investment companies. A review of the grant deed for the property showed no environmental liens were found. Ownership records do not suggest activities of any environmental concern.

USGS Maps: A review of the USGS maps, displayed the following:

- In 2018, no structure exists at the subject property. The surrounding area was developed.
- In 2015, no structure exists at the subject property. The surrounding area was developed.
- In 2012, no structure exists at the subject property. The surrounding area was developed.
- In 1999, 1987, 1979 and 1975, two structures exists at the subject property. The surrounding area was developed.
- In 1973, 1971, and 1964, two structures exists at the subject property. The surrounding area was developed.
- In 1963, 1960 and 1955, two structures exists at the subject property. The surrounding area was undeveloped.
- In 1952, no structure exists at the subject property. The surrounding area was undeveloped.

According to the State Oil Field Map, no oil well was found on-site. A review of the Sanborn Maps displayed no information for the subject site.

Oil and Gas Agency Records or Maps: USAE submitted a request to the local Oil and Gas Agency for copies of readily available oil and gas related records pertaining to environmental issues on the subject site. However, USAE was informed that no records for the subject site are on file with this agency.

City Directory: A review of the City Directory from HIG Displayed the following information:

2018-19 BAKHSHI LUCILA
2018-19 HAKAKZADEH Arash
2011-12 SPENCER John
2006-07 SPENCER John
2001 SPENCER John
1996 XXXX

1991 XXXX
1964-65 Vacant

REGULATORY REVIEW

Local Records Review: A review of the County and City Building Permits, revealed two residential houses were built in 1931. According to the County Assessors, Two residential houses, Parcel number 438-220-002, the total building areas for the two houses are approximately is 1,306 square feet and were built in 1931. The lot total area is approximately 2.30 net acres . According to the City Fire Department, an inspection is done once a year. No violation. According to California Regional Water Quality Control Board (CRWQCB), no file was found for the site. According to California DTC Facility showed no information. Pursuant to ASTM E1527-13, USAE requested from the owner, Environmental Site Assessment Pre-Survey Questionnaire for the subject site. According to the owner, no environmental concern was found. Occupants were not available to be interviewed for the assessment. Interviews with others were not available for the assessment. According to the Real Estate agent selling the subject property James from GBRE 1949-725-8500, the parcel lot size is 2.30 net acres. No previous Phase I Environmental Site Assessment Report was available for review.

According to Enviro Check search of databases and files from federal, state, and local environmental regulatory agencies. The complete records search report is included in Appendix F of the Phase I ESA Technical Study, and the results of USAE's review are presented below.

Federal and State: The Federal records search compiles information from the records of the Environmental Protection Agency (USEPA) that identifies environmental problem sites and activities close in proximity (one-mile radius) to the subject site.

*National Priorities List (NPL):*The NPL is the USEPA's database of uncontrolled or abandoned hazardous waste sites, identified for priority remedial actions, under the Superfund program. A site included on the NPL must either meet, or surpass, a predetermined hazard ranking system score, or be chosen as a state's top-priority site, or meet all the following criteria:

1. The U.S. Department of Health and Human Services issues a health advisory, recommending that people be removed from the site to avoid exposure;
2. The USEPA determines that the site represents a significant threat;
3. The USEPA determines that remedial action is more cost effective than removal action.

No NPL site case is present at the site or within one mile around the subject site.

Facilities under RCRA Corrective actions (CORRACT): No CORRACT site was present on or within one mile around the subject site.

Facilities that treatment, storage and dispose of hazardous waste (RCRA/TSD): Eight RCRA/TSD sites were present within one mile around the subject site. These sites do not have an environmental concern for the subject site.

Unused and formerly Used Defense Sites (DEFENSE): No DEFENSE site was present within one mile around the subject site.

Brownfields Cleanup and Reuse Sites (Brown): No Brown sites were present within one mile around the subject site.

Contaminated Sites List (CSL): No sites were present within one mile around the subject site.

Contaminated Sites List (DEED): No site was present within one mile around the subject site.

Superfund Database (SUPERFUND): No SUPERFUND sites were present within one mile around the subject site.

Sites with Leaking Underground Storage Tank (LUST): Six LUST sites were found within one mile around the subject site. These sites do not have an environmental concern for the subject site.

Solid Waste Landfills (SWLF): Six SWLF site was present at the site or around the subject site. These sites do not have an environmental concern for the subject site.

Air Emissions Sites (EMISSIONS): Three EMISSIONS sites were present at the site or within one mile around the subject site. These sites do not have an environmental concern for the subject site.

Hazardous Waste Information System (HAZNET): One hundred and seventy sites were found within ½ mile around the subject site. These sites do not have an environmental concern for the subject site.

Emergency Response Notification System of Spills (ERNS): One ERNS site was present within ¼ mile of the subject site. This site does not have an environmental concern for the subject site.

Facilities that generate hazardous waste (RCRA/GEN): Three RCRA/GEN sites were present within ¼ mile around the subject site. These sites do not have an environmental concern for the subject site.

Underground/Aboveground Storage Tank Reports (UST/AST): One record concerning a UST/AST site was found within ¼ mile around the subject site. This site does not have an environmental concern for the subject site.

Water Wells (WELLS): One record concerning WELLS site was found within ¼ mile around the subject site. This site does not have an environmental concern for the subject site.

Hazardous Materials Storage and Incident Records (HAZMAT): Three records concerning HAZMAT sites were found within ¼ mile around the subject site. These sites do not have an environmental concern for the subject site.

SITE INVESTIGATIONS AND REVIEW OF HAZARDS

Topography: The property is characterized as a flat area, gently sloping to the Northwest. Elevation on the site is approximately 1,670 feet above Mean Sea Level (MSL).

Soils: The soil at the subject site consists of fine-grained sands and silts from existing grade to approximately 25 feet below existing grade.

Geology: The site vicinity is located in the southern part of the Peninsular Ranges geomorphic province of California. Cretaceous granite rocks of the southern California batholith comprise the major rock type in the area. The Green Valley Tonalite, a light gray intrusive igneous rock, also occurs throughout the site vicinity. Relatively unweathered tonalite may be found from 4 to 11 feet below the ground surface. Large earthquakes from the San Andreas or San Jacinto fault zones could also produce significant ground shaking at the site. The maximum probable ground acceleration to be expected at the site would be in the range of 0.7g.

Hydrology – Surface Water Hydrology - Site Surface Drainage: Hydraulic flow is generally in a down-gradient direction, usually toward the nearest surface water body. Based upon site surface and improvement characteristics observed during the on-site reconnaissance of the property, surface drainage at the subject site would flow on-site Northwest direction. The surface runoff is handled by a street runoff system. There are no surface water bodies such as streams, lakes, etc. around the subject site. There are no rivers located near the site.

Flood Zone: The subject site is located in Zone X (area determined to be outside the 500-year flood plain) of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM).

Groundwater Hydrology: According to County Water Department, the ground water depth is approximately 100 feet below the ground surface and the flow direction is to the Northwest.

Chemicals and raw materials: No chemicals were found to have been used at the subject site.

Polychlorinated Biphenyls (PCBs): No transformers are located within the subject site.

Asbestos-containing Materials (ACM): The subject site building were built in 1931. The presence of materials such as sprayed-on insulation, ceiling texture, which may potentially contain friable asbestos, was not found. Due to the age of the buildings, USAE recommends no testing the buildings for Asbestos.

Radon: In the County area, only 0.677% of the homes are predicted to have radon levels above the EPA standard of 4 Pico Curies/Liter (CDHS, 2007). According to the Radiological Health Section of the County Public Health Department there is "no significant health hazard from radon" in County since most homes, building and schools have radon levels below 2 Pico Curies/Liter.

According to the California Department of Health, Radon Section, there are no radon problems within the area of the subject site. The EPA has set an action level for radon in air of 4 picocurries per liter (pCi/L). Due to the practical time constraints of this assessment, air sampling for radon gas was not requested nor conducted. Radon concentration determinations generally, are not accurately measured by short period sampling. If long-term exposure to radon gas is a concern, a minimum of a three-month alpha-track test is recommended.

Lead-based Paint: The subject site buildings were built in, 1931 and remodeled in 2017 . Overall, lead-based paints do not appear to represent an environmental threat to the subject property.

Lead in Drinking Water: According to the City Water Department, no lead is found in the drinking water at the subject site. It is unlikely to find lead in the Building that would affect the water supply, because the water department periodically tests it.

Landfills: No landfills were observed at the site or within a one-half mile (0.5 mile) radius of the site. Also, the database search did not identify any landfills near the site.

Pits, Sumps, Drywells and Catch basins: No pits, sumps or drywells were found at the subject site.

On-site Aboveground and Underground Storage Tanks: A review of State and Local records, and a site inspection were conducted, to identify any onsite UST's or AST's, concerning use, storage, spills, or accidents involving storage tanks at the site. There is an underground septic system that serves the rear accessory unit on the property that is proposed to be removed. There was no evidence of other underground storage tanks found at the site. Additionally, neither stained soils, nor evidence of past liquid or solid discharges of hazardous materials were found. No evidence of an existing above ground storage tank (AST) was observed at the subject property.

Storm Water Drainage: The storm water drainage is a street runoff system. There are no storm water permits for the Project Site.

SUMMARY AND RECOMMENDATIONS

USA Environmental, Inc. ("USAE"). USAE has conducted a Phase I Environmental Site Assessment for one parcel located at 25914 Columbia Street, City of Hemet, County of Riverside, State of California, referred to as the "subject site". This included visual observations of the subject property and limited observations of surrounding properties, review of historical land use, review of regulatory database, interviews, and related sources. This Environmental Site Assessment report was conducted according to the American Society for Testing & Materials Standard Practice ESA's number E-1527-13, latest edition.

Findings: A recognized environmental condition (REC) refers to the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: due to release to the environment; under conditions indicative of a release to the environment; or under conditions that pose a material

threat of a future release to the environment. The following was identified during the course of this assessment.

Based upon a review of historical information including, aerial photographs, city directories, Sanborn fire insurance maps, building permits, the regulatory database report, and regulatory agency records, the subject property is not considered to represent a recognized environmental condition. A controlled recognized environmental condition (CREC) refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.

USAE did not identify any controlled recognized environmental conditions during the course of this assessment. A historical recognized environmental condition (HREC) refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

According to historical documentation, no on-site condition represents a historical recognized environmental condition (HREC). An environmental issue refers to environmental concerns identified by USAE, which do not qualify as REC. This assessment has revealed no evidence of recognized environmental conditions and/or environmental issues in connection with the subject property.

21.a) ROUTING TRANSPORT OF HAZARDOUS MATERIALS

The Proposed Project consists of a 36-unit residential apartment Project. This type of proposed use does not depend on or require the routine transport, use, or disposal of hazardous materials. However, Project construction involves the short-term use of heavy equipment that require fuel, oils and other flammable substances. Onsite use of these substances could be accidently be spilled during refueling and maintenance of construction equipment. In addition, resident use of household products considered hazardous include lead based paint, paint thinner, gasoline and diesel fuel, motor oil, weed killer, insect sprays, oven cleaner and other substances that can be accidently spilled or illegally dumped onsite. These potential accidental impacts are evaluated in the following Section 21.b)

Based on the site investigation and the research of records, USA Environmental, Inc. has not found the existence of any pre-existing environmental condition that should be a cause of concern for the subject property. The risk of previous contamination at the Property has not been identified, and no further investigation is warranted.

Findings of Fact 21.a): The proposed residential use does not generate the routine transport, use, or disposal of hazardous materials that are found with certain industrial or commercial uses. The findings and conclusions contained in the Phase I Environmental Site Assessment for the proposed Project has not found any previous use that would involve the routing transport or use of hazardous materials. Base on this documentation and the documentation contained in Section 21.b), the Proposed Project does not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. No impacts related to the routine transport, use, or disposal of hazardous materials will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

21.b) ACCIDENT CONDITIONS - RELEASE OF HAZARDOUS MATERIAL

Project construction involves the short-term use of heavy equipment that require fuel, oils and other flammable substances. Onsite use of these substances could be accidently be spilled during refueling and maintenance of construction equipment. In addition, resident use of household products considered

hazardous include lead based paint, paint thinner, gasoline and diesel fuel, motor oil, weed killer, insect sprays, oven cleaner and other substances that can be accidently spilled or illegally dumped onsite. These types of substances can accumulate in the projects parking lots and could affect the stormwater filtration system.

The Project's Water Quality Management Plan (WQMP) sets forth best management practices (BMPs) for potential short-term construction related releases of hazardous materials and accidental spills, and the long-term use of the residential apartment property. The WQMP sets forth the following practices and policies to minimize potential pollutants entering the Project's stormwater filtration system:

- Provide stormwater pollution prevention information to new site owners, lessees, or operators.
- Clean catch basins, storm drain inlets before the wet season to remove sediments and debris accumulated during summer.
- Include the following in lease agreements: "Tenants shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains."
- Maintain landscaping using minimum or no pesticides.
- Provide Integrated Pest Management (IPM) information to new owners, lessees and operators.
- Sweep parking lots and sidewalks regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect wash water containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.
- Provide adequate number of receptacles, Inspect receptacles regularly. Repair or replace leaky receptacles. Keep receptacles covered. Repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials on-site. Keep Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbooks a www.cabmphandbooks.com.
- Sweep pervious concrete paving regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect Wash water containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.
- Mark all inlets with the words "Only Rain Down the Storm Drain" or similar. Catch Basin Markers may be available from the Riverside County Flood Control and Water Conservation District, call 951.955-1200 to verify.
- Install shut-off valves and double containment container for liquid car wash cleaners to contain spills for cleanup. Sizes of double containment containers shall be coordinated with Mechanical Engineer's and Architect's design
- Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
- Trash containers (Dumpster) areas shall have drainage from the adjoining roof and pavements diverted around the areas. Dumpsters shall be leak proof and have attached workable covers.

Comprehensive Environmental Response, Compensations, and Liability Act (CERCLA), Emergency Planning and Community Right-to-Know Act (EPCRA) and California law require responsible parties to report hazardous material releases if certain criteria is met.

CERCLA requires that all releases of hazardous substances (including radionuclides) exceeding reportable quantities (over 42 gallons) be reported by the responsible party to the National Response Center (800) 424-8802. Additionally, CERCLA provides a reduced reporting requirement for continuous releases of hazardous substances that exceed the Reportable Quantity (RQ). Notification of continuous releases that equal or exceed the RQ need only be given once, with one follow-up report on the first anniversary of the initial report, following the continuous release reporting process. Thereafter only "statistically significant increases" need be reported. The purpose of the continuous release mechanism is to reduce unnecessary release notifications for releases of hazardous substances. Spills under 42 gallons must be contained by the responsible party, placed in leakproof containers and conveyed to one of three Riverside County hazardous waste collection facilities.

It is illegal in California to toss household hazardous waste (HHW) into the trash. Project residents are required to take HHW like motor oil and oil filters, anti-freeze, paints, solvents, cleaners and old batteries to a certified collection facility. Riverside County has three permanent collection centers that offer free drop-off service and safe disposal of household unwanted chemicals. The county also sponsors occasional HHW collection events. The following tips are included for disposing of HHW substances:

- A maximum of 15 gallons or 125 pounds of HHW may be transported per vehicle, per visit.
- Chemicals, except motor oil, fuels and anti-freeze should be in their original containers and labeled.. All containers should have lids and be protected from leaking or breaking.
- Transport all HHW items in a sturdy box.
- Do not mix types of waste or combine oil-based paint with latex paint.
- Place the HHW box in the trunk of your car or in the bed of your truck. Keep items away from passengers.

Findings of Fact 21.b):

Based on the findings and conclusions contained in the Project's Water Quality Management Plan (WQMP), the Phase I Environmental Site Assessment for the proposed Project, the Comprehensive Environmental Response, Compensations and Liability Act (CERCLA) and the County of Riverside's Household Hazardous Waste (HHW) Program, the Proposed Project does 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. With WQMP best management practices in place, less than significant impacts through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment will occur from the proposed residential apartment Project.

Mitigation: No further mitigation is required.

Monitoring: No further monitoring is required.

21.c) EMERGENCY RESPONSE PLAN

The Riverside County Emergency Management Department diligently works to implement a novel, all-hazards approach to emergency management with integrated programs for our Riverside County Operational Area stakeholders. EMD addresses the four phases of emergency management - mitigation, preparation, response and recovery – in a unified manner that creates recognized leadership in the fields of emergency management and emergency medical services. The EMD enhances the safety and security of the whole community by leading the efforts to mitigate, prepare for, respond to, and recover from emergencies and disasters.

The Project Site is adjacent to the City of Hemet who has the closest emergency response capabilities. The declared purpose of the City of Hemet Office of Emergency Management is to provide for the preparation and carrying out of plans for the protection of persons and property within the city in the event of an emergency; to provide for the direction of the emergency organization; to provide for the coordination of the emergency functions of the city with all other public agencies, corporations, organizations and affected private persons; and to provide for the continuity of government action to emergency situations.

The Columbia Heights Apartment Project represents an infill Project into an urbanized area with existing roadway and other basic infrastructure in place adjacent to the Project Site. Minor improvements to Columbia Street include approximately 14 linear feet of widened public street and 18 feet of public sidewalk and landscape right-of-way. Proposed Columbia Street right-of-way improvements and driveways that meets Riverside County Fire Department circulation standards enhance emergency access to the Proposed Project .The scale and nature of the Proposed Project does not significantly affect the overall emergency response plan of either the County of Riverside or the City of Hemet.

Findings of Fact 21.c): Based on these findings and conclusions the Proposed Project does not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan by this infill residential apartment Project. No impacts will occur affecting implementation of or physically interfere with an adopted County of Riverside or City of Hemet emergency response plan.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

21.d) SCHOOLS

The closest schools to the Project site are the St. Johns Church and Christian School (formerly the Ramona Elementary School) is located 0.6 miles south of the Project Site, the Darthmouth Middle School is located 0.6 miles southeast of the Project Site, and the Acacia Middle School is located 0.8 miles west of the Project Site. Based on this documentation, there are no pubic or private schools within one half (1/2) mile of the Project Site.

Findings of Fact 21.d): Based on the distance to the closest public and private schools and that the Proposed Residential Apartment Project does not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste, the Proposed Project has no impact related to hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

21.e) HAZARDOUS MATERIALS SITES

USAE did not identify any controlled recognized environmental conditions during the course of this assessment. A historical recognized environmental condition (HREC) refers to a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.

According to historical documentation, no on-site condition represents a historical recognized environmental condition (HREC). An environmental issue refers to environmental concerns identified by USAE, which do not qualify as REC. This Phase 1 assessment has not revealed any evidence of

recognized environmental conditions and/or environmental issues in connection with the subject property.

Findings of Fact 21.e): Based on the findings and conclusions contained in the Phase I Environmental Site Assessment for the proposed Project, 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, as a result, would not create a significant hazard to the public or the environment.

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
22. Airports a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure S-20 "Airport Locations," GIS database; Hemet Ryan Airport Master Plan; Google Earth

22.a), b) and c): PUBLIC, MILITARY AIRPORTS AND AIRPORT LAND USE PLANS

The Project Site is located at 25914 Columbia Street in unincorporated Riverside County. According to Google Earth, the Ontario International Airport is located approximately 42 miles northwest of the Project Site. March Air Force Base is located approximately 19 miles northwest of the Project Site, Norton Air Force Base/SBC Airport is located approximately 28 miles northwest of the Project Site. There are no existing or proposed public or military airports or airport master plan areas controlled by airport land use commissions within two (2) miles of the Project Site.

Findings of Fact 22.a) b) and c) : Based on the documentation above, the Proposed Project Site does not result in an inconsistency with an Airport Master Plan, it does not require review by the Airport Land Use Commission, and is not 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. Therefore, the Proposed Project has no impact related to safety hazard for people residing or working in the Project Area.

22.d): PRIVATE AIRSTRIPS

According to Google Earth, the Project Site is located approximately 4.2 miles northeast of the Hemet Ryan Airport and is not located within its Airport Master Plan

Findings of Fact 22.d): : Based on the documentation above, the Proposed Project Site is not within the Hemet Ryan Airport Master Plan or affected by any private airport land use compatibility zones. There will be no impact to private airstrips.

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
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?	☐	☐	☒	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐
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?	☐	☐	☒	☐
d) Result in substantial erosion or siltation on-site or off-site?	☐	☐	☒	☐
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	☐	☐	☒	☐
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?	☐	☐	☒	☐
g) Impede or redirect flood flows?	☐	☐	☒	☐
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	☐	☐	☐	☒
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☒	☐

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; National Flood Hazard Layer FIRMette Map No. 06065C2105G, August 8, 2008; Project Specific Preliminary Water Quality Management Plan for the Columbia Heights 36-Unit Apartment Project, *HP Engineering, Inc.* September 2023; Preliminary Hydrology Study & Hydraulics Report for 36-Unit Apartment Complex, *HP Engineering, Inc.,* August 2023, Lake Hemet Municipal Water District Water Master Plan, *Engineering Resources, Inc.,* November 2010; Lake Hemet Municipal Water District Urban Water Management Plan 2020, December 2021; Telephone Conversations with Jeff Anderson, Design Engineering Department, Lake Hemet Municipal Water District.

23.a): WATER QUALITY STANDARDS

The Applicant's Engineer has prepared a Preliminary Water Quality Management Plan (WQMP) based on a template for projects located within the Santa Ana Watershed Region of Riverside County. This WQMP is intended to comply with the requirements of Riverside County for Ordinance No. 754.2 which includes the requirement for the preparation and implementation of a Project-Specific WQMP. This document includes a map of the local vicinity and the Project Site. In addition, all grading, drainage, landscape/plant palette and other pertinent construction plans are included in the WQMP Appendix. This WQMP Site Plan includes the following:

- Drainage Management Areas
- Proposed Structural BMPs
- Drainage Path
- Drainage Infrastructure, Inlets, Overflows
- Source Control BMPs
- Buildings, Roof Lines, Downspouts
- Impervious Surfaces
- Standard Labeling
- BMP Locations (Lat/Long)

This Project implements Best Management Practices (BMPs) to address the Pollutants of Concern that may potentially be generated from the residential apartment Project construction and operation. These BMPs have been selected and implemented to comply with the WQMP Guidance template document, and consist of Site Design BMP concepts, Source Control, LID/Site Design and, if/where necessary, Treatment Control BMPs.

Project Site Design Optimization: The existing drainage pattern will remain the same which generally drains from east to west. There are a few fruit trees onsite that will be removed. They will be replaced with landscaping trees per landscaping plan. The rest of the site is covered with weeds. Proposed open areas are to be landscaped. The Project proposes a subsurface stormwater retention and filtered inlet system that is reflected in the Project's Conceptual Grading Plan, Exhibit 19, (Page 96).

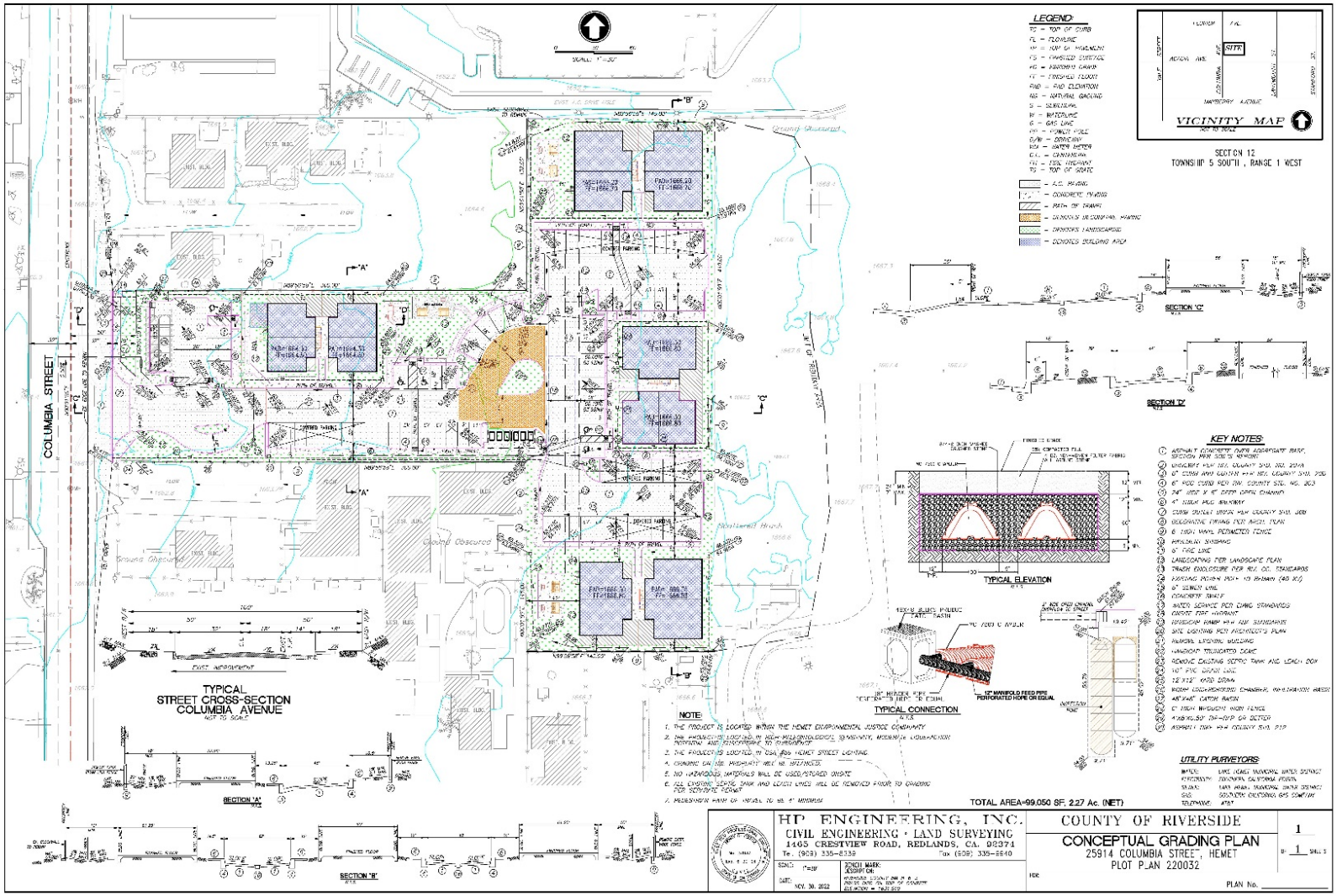
In order to comply with the Santa Ana Regional Water Quality Control Board (SARWQCB) requirements for "Low Impact Development" (LID) and compliance with State of California Department of Water Resources (DWR), County of Riverside, Eastern Municipal Water District (EMWD) and the Lake Hemet Municipal Water District (LHMWD) goals and objectives to reduce demands for potable water by twenty percent by the year 2030, this Project is incorporating the following conditions to reduce water demand and meet LID requirements.

1) The Project is incorporating subsurface bioretention chambers and inlet filtration basin in the northwest corner of the Project Site adjacent to Columbia Street. The two chambers have a capacity to retain 3,828 cubic feet of stormwater that meets Regional Water Quality Control Board Low Impact Development (LID) requirements for onsite retention. All stormwater is directed into the bioretention basin through the Project's surface drainage system. Details of the bioretention basin are contained in Technical Appendix G, the Preliminary Water Quality Management Plan, Appendix 1, Preliminary WQMP Exhibit Map 19.
2) All drainage from Project impervious surfaces (building roofs and impervious paving) is directed into the inlet filtration basin and subsurface chambers for groundwater recharge.
3) All water fixtures and landscape irrigation within the residential apartment Project will meet state, County and Water Agency water conservation requirements for low volume consumption.
4) Proposed landscaping irrigation complies with Riverside County Ordinance No. 859, Exhibit 10b, Conceptual Landscape Plan, Sheet 2 incorporates a detailed analysis of Landscape Water Use Calculations. This analysis documents the Project meets and is nine percent (9%) less than the County's Maximum Annual Water Allowance.

The Preliminary WQMP also sets for best management practices that set forth short-term construction and long term operational procedures that minimize erosion and enhance surface and protect groundwater quality.

Findings of Fact 23.a): The Project is required to comply with standard BMPs and conditions of approval as outlined in the Hydrology Study, WQMP, and waste discharge permit. Compliance with the measures during construction and operation would reduce potential impacts to water quality to less than significant levels. The Columbia Heights 36-Unit Residential Apartment Project will not violate any water quality or waste discharge requirements or otherwise substantially degrade surface or ground water quality. Thus, impacts are considered less than significant.

EXHIBIT 19
CONCEPTUAL GRADING PLAN



Source, HP Engineering, Inc.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23.b): GROUNDWATER

The Lake Hemet Municipal Water District (LHMWD) provides domestic water services to the Project site and surrounding area. The District's service area encompasses a total of approximately 12,700 acres covering the northeasterly portion of the City of Hemet, a small southeast portion of the City of San Jacinto, and unincorporated parts in western Riverside County in Southern California. The LHMWD is within the San Jacinto Valley surrounded by the San Jacinto Mountains on the north and east, the Santa Rosa Hills on the south, and the Lakeview Mountains on the west. The San Jacinto Valley is crossed by SR 74 (Florida Avenue) and SR 79 (San Jacinto Avenue).

The LHMWD owns and operates wells, reservoirs, and a distribution line system to deliver domestic water within their service area. The distribution line system serving the Project Site in the County of Riverside consists of water lines ranging from 2" to 20" in diameter. According to the LHMWD Engineering Department, there is an existing twelve inch (12") water main located on the west side of Columbia Street adjacent to the Project Site.

The LHMWD operates its water services with guidance from its Urban Water Management Plan. This Plan ("UWMP" or "Plan") for the District has been prepared in compliance with the Urban Water Management Planning Act and has been codified into the California Water Code.

Water System Overview: The water system consists of the following components:

- Imported Water (used to recharge the Water District's storage account in the Beaumont Basin)
- Groundwater supply wells with on-site water treatment facilities
- Water distribution pipeline network
- Water storage facilities
- Booster stations
- Pressure Reducing Valve (PRV) stations
- Emergency interconnections

The LHMWD has provided a conditional "Will Serve Letter" for this Project dated February 2022 that is included as Attachment K and is incorporated by reference.

The subject parcel (APN 438-220-002) is located within Lake Hemet Municipal Water District's service area for water and sewer service. The District has agreed to provide water and sewer service to the proposed Project when all conditions of approval have been met. This includes:

1. Payment of all applicable fees and charges to Lake Hemet Municipal Water District,
2. Payment of all applicable fees and charges to Eastern Municipal Water District, and
3. Construction of any required water facilities in accordance with District approved plans and the District's standards and specifications.
4. Conditions in LHMWD Ordinance No. 176 regarding no net demand increase.

Their letter does not constitute a vested right to receive water service and/or sewer collection services in any particular amount or with any particular consistency. Service shall be provided in accordance with the District's authority and discretion as a public agency.

As documented in this Project's WQMP, the Project Site design and best management practices (BMPs) incorporates a retention basin that meets SARWQCB requirements and will meet the measurable goal set forth in the WQMP by attaining 100% of the Project's Treatment Control BMP with LID/Site Design

BMPs onsite. Therefore, the Project will not substantially decrease groundwater supplies or interfere substantially with groundwater recharge. The Project is also incorporating all required and suggested water conservation measures that include but are not limited to the following:

- Low volume water fixtures
- Irrigation controlled low volume drip irrigation system
- Drought tolerant landscape plant pallet,
- Compliance with Riverside County Ordinance 859 that meets landscape irrigation water consumption requirements.

The Soil Investigation and Liquefaction Evaluation Report prepared by Rodriguez Consulting and Engineering documents that groundwater was not encountered in any exploratory borings to maximum explored depth of 50 feet below ground surface. Groundwater data contained in the LHMWD's 2015 Water Master Plan document that from wells within two miles of the Project Site show groundwater depths ranging from 315 feet up to 243 below the surface. Therefore, groundwater under the site is anticipated to lie in excess of 240 feet and does not appear to be a factor in the development of the site. Therefore, this 2.27-acre Residential Project will not significantly affect the groundwater table in this area of Riverside County or the City of Hemet.

Findings of Fact 23.b): The Project does no propose the use of groundwater, but would result in an increase of impervious surfaces. The measures provided in the WQMP and BMPs would ensure that site runoff would be collected and not infiltrate into the groundwater. Impacts to groundwater supplies are considered less than significant.
Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23.c): EXISTING DRAINAGE PATTERN

According to the documentation contained in the Project's Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Compliance Analysis Technical Study, and the most recent aerial photographs provided by Google Earth, the Project site does not contain any natural stream or river drainage courses. The Project's Preliminary Grading Plan maintains and does not alter the existing two percent (2%) east to west sheet flow drainage pattern across the Project Site. The Project does propose the addition of impervious surfaces that could result in erosion or siltation on the Project site during construction and during ongoing operations. However, the Project is incorporating best management practices during construction and a subsurface stormwater retention system that meets Santa Ana Regional Water Quality Control Board Low Impact Development requirements.

Findings of Fact 23.c): The Project would comply with the Santa Ana Regional Water Quality Control Board requirements that specify no net increase in stormwater flows and the required standard conditions of approval for a County approved Final WQMP prior to the issuance of a grading or building permit. The Project drainage will function similar to existing conditions because no increase in stormwater flows will occur as underground basins will be installed to capture flows. No stream or rivers are located on the site that could be altered with Project implementation. The Proposed Project will not 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. Therefore, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23.d): EROSION OR SILTATION

The Project's Preliminary Water Quality Management Plan (WQMP) and Grading Plan sets forth specific construction related and operational best management practices (BMPs) that address reducing potential erosion and siltation both on and off-site. These BMPs include a preliminary erosion control plan that must be approved by the County Building and Safety Department prior to the issuance of a grading permit and final landscape and irrigation plans prior to the issuance of a building permit. The Preliminary WQMP also identifies ongoing operational BMPs that minimize the potential for stormwater sediments and pollution from entering the bioretention filtration system, and includes the following:

- Landscaping shall minimize irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
- Maintain and periodically repaint or replace stormwater inlet markings.
- Provide stormwater pollution prevention information to new site owners, lessees, or operators.
- Clean catch basins, storm drain inlets before the wet season to remove sediments and debris accumulated during summer.
- Conduct inspections more frequently during the wet season for problem areas where sediment or trash accumulates more often. Regularly inspect bioretention filters for trash and debris that can contribute to stormwater pollution. Clean and repair as needed.
- Include the following in lease agreements: “Tenants shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains.”
- Regularly inspect parking lots and sidewalks for trash and debris that can contribute to stormwater pollution.
- Sweep parking lots and sidewalks regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.
- Trash containers (Dumpster) areas shall have drainage from the adjoining roof and pavements diverted around the areas. Dumpsters shall be leak proof and have attached workable covers.

The Project also would comply with the County and Regional Water Quality Control Board requirements for onsite stormwater retention. The County’s Engineering Department's approval of a final WQMP requires incorporation of specific best management practices during Project construction and during ongoing operations that minimize the potential for on and off-site erosion and siltation to levels considered less than significant.

Findings of Fact 23.d): Based upon the information above and required standard conditions of approval for a County approved Final WQMP prior to the issuance of a grading or building permit, the proposed Project will not result in substantial erosion or siltation on-site or off-site. During construction, the Project would comply with applicable requirements through implementation of a Stormwater Pollution Prevention Plan (SWPPP) and BMP’s to avoid short-term erosion and siltation. Therefore, impacts will be less than significant with adherence to best management practices set forth in the final approved WQMP.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

23.e): SURFACE RUNOFF - FLOODING

See response to 23.a) above. The Preliminary Hydrology Study and Preliminary Water Quality Management Plan (WQMP) propose required on-site retention of stormwater flows. The WQMP proposes a stormwater basin inlet and subsurface retention chambers which has been designed to meet the volume capacity that meet County and Regional Water Quality Control Board Low Impact Development (LID) requirements.

Findings of Fact 23.e): and the Project would be required to comply with standard conditions of approval for a County approved Final WQMP prior to the issuance of a grading or building permit. Surface runoff would be accommodated by an on-site underground basin designed to capture sufficient flows so that impacts would be considered less than significant. There would be no net increase in the rate of volume of stormwater discharged from the Project Site to the local storm drain system. The Proposed Project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. Therefore, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

23.f): STORMWATER RUNOFF

The Hydrology Study and Hydraulics Report for the Proposed Project has been prepared by HP Engineering. Inc. and is incorporated by reference into the Technical Appendix as Appendix L of this EA-IS. This Report has calculated the before and after development conditions for 10-year and 100-year frequency stormwater runoff for pre-development and post-development conditions, and is summarized as follows in cubic feet per second (cfs):

	Pre-Development		Post Development	
	Onsite	Offsite	Onsite	Offsite
10-year 3.22 cfs	(2.02)	(1.20)	3.08 cfs	1.20 cfs
100-year 7.00 cfs	(2.22)	(4.78)	5.11 cfs	2.22 cfs

There is an increase of 0.33 cfs for a 100-year runoff from predevelopment to post development which can be easily contain by the proposed bioretention basin, therefore further mitigation is not necessary.

The proposed 2’ wide under sidewalk drain as per Riv. Co. Std. No. 309 has a capacity of 7.77 cfs, which is more than the 100-year flow of 5.11 cfs.

The proposed 24”x24” grated catch basin at the east property line that will capture the offsite on-flow has a capacity of 6.22 cfs which more than the calculated runoff flow of 2.22 cfs.

The proposed 10” drain line that would carry the offsite on-flow to Columbia Street has a capacity of 2.36 cfs which is more than the calculated flow of 2.22 cfs.

The street capacity calculations shows that the 10-year flow can be contained easily within curb line and the 100-year flow can be contained within the right of way line.

This Preliminary Hydrology and Hydraulics Report concludes that the proposed Project is safe and feasible from Hydrology, Drainage and Stormwater Runoff standpoint.

The Preliminary Water Quality Management Plan (WQMP) propose required on-site retention of stormwater flows. The WQMP proposes subsurface chambers and an inlet filtration system that has required capacity that is in compliance with Regional Water Quality Control Board low impact development (LID) requirements. The proposed system reduces potential stormwater runoff such that

the proposed Project would not exceed the capacity of the County's existing or planned stormwater drainage system or substantially increase sources of polluted water runoff.

Findings of Fact 23.f): Based upon this documentation and required standard conditions of approval and best management practices, the Proposed Project will not 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. This impact is considered to be less than significant.

Mitigation: No Mitigation required.

Monitoring: No monitoring is required.

23.g): FLOOD FLOWS

According to the National Flood Insurance Hazard Layer FIRMette Map No. 06065C2105G, last revised August 28, 2008, this map shows the majority of the Project Site is in "Zone X, Area of Minimal Flood Hazard". The western edge of the Project Site is also in Zone X and "designated 0.2% annual chance flood; areas of 1% annual chance flood with average depth of less than 1 foot or within drainage areas less than 1 square mile." This FIRM map shows the Project Site is not located within a 100-year flood hazard area, and is incorporated by reference as Attachment M to this EA-IS. The Grading Plan and Site Plan for the Columbia Heights 36-Unit Apartment Project demonstrate proposed building, landscaping, driveways and parking areas will not significantly impede or redirect flood flows.

Findings of Fact 23.g): The Project Site is located in an urbanized area with relatively flat topography. The site is surrounded by paved streets with curbs, gutters, and catch basins to direct drainage into the local storm drain system. Substantial flood flows in the immediate area are not expected. The Project would contain all additional Project-related stormwater flows on-site through implementation of applicable BMPs. Based upon this information and the applicable FEMA Flood Insurance Rate Map , the proposed Project is not located in a flood hazard zone and does not have the potential to Impede or redirect flood flows. Therefore, a less than significant impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

23.h) FLOOD HAZARD, TSUNAMI, OR SEICHE ZONES

The Project Site is approximately 43 miles inland from the Pacific Ocean Because of the distance from the Pacific Ocean, and the elevated terrain in between the site and the ocean, the Project is not located in an area subject to tsunamis.

The Project Site is located approximately 4.5 miles northeast of the closest body of water, Diamond Valley Lake. The elevation of the Project site is approximately 1,666 above mean sea level (AMSL). The water level of Diamond Valley Lake is currently approximately 1,738 AMSL.. However the 2,200 foot tall Santa Rosa Hills are located between Project Site and Diamond Valley Lake.

The California Department of Water Resources Division of Safety of Dams is responsible for dam safety. Their GIS Web Site provides maps of all California Dam potential inundation areas. Inundation Map No. CA01410-MD-Scenario 1 for Diamond Valley Lake documents an inundation area west and southwest of the Lake and not toward East Hemet and the Project Site.

Findings of Fact 23.h): Based on this documentation and the intervening taller Santa Rosa Hills, the applicable FEMA Flood Insurance Rate Map and the distances the Project Site is located from the Pacific Ocean and the closest body of inland water (Diamond Valley Lake), and given the Project's proposed Water Quality Management Plan and the onsite subsurface bioretention filtration system that

meets the SARWQCB's Low Impact Development standards, the Proposed Project is not located in a flood hazard zone or in an area subject to a tsunami or seiche zone and does not create a significant risk of release of pollutants due to Project inundation. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

23.i) WATER QUALITY CONTROL PLAN OR SUSTAINABLE GROUNDWATER MANAGEMENT PLAN

The Lake Hemet Municipal Water District currently serves its customers from three main sources of supply.

- Locally pumped groundwater;
- Surface water diversions from the San Jacinto River system; and
- Water purchases from Eastern Municipal Water District (EMWD).

The sources are discussed in more detail below.

Purchased or Imported Water: Under the WMP, participating water agencies must fund the acquisition of supplemental surface water which can be stored as part of an aggressive groundwater conjunctive use program, to increase existing supply reliability and provide for new growth. Therefore, it is assumed that in the future, if the District requests additional water supplies from EMWD beyond the 336 acre feet a year (af/yr) quantity available from the Fruitvale Agreement, the requested groundwater quantities will be available. The 1972 Agreement expired with the finalization of the WMP and its implementing agreements.

Since 1985, purchases from EMWD for domestic and agricultural use averaged about 2,000 af/yr. In the early 1990s, purchases from EMWD were significantly higher than average due to drought conditions, particularly in 1990 when over 8,000 acre-feet of water was purchased. In 2015, LHMWD purchased 1,528 af of potable water for use in its domestic system. Future purchases of domestic water from EMWD, and the Watermaster are anticipated to be approximately 1,300 af/yr or less during normal hydrologic periods.

Groundwater: Groundwater is an existing and planned source available to LHMWD to meet its existing and projected demands. LHMWD owns or leases 13 active domestic wells and 7 active agricultural irrigation wells. In 2015, LHMWD pumped 7,706 af of domestic and agricultural irrigation water from the underlying aquifers which is much less than the 10,444 af pumped in 2010. LHMWD does not plan to develop additional groundwater resources except to replace existing wells as they age and deteriorate. However, the Water Master will use recently built wells to convey recharged water to the four participating water agencies, including LHMWD. A small amount of groundwater may be purchased from EMWD to maintain and operate existing connections or for emergency purposes.

Currently, the District is involved in a basin-wide water management effort with EMWD and the cities of Hemet and San Jacinto, in collaboration with the Department of Water Resources. The District is committed to the on-going effort of developing and implementing the WMP, which includes the operation of the San Jacinto and Hemet Groundwater Basins on a "safe-yield" or "perennial yield" basis. This means operating the groundwater basins so that long-term total groundwater extractions would not result in overdraft of the groundwater basins. As an acknowledgement of the current state of overdraft in the San Jacinto and Hemet Basins, the WMP principles are to limit basin users to some mutually agreed upon historic extraction quantity, consistent with the estimated perennial yield of the basins.

Surface Water: Flow in the upper San Jacinto River is partially controlled by releases from Lake Hemet Reservoir, a 12,750-acre-foot lake located in the San Jacinto Mountains. The District owns and operates Lake Hemet Reservoir, releasing water from Lake Hemet to the South Fork of the San Jacinto River, and then diverting the water for agricultural use or groundwater recharge through a diversion structure located approximately six miles downstream of the dam (on the South Fork of the San Jacinto River). Flows from two tributary creeks, North Fork and Strawberry Creek, which join the South Fork of the San Jacinto River further downstream, are also diverted by the District for agricultural use and groundwater recharge.

The District has pre-1914 appropriative rights dating back as far as 1884 to the water captured, stored and released from Lake Hemet Reservoir, diversions from the Strawberry, South Fork and North Fork Creeks, and from several historic and current locations on the San Jacinto River including Hamner's Ditch and 22 Heading among others. The District has historically diverted water from the South Fork, North Fork, Strawberry Creek and San Jacinto River and delivered it through pipelines, flumes or ditches, untreated, to agricultural water users.

Diamond Valley Lake was constructed in the late 1990s by the Metropolitan Water District (MWD) and is the largest lake in Southern California. Since then, this reservoir has been instrumental in carrying the region through challenging water scenarios, including several multi-year droughts. The reservoir was built to hold enough water to serve close to a half million Southern California families for a year. It stores up to 810,000 acre-feet of water (264 billion gallons), nearly doubling the region's prior surface water storage capacity when it became operational. Due to the significant amount of rainfall received this winter Diamond Valley Lake is expected to reach its full storage capacity this year. These special circumstances allow for the small incremental increase of domestic water service to the proposed 36-unit apartment Project, which is planned for within the LHMWD's 2015 UWMP for ongoing growth.

Stormwater: LHMWD receives stormwater through its use of stream flow. Lake Hemet stores storm water upstream of the dam. In addition, LHMWD has two cooperative projects underway to capture and recharge stormwater. The Little Lake Basin Recharge Modification Project No. 002-14 will increase the basins retention capacity from 0 to 15 acre feet. The Project was advertised for construction bids in May 2016 and will be considered for award in June 2016. The Bautista Basin Recharge Optimization Project is undergoing environmental studies to increase the capacity of an existing set of weired basins to store and recharge stormwater from the Bautista Channel.

Project Impacts: The Project has two existing single-family residential dwelling units. The LHMWD estimates that in 2010, single-family units consumed approximately 0.46 acre-feet annually. Therefore, these two units consume approximately 822 gallons per day (gpd). Typical multi-family residential dwelling units use approximately 240 gpd. Given the Project proposes 36 apartment units, the residential use will utilize approximately 8,640 gpd. Therefore, the Project's increase in water consumption is approximately 7,818 gpd. This is an increase of approximately 8.76 acre feet annually.

Riverside County Ordinance No. 859 sets forth specific water conservation measures that must be met for water efficient landscaping for the proposed Project. The Columbia Heights Landscape Plan incorporated a water efficient irrigation system that meets those requirement (See Exhibit 10b, Landscape Water Use Calculations).

The LHMWD currently provides water service to the two existing single family residences within the Project Site and has provided a conditional "Will Serve Letter" that is included with in the Technical Appendix of this EA-IS. LHMWD has an 18 inch water line adjacent to the Project Site. The current R-3 Residential Zoning and A-1 Agricultural Zoning designations on the Project Site, the projects compliance with the SARWQCB Low Impact Development criteria and the County's requirement to meet the California Department of Housing and Community Development (HCD) regional housing need allocation of over 40,000 additional dwelling units by 2029, and the need for more affordable rental housing in this area of the County per Chapter 727, Statutes of 2004 (SB 1087) are special

circumstances that allow for the small incremental increase of domestic water service for the proposed 36-unit apartment Project, which is included within the LHMWD's 2015 UWMP for ongoing growth.

Findings of Fact 23.i): As described above in the analysis sections, conformance with regulatory standards and implementation of BMPs, the Project would not substantially degrade water quality, and therefore the Project would not conflict with or obstruct implementation of the applicable water quality control plan. Also noted above in the analysis sections, the Project would not have the potential to adversely affect groundwater supplies or the management of groundwater basins in the area. This impact is considered to 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
LAND USE AND PLANNING Would the project:				
24. Land Use a) Physically divide an established community?	☐	☐	☐	☒
b) 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?	☐	☐	☒	☐

Source(s): GIS database, Riverside County General Plan, San Jacinto Valley Area Plan Land Use Plan, Riverside County Zoning Code, City of Hemet General Plan; Project Site Plan. Project Application Materials

24.a): PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY

The Project Site is located on the west side of Columbia Street between Florida Avenue to the north and Acacia Avenue to the south. Ultimate half width improvements are required as a condition of approval along the 132 foot frontage abutting the Project Site. These required right-of way improvements and the development of the 36-unit residential apartment Project on the 2.4 acre Project Site do not physically divide the existing established community in the County of Riverside or the adjacent City of Hemet. The Project does not propose any facilities (storm drain channel or utility easement) that would physically divide a community.

Findings of Fact 24.a) Based on the analysis above, the proposed residential infill Project will not physically divide an established community. There will be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

24.b): CONFLICT WITH ANY LAND USE PLAN, POLICY OR REGULATION

The Riverside County General Plan – San Jacinto Valley Area Plan Land Use Plan, adopted in December 2016, designates the Project Site as Community Development Medium Density Residential (CD:MDR). This land use designation allows a density of from two (2) to five (5) dwelling units per acre. The Riverside County Zoning Code designates the eastern portion of the Project Site as R-3, Multi-family Residential, the western landlocked portion of the Project Site is Zoned A-1-5, Light Agriculture.

California Government Code Section 65860 requires a county's zoning ordinance to be consistent with the general plan. In order to eliminate the current inconsistency identified above, and to aid in the County's California Regional Housing Needs Assessment Allocation requirements, the Applicant is requesting a General Plan Amendment (GPA) and Zone Change (ZC). The General Plan Amendment is requesting a land use designation of Community Development: Very High Density Residential (CD:VHDR) that would allow from 14 to 20 dwelling units per acre. The proposed 36-unit apartment Project on 2.4 gross acres results in 15 dwelling units per acre (du/ac). The Zone Change is requesting the eastern landlocked portion of the Project Site be changed to R-3, Multi-family Residential, the same as the R-3 Zoning that currently exists on the western portion of the property.

Pursuant to Ordinance 348, Section 2.4.C.2, the Applicant has provided the following "Findings" and documentation as justifications for the requested General Plan Amendment and Zone Change,

Finding 24.b)1. The proposed change does not involve a change in or conflict with the Riverside County Vision; any General Planning Principle set forth in General Plan Appendix B; or any Foundation Component designation in the General Plan.

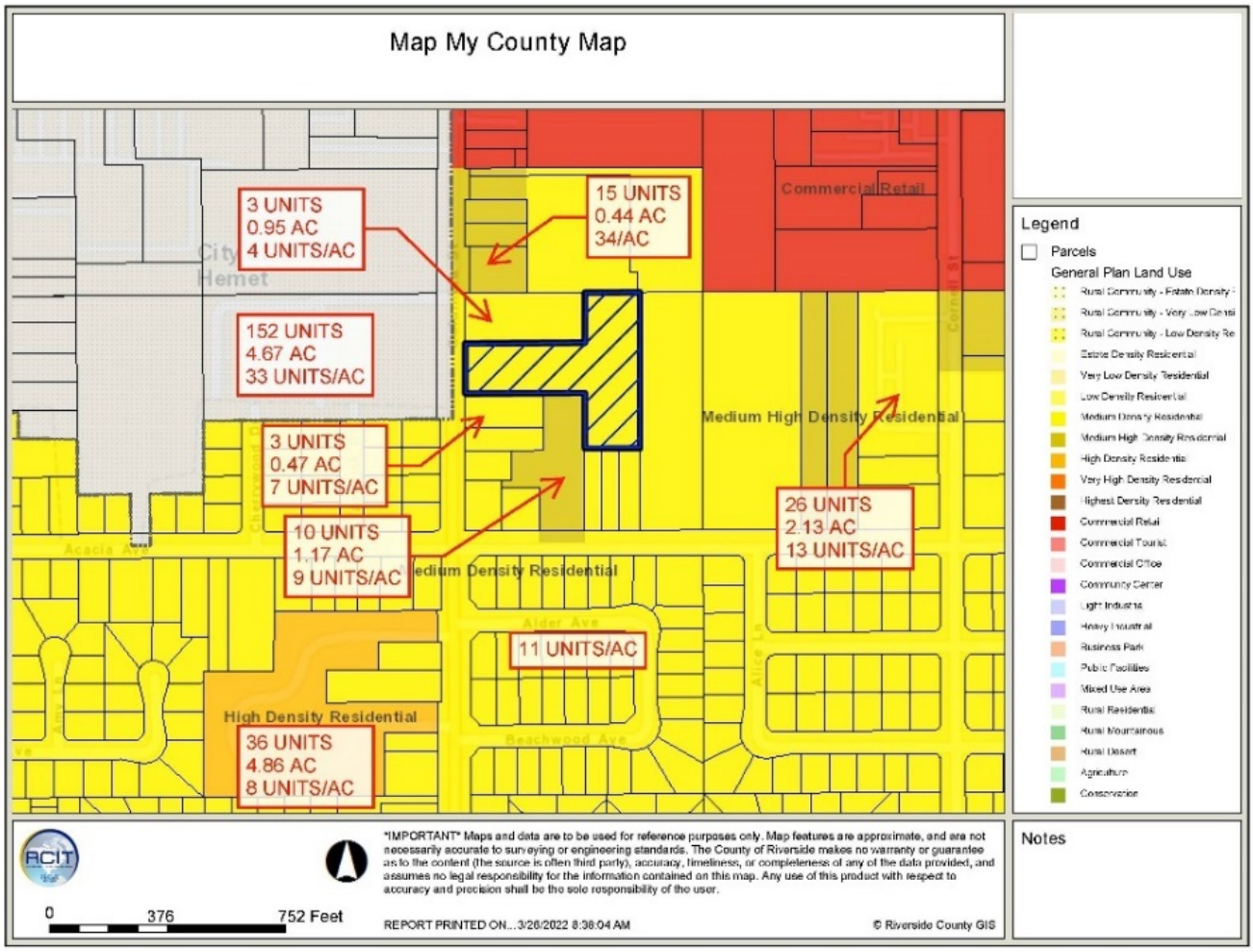
Finding of Fact: The proposed GPA to increase density is consistent with the County's Vision and Planning Principles as stated in the General Plan. The foundational component (Community Development) will not be changing. The attached Exhibits 19 and 20 on the following page document the Project Site is surrounded by similar multifamily residential uses and is conveniently located within walking distance of commercial retail along Florida Avenue – the major arterial in the community.

Improvements brought about by the Project will ultimately develop an underutilized area by providing infrastructure through the property frontage that includes curb, gutter, and sidewalk. Columbia Street will benefit from improved pedestrian and vehicular access. Moreover, the Project provides safe off-street parking in excess of the minimum required by Ordinance No. 348. Aside from providing much needed housing to the area, the development will bring aesthetics to a declining area. The design incorporates trees and landscaping along the property frontage for a beautified streetscape. The Project includes high quality architecture consistent with General Plan Design Guidelines, enhancing the character of the surrounding neighborhood.

The requested GPA is 2.41 acres and results in a similar intensity of development that currently exists in the immediate and surrounding area. The proposed site is surrounded predominantly by multifamily living (see Exhibit 20 and 21 below). A care facility and several multifamily properties are directly adjacent to approximately 70% of the property's perimeter. The proposed site is within 200 feet of several existing sites with densities equivalent to Very High Density Residential (HDR). These existing multi-family residential complexes are at higher densities than what is currently reflected in the General Plan. An amendment to the General Plan to convert the current land use and zoning designations would allow the proposed site to conform to an area that is and has been trending toward higher densities and would eliminate the existing inconsistency between the existing General Plan and Zoning land use designations.

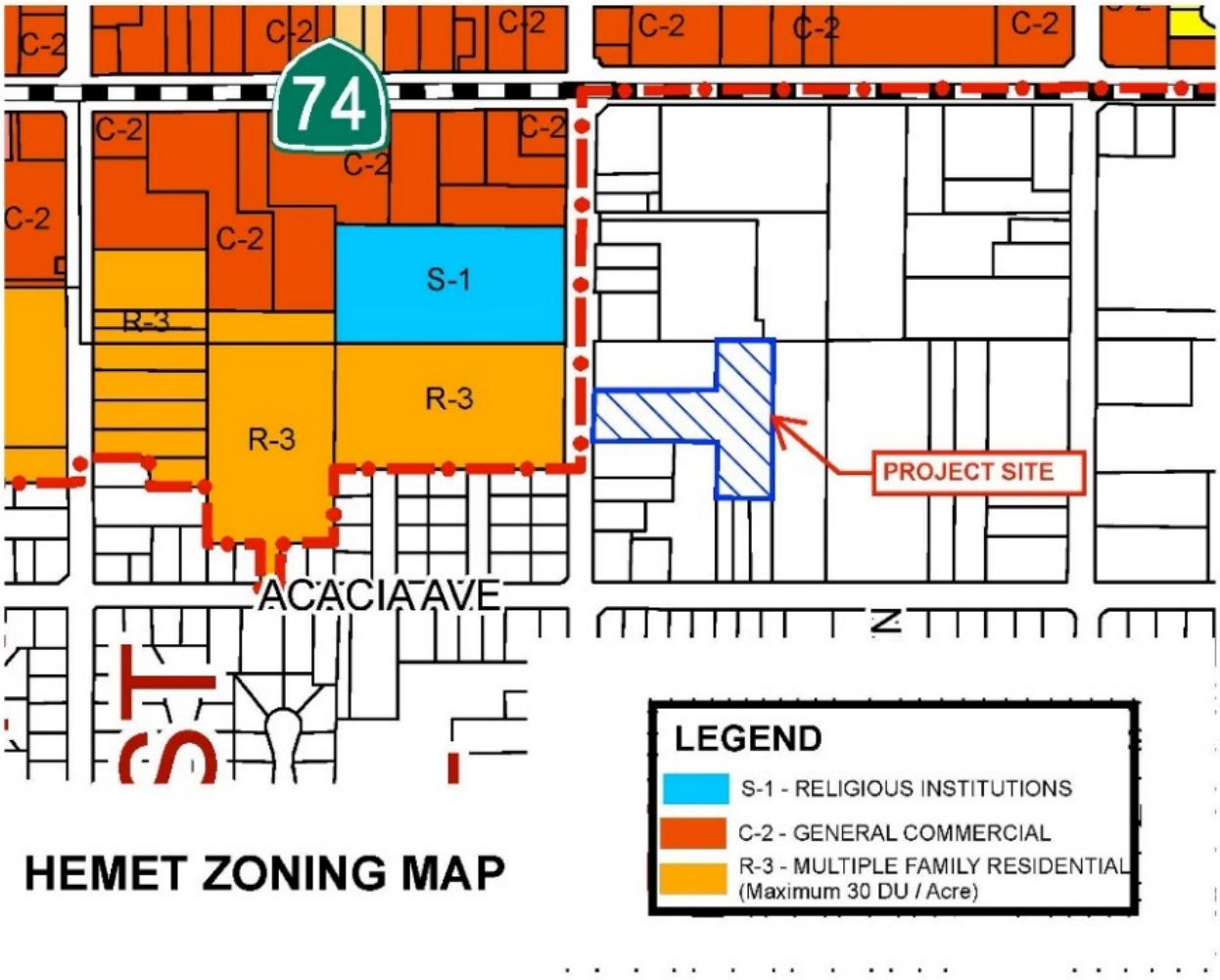
The requested GPA on the 2.4-acre Project Site would not change any policy direction or intent of the General Plan within the San Jacinto Valley Area Plan. The proposed change does not involve a change in or conflict with the Riverside County Vision, any General Planning Principle set forth in General Plan Appendix B or any Foundation Component designation in the General Plan.

Exhibit 20
Surrounding County Residential Densities



Source: Ascendant Development Group, LLC

Exhibit 21
City of Hemet Adjacent Residential Densities



Source: Ascendant Development Group, LLC

Finding 24.b)2: The proposed amendment would either contribute to the purposes of the General Plan or, at a minimum, would not be detrimental to them.

Finding of Fact: The proposed site is surrounded predominately by multifamily living. An institutional memory care facility and several multifamily properties abut approximately 70% of the property's perimeter. Additionally, the proposed site is within 200 feet of several existing sites with densities equivalent to Very High Density Residential (VHDR). These sites exist at a higher densities than what is currently reflected in the General Plan. An amendment to the General Plan to convert the current land use designation from MDR to VHDR would allow the proposed site to conform to an area that is and has been trending toward higher densities.

Finding 24.b)3: Special circumstances or conditions have emerged that were unanticipated in preparing the General Plan.

Finding of Fact: When the San Jacinto Valley Area Plan and its Land Use Plan were developed in 2016, it did not recognize that the area immediately adjacent to and surrounding the Project Site were primarily multi-family residential with higher densities allowed under the Community Development Medium Density Residential (CD:MDR) land use designation. Exhibits 20 and 21 show the actual

densities of most of the adjacent surrounding properties that have higher densities than five (5) dwelling units per acre.

Finding 24.b)4: A change in policy is required to conform to changes in state or federal law or applicable findings of a court of law.

As stated above, California Government Code Section 65860 requires a county's zoning ordinance to be consistent with the general plan. The current General Plan land use designation is Community Development: Medium Density Residential (CD:MDR), while the Zoning Ordinance land use designation is R-3, Multi-family Residential and A-1-5, Light Agriculture. The proposed GPA and Zone Change will correct the inconsistency between the General Plan and Zoning Ordinance.

Finding 24.b)5: An amendment is required to comply with an update of the Housing Element or change in State Housing Element law.

Finding of fact: Although an amendment is not required to comply with an update of the Housing Element or change in State Housing Element law, the requested GPA will assist the County in meeting its state and SGAG required Regional Housing Needs Assessment (RHNA) Allocation.

The California Department of Housing and Community Development (HCD) allocates regional housing need numbers to regional councils of governments throughout the state. The Regional Housing Needs Plan for Riverside County is developed by the Southern California Association of Governments (SCAG), who allocates to cities and the unincorporated county their "fair share" of the region's projected housing needs, also known as the Regional Housing Needs Assessment (RHNA) Allocation. The Regional Housing Needs Plan allocates the RHNA based on household income groupings over the eight-year planning period for each specific jurisdiction's Housing Element. On March 4, 2021, SCAG adopted the 6th Cycle Final RHNA Plan for the 2021-2029 planning period. The allocation for the unincorporated County of Riverside is a total of 40,647 housing units. The County must identify sites to accommodate these units in the Housing Element. The breakdown of this allocation by income category is shown in Table 13, below.

Table 13
2021-2029 Riverside County Regional Housing Needs

Income Category	Income Range*	2021-2019 RHNA
Extremely Low	$0 - $26,200	5,185
Very Low	$26,201 - $37,650	5,186
Low	$37,651 - $60,250	6,627
Moderate	$60,252 - $90,350	7,347
Above Moderate	$90,351 or more	16,302
	Total	40,647

Source: SCAG, March 2021, Riverside County 2021 – 2029 Housing Element
**Based on a four-person household*

The Proposed Project was not considered in this RHNA analysis. The proposed General Plan Amendment and Zone Change will create an incremental increase in meeting the required RHNA allocation.

Findings of Fact 24.b): Based on General Plan Concepts, the Certainty System and Foundation Components, its Policies, Zoning Consistency requirements information and referenced previous findings, the proposed residential infill Project will not 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. Therefore, the impact is considered to 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
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?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"; Phase I Environmental Site Assessment Report, Proposed 36-Apartment Complex Located at 25914 Columbia Street, Hemet, CA 92544, *USA Environmental, Inc,* November 2021. Project Application Materials.

25.a): LOSS OF MINERAL RESOURCES

The Project Site is designated for residential use by the Riverside County Plan – San Jacinto Valley Area Plan Land Use Plan. The General Plan does not designate this site or the area surrounding the Project Site as known mineral resources. The Riverside County General Plan – San Jacinto Valley Area Plan Land Use Plan, adopted in December 2016, designates the Project Site as Community Development Medium Density Residential (CD:MDR). The Riverside County Zoning Code designates the eastern portion of the Project Site as R-3, Multi-family Residential, the western landlocked portion of the Project Site is Zoned A-1-5, Light Agriculture. The Area Plan identifies this East Hemet Area as an urbanized area designated primarily for residential, commercial, institutional and public uses. The site is not located near or close to a County Mineral Resource Zone (MRZ -1 & MRZ-2).

Findings of Fact 25.a): Based on this documentation, the Proposed Project does not result in the loss of availability of a known mineral resource that would be of value to the surrounding region and the residents of the State. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

25.b): LOSS OF AVALIABILITY OF A LOCALLY-IMPORTANT MINERAL RESOURCE RECOVERY SITE

The Riverside County Planning Department maintains a list of all active mineral resource recovery sites. That list is contained in the Murrieta General Plan Update, Appendix J, and identifies close to seventy (70) active and reclaimed mines throughout Riverside County. This list identifies one site in the vicinity of the City of Hemet, called the "Little Lake Pit" operated by the Riverside County Transportation Department (County Permit No RLC00124, State Mine No. 91-33-0055). This list does not identify any other locally-important mineral resource recovery site near the Project Site. The Project Site is designated for urban infill residential by the San Jacinto Valley Area Plan Land Use Plan use and is not considered a mineral resource by the County of Riverside or the State of California Resource Conservation Department

Findings of Fact 25.b): Based on this documentation, the Proposed Project does 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. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

25.c): HAZARDS FROM PROPOSED, EXISTING, OR ABANDONED QUARRIES OR MINES

The Phase I Environmental Site Assessment prepared for the Proposed Project did not identify any existing or abandoned quarries on or within or mines within one mile of the Project Site.

Findings of Fact 25.c): Based on this documentation, the proposed Project does not potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines. There will be 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
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; Riverside County Airport Land Use Commission, Individual Airport Policies and Compatibilities Maps, Chapter 3, HR. Hemet Ryan Airport Land Use Compatibility Plan, Compatibility Maps HR-1 through HR-4, February 2017. Noise Impact Analysis for Columbia Heights Project, *Roma Environmental,* November 2025.

26.a) AIRPORT LAND USE PLAN NOISE

The Project Site is located at 25914 Columbia Street in unincorporated Riverside County. The closest airport to the Project Site is the Riverside Municipal Airport which is located approximately 4.8 miles north of the Project Site. The Project Site is not located within an airport land use compatibility plan area or within a 65 dBA CNEL airport noise contour. The Ontario International Airport is located approximately 42 miles northwest of the Project Site. March Air Force Base is located approximately 19 miles northwest of the Project Site, Norton Air Force Base/SBC Airport is located approximately 28 miles northwest of the Project Site. Therefore, there are no existing or proposed public or military airports within two miles that would create significant noise impacts at the Project Site.

Findings of Fact 26.a): Based on this documentation, the Proposed Project is not 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 and does not expose people residing or working at the Project Site to excessive noise levels. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

26.b) PRIVATE AIRSTRIP NOISE

The Project Site is located approximately 4.2 miles northeast of the Hemet Ryan Airport and is not located within its Airport Master Plan boundaries. (Source: Riverside County Airport Land Use Commission, Individual Airport Policies and Compatibilities Maps, Chapter 3, HR. Hemet Ryan Airport Land Use Compatibility Plan, Compatibility Maps HR-1 through HR-4, February 2017.)

Findings of Fact 26.a): Based on this documentation, the Proposed Project is not located within the vicinity of a private airstrip, and the Project Site does not expose people residing or working in the Project Area to excessive noise levels. There will be no impacts.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"), Noise Analysis for the Columbia Heights Residential Development Project, Riverside County, California, *Greve and Associates, Inc.,* March 2022, Noise Impact Analysis for Columbia Heights Project, *Roma Environmental,* November 2025.

INTRODUCTION

The firm of Greve and Associates prepared the Noise Assessment for the Columbia Heights Residential Development located within the unincorporated region of western Riverside County, California. The purpose of this study is to document established existing ambient noise levels and identify potential short-term construction and long-term operational noise impacts on local and nearby sensitive land uses. This Technical Study is included as Appendix I(a) to the Environmental Assessment - Initial Study. Further, at the request of the County, as Greve and Associates is no longer an active entity in the Noise Assessment field, a Noise Impact Analysis was prepared by Roma Environmental to address BMPs, Mitigation Measures, Vibration, and otherwise expand on the issues analyzed in Appendix I(a). The Roma Environmental study is provided as Appendix I(b).

NOISE CRITERIA BACKGROUND

Sound is technically described in terms of the loudness (amplitude) of the sound and frequency (pitch) of the sound. The standard unit of measurement of the loudness of sound is the decibel (dB). Decibels

are based on the logarithmic scale. The logarithmic scale compresses the wide range in sound pressure levels to a more usable range of numbers in a manner similar to the Richter scale used to measure earthquakes. In terms of human response to noise, a sound 10 dB higher than another is judged to be twice as loud; and 20 dB higher four times as loud; and so forth. Everyday sounds normally range from 30 dB (very quiet) to 100 dB (very loud).

Since the human ear is not equally sensitive to sound at all frequencies, a special frequency- dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) performs this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear. Community noise levels are measured in terms of the "A-weighted decibel," abbreviated dBA. Exhibit 22 provides examples of various noises and their typical A-weighted noise level.

Sound levels decrease as a function of distance from the source as a result of wave divergence, atmospheric absorption and ground attenuation. As the sound wave travels away from the source, the sound energy is dispersed over a greater area, thereby dispersing the sound power of the wave. Atmospheric absorption also influences the levels that are received by the observer. The greater the distance traveled, the greater the influence and the resultant fluctuations. The degree of absorption is a function of the frequency of the sound as well as the humidity and temperature of the air. Intervening topography can also have a substantial effect on the effective perceived noise levels.

Noise has been defined as unwanted sound and it is known to have several adverse effects on people. From these known effects of noise, criteria have been established to help protect the public health and safety and prevent disruption of certain human activities. This criterion is based on such known impacts of noise on people as hearing loss, speech interference, sleep interference, physiological responses and annoyance. Each of these potential noise impacts on people are briefly discussed in the following narratives:

Hearing loss is not a concern in community noise situations of this type. The potential for noise induced hearing loss is more commonly associated with occupational noise exposures in heavy industry or very noisy work environments. Noise levels in neighborhoods, even in very noisy airport environs, are not sufficiently loud to cause hearing loss.

Speech interference is one of the primary concerns in environmental noise problems. Normal conversational speech is in the range of 60 to 65 dBA and any noise in this range or louder may interfere with speech. There are specific methods of describing speech interference as a function of distance between speaker and listener and voice level.

Sleep interference is a major noise concern for traffic noise. Sleep disturbance studies have identified interior noise levels that have the potential to cause sleep disturbance. Note that sleep disturbance does not necessarily mean awakening from sleep but can refer to altering the pattern and stages of sleep.

Annoyance is the most difficult of all noise responses to describe. Annoyance is a very individual characteristic and can vary widely from person to person. What one person considers tolerable can be quite unbearable to another of equal hearing capability.

NOISE ASSESSMENT METRICS

The description, analysis and reporting of community noise levels around communities is made difficult by the complexity of human response to noise and the myriad of noise metrics that have been developed for describing noise impacts. Each of these metrics attempts to quantify noise levels with respect to community response. Most of the metrics use the A-Weighted noise level to quantify noise impacts on

humans. A-weighting is a frequency weighting that accounts for human sensitivity to different frequencies.

Typical outdoor and indoor noise levels are described in Exhibit 22 on the following page.

Noise metrics can be divided into two categories: single event and cumulative. Single-event metrics describe the noise levels from an individual event such as an aircraft fly over or perhaps a heavy equipment pass-by. Cumulative metrics average the total noise over a specific time period, which is typically 1 or 24-hours for community noise problems. For this type of analysis, cumulative noise metrics will be used.

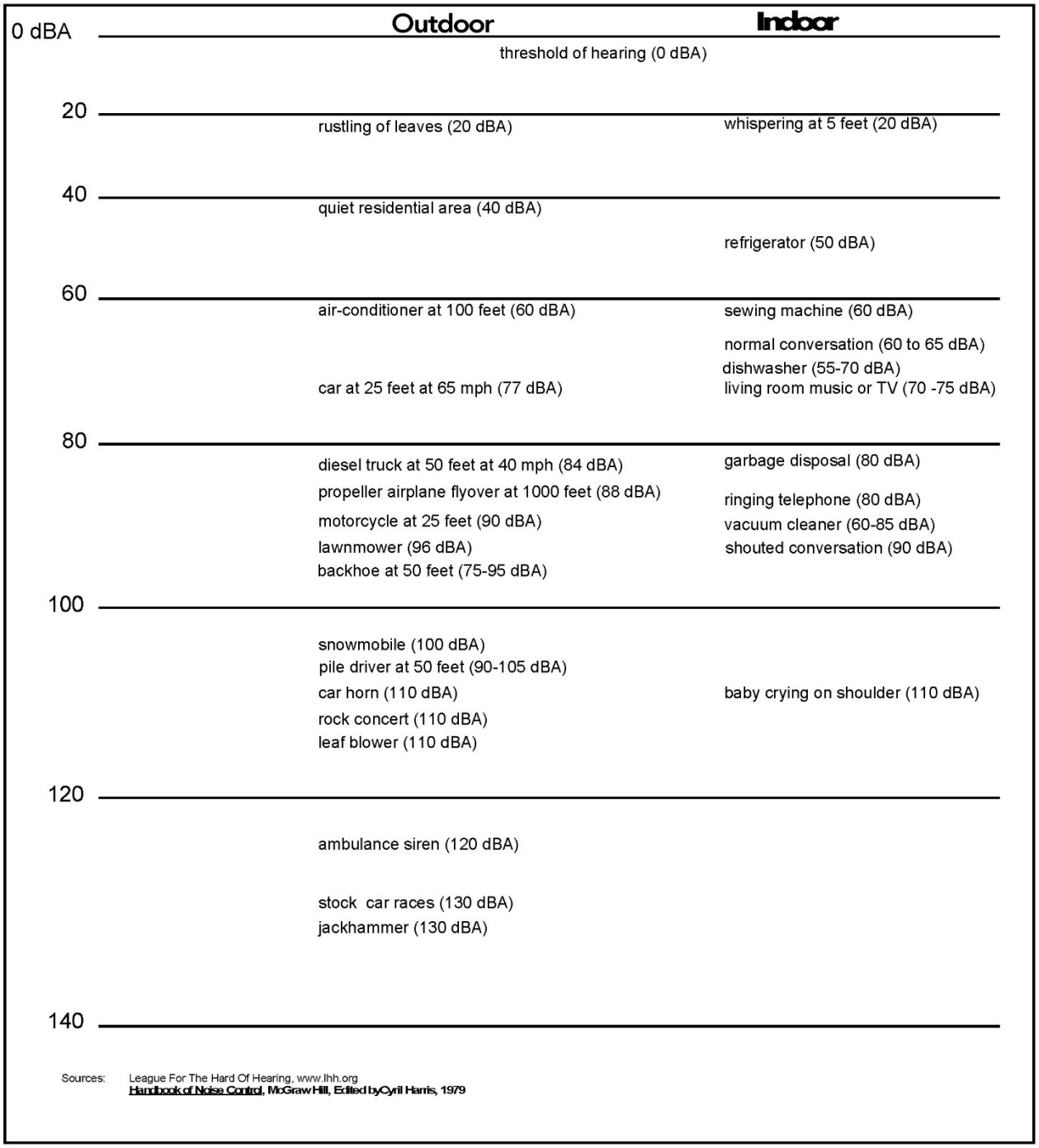
Several rating scales have been developed for measurement of community noise. These account for: (1) the parameters of noise that have been shown to contribute to the effects of noise on man, (2) the variety of noises found in the environment, (3) the variations in noise levels that occur as a person moves through the environment, and (4) the variations associated with the time of day. They are designed to account for the known effects of noise on people described previously. Based on these effects, the observation has been made that the potential for a noise to impact people is dependent on the total acoustical energy content of the noise. A number of noise scales have been developed to account for this observation. Two of the predominate noise scales are the: Equivalent Noise Level (Leq) and the Community Noise Equivalent Level (CNEL). These scales are described in the following paragraphs.

Leq is the sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over a given sample period. Leq is the "energy" average noise level during the time period of the sample. Leq can be measured for any time period but is typically measured for 1 hour. It is the energy sum of all the events and background noise levels that occur during that time period.

CNEL, Community Noise Equivalent Level, is the predominant rating scale now in use in California for land use compatibility assessment. The CNEL scale represents a time weighted 24-hour average noise level based on the A-weighted decibel. Time weighted refers to the fact that noise that occurs during certain sensitive time periods is penalized for occurring at these times. The evening time period (7 p.m. to 10 p.m.) penalizes noises by 5 dBA, while nighttime (10 p.m. to 7 a.m.) noises are penalized by 10 dBA. These time periods and penalties were selected to reflect people's increased sensitivity to noise during these time periods. A CNEL noise level may be reported as a "CNEL of 60 dBA," "60 dBA CNEL," or simply "60 CNEL."

L(%) (also sometimes represented as L(n) is a statistical method of describing noise which accounts for variance in noise levels throughout a given measurement period. L(%) is a way of expressing the noise level exceeded for a percentage of time in a given measurement period. For example, since 15 minutes is 25% of one hour, L(25) is the noise level that is equal to or exceeded for 15 minutes in a one-hour period. It is L(%) that is commonly used in Noise Ordinance standards. For example, many daytime County and City Noise Ordinances use an ordinance standard of 55 dBA for 30 minutes per hour or an L(50) level of 55 dBA. In other words, the Noise Ordinance states that no noise level should exceed 55 dBA for more than fifty percent of a given period. Lmax, which is L(0), is the maximum sound level during a measurement period.

Exhibit 22
Typical Noise Levels



Source, Greve & Associates, Inc

NOISE CRITERIA

Federal Transit Administration

Construction Noise: According to the Federal Transit Administration (FTA), local noise ordinances are typically not very useful in evaluating construction noise. They often define nuisances and hours of allowed activity and sometimes specify limits in terms of maximum levels but are generally not practical for assessing the impact of a construction Project. Project construction noise criteria should account for the existing noise environment, the absolute noise levels produced during construction activities, the duration of the construction, and the adjacent land uses. Due to the lack of standardized construction noise thresholds, the FTA provides guidelines that can be considered reasonable criteria for construction noise assessment (Table 4).

Table 4.
FTA Construction Noise Criteria

Land Use	Leq,(8 hr), dBA	
	Day	Night
Residential	80	70
Commercial	85	85
Industrial	90	90

Source: Federal Transit Administration (FTA), 2018.

Groundborne Vibration: The Federal Transit Administration (FTA) provides reasonable criteria for addressing potential impacts related to groundborne vibration. As shown in Table 5, the peak particle velocity (PPV) threshold for risk of “architectural” damage is 0.5 in/sec for reinforced-concrete, steel or timber (no plaster) buildings, 0.3 in/sec for engineered concrete and masonry (no plaster) buildings, 0.2 in/sec for non-engineered timber and masonry buildings, and 0.1 in/sec for buildings extremely susceptible to vibration damage.

Table 5.
FTA Construction Vibration Damage Criteria

Building/Structural Category	PPV, in/sec
I. Reinforced-concrete, steel or timber (no plaster)	0.5
II. Engineered concrete and masonry (no plaster)	0.3
III. Non-engineered timber and masonry buildings	0.2
IV. Buildings extremely susceptible to vibration damage	0.1

Source: Federal Transit Administration (FTA), 2018.

County of Riverside Regulations

The Noise Element of the Riverside County General Plan and the Noise Ordinance contain the County’s policies and regulations on noise. The Noise Element of the General Plan presents limits on noise levels at proposed land uses from transportation noise sources, vehicles on public roadways, railroads and aircraft. Additionally, the General Plan provides guidance to ensure that noise and land use compatibility are integrated into the development process.

The Noise Ordinance regulates noise on one property impacting a neighboring property. Typically, it sets limits on noise levels that can be experienced at the neighboring property. The Noise Ordinance is part of the County’s Code of Ordinances (Chapter 9.52 Noise Regulation) and is enforceable throughout the County. The County’s Noise Ordinance and Noise Element policies are presented below.

County of Riverside Noise Element: The County of Riverside adopted a Noise Element of the General Plan dated December 8, 2015. Included in the Noise Element is a Land Use Compatibility For Community Noise Exposure, reproduced here as Exhibit 23 on the following page. The matrix shows that new multi-family residential development is "normally acceptable" in noise exposure areas up to 65 CNEL. Residential buildings with this noise exposure should be satisfactory assuming "normal

conventional construction without any special noise insulation requirements." The County also enforces the California Building Code which requires that the interior noise levels of multi-family developments be designed to achieve a noise level of 45 CNEL or less.

County of Riverside Noise Ordinance: Within the County of Riverside, the Noise Ordinance governs operational noise generated on one property and impacting another parcel. Chapter 9.52 of the County code represents the County's Noise Ordinance. The Noise Ordinance standards are in terms of the "A-weighted decibel," abbreviated dBA. The ordinance defines levels that cannot be exceeded in terms of the maximum sound level (Lmax).

For residential developments the exterior standard is 55 dBA (Lmax) during the daytime (7 a.m. to 10 p.m.) and 45 dBA (Lmax) for the nighttime (10 p.m. to 7 a.m.). There are a number of exemptions that apply to residential developments and they are identified in Section 9.52.020 of the Noise Ordinance. Specifically, the following exemptions may be applicable to the proposed Project once in operation.

- Property maintenance, including, but not limited to, the operation of lawnmowers, leaf blowers, etc., provided such maintenance occurs between the hours of seven a.m. and eight p.m.;
- Motor vehicles, other than off-highway vehicles. This exemption does not include sound emanating from motor vehicle sound systems;
- Heating and air conditioning equipment;
- Safety, warning and alarm devices, including but not limited to, house and car alarms, and other warning devices that are designed to protect the public health, safety, and welfare.

Riverside County Code of Ordinances Ordinance 847 exempts construction noise if it is limited to certain hours. The code reads as follows: Private construction projects located within one-quarter of a mile from an inhabited dwelling, provided that:

- Construction does not occur between the hours of six p.m. and six a.m. during the months of June through September, and
- Construction does not occur between the hours of six p.m. and seven a.m. during the months of October through May.

METHODOLOGY

Construction Noise Modeling: Construction noise associated with the proposed Project was calculated at sensitive receptor locations utilizing methodology found in the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (2018) together with several key construction parameters, including: distance to the property line of each receptor, equipment, percent usage factor, and baseline parameters for the Project Site. The equipment used to calculate the construction noise levels for each phase were based on the assumptions provided in the CalEEMod construction emission modeling provided in the Air Quality and Greenhouse Gas Analysis prepared for the proposed Project (Greve & Associates, LLC 2022, Appendix I(a)). It is important to understand that for construction, per FTA methodology, noise levels are being calculated from the center of the site in order to represent an average as the equipment moves around the site over an eight- hour period. Furthermore, noise levels are calculated at the property line of each sensitive receptor and not to the actual structure. Therefore, distances to sensitive receptors may differ from those described in other technical documents prepared for this Project.

Construction noise will vary depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work. Sound emission levels associated with typical construction equipment as well as typical usage factors are provided in Table 8. Construction noise worksheets are provided in Appendix I(b).

Table 14
Equipment Noise Emissions and Acoustical Usage Factors

Equipment Description	Impact Device?	Acoustical Use Factor (%)	Spec. Lmax @ 50ft (dBA, slow)	Actual Measured Lmax @ 50ft (dBA, slow)	No. of Actual Data Samples (Count)
Backhoe	No	40	80	78	372
Cement Mortar Mixers	No	15	83	-N/A-	0
Compactor (ground)	No	20	80	83	57
Compressor (air)	No	40	80	78	18
Crane	No	16	85	81	405
Dozer	No	40	85	82	55
Dump Truck	No	40	84	76	31
Excavator	No	40	85	81	170
Flat Bed Truck	No	40	84	74	4
Forklift	No	50	n/a	61	n/a
Front End Loader	No	40	80	79	96
Generator	No	50	82	81	19
Grader	No	40	85	-N/A-	0
Man Lift	No	20	85	75	23
Roller	No	20	85	80	16
Tractor	No	40	84	-N/A-	0
Welder	No	40	73	74	5

Stationary Source/Operational Noise Modeling: The SoundPLAN acoustical modeling software was utilized to model stationary Project operational noise from the proposed Project to adjacent and nearby land uses. SoundPLAN is capable of evaluating stationary noise sources (e.g., parking lots, drive-through menus, car wash equipment, vacuums, etc.). The SoundPLAN software utilizes algorithms (based on the inverse square law) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations. In addition to the information provided below, noise modeling input and outputs assumptions are provided in Appendix I(b).

The Project operational Leq was modeled utilizing representative sound levels in the SoundPLAN model and Project trip generation. Modeled noise sources include vehicle movement/parking lot noise and HVAC equipment. Peak hour traffic movements were assumed and full operation of the HVAC units was assumed.

On-site Vehicle Trips
Based on the Traffic Circulation Assessment for the proposed Project (Translutions 2024), the Project will generate approximately 14 trips during the AM peak hour, 18 trips during PM peak hour and 243 total daily trips.

Mechanical Equipment (HVAC Units)
Sound Spectrum data for 15 and 20 Ton HVAC units were utilized to model proposed HVAC noise. HVAC units are proposed to be located in utility closets. Given this fact, 15 dB was deducted from the sound power level of each unit to represent the attenuation provided by the structure. Representative HVAC sound data is provided in Appendix I(b).

Mobile Source Noise Modeling: In order to determine if Project generated vehicle trips would result in any substantial increases in ambient noise levels, they were evaluated in light of the existing noise environment, which is dominated by vehicle traffic. The proposed Project would generate 243 vehicle trips accessing the site via Columbia Street locally and State Highway 74 for more regional trips. Traffic count data provided by the County of

Riverside[1] shows that there are approximately 6,344 vehicle trips a day traveling on Columbia Street in vicinity of the proposed Project and per Caltrans operational data2 21,300 trips per day travelling on State Highway 74. The posted speed on both Columbia St3reet and State Highway 74 is 35 miles per hour in the vicinity of the proposed Project. Vehicle mixes provided in the Riverside County Requirements for determining and mitigating traffic noise impacts to residential structures memorandum (2009) were used for modeling purposes. Existing and existing plus Project roadway noise modeling worksheets are provided in Appendix I(b).

Groundborne Vibration Modeling: Groundborne vibration modeling was performed using vibration propagation equations and construction equipment source levels obtained from the FTA Transit Noise and Vibration Impact Assessment Manual (2018). Table 15 shows typical vibration levels associated with commonly used construction equipment based on data from the FTA. The fundamental equation used to calculate vibration propagation through average soil conditions and distance is as follows:

$$PPV_{equipment} = PPV_{ref}$$
$$(25/D_{rec})^n \text{ Where:}$$
PPV_{ref} = reference PPV at 25ft.
D_{rec} = distance from equipment to receiver in ft.
n = 1.5 (the value related to the attenuation rate through ground)

Table 15
Construction Equipment Vibration Source Levels

Equipment		PPV at 25 ft, in/sec
Pile Driver (impact)	upper range	1.518
	typical	0.644
Pile Driver (sonic)	upper range	0.734
	typical	0.170
clam shovel drop (slurry wall)		0.202
Hydromill (slurry wall)	in soil	0.008
	in rock	0.017
Vibratory Roller		0.210
Hoe Ram		0.089
Large Bulldozer		0.089
Caisson Drilling		0.089
Loaded Trucks		0.076
Jackhammer		0.035
Small Bulldozer		0.003

Source: Federal Transit Administration: Transit Noise and Vibration Impact Assessment Manual, 2018.
*RMS velocity in decibels, VdB re 1 micro-in/sec

EXISTING NOISE LEVELS

The existing noise levels in the vicinity of the proposed Project are needed to establish the current baseline noise levels. A visual survey of the Project Site and the surrounding area was conducted to determine the location of a set of noise measurements that would provide a noise profile of the area in the vicinity of the Project Site. Several criteria were used in the site selection process including, but not limited to, the proximity of a measurement site to sensitive land uses as well as its proximity to significant noise generators. Three sites were selected for noise measurements. The measurement sites are displayed in Exhibit 23 on the following Page. The measurements were taken on March 22, 2022.

All noise measurements were performed using a Rion NL-52 Type 1 Sound Level Meter. During the measurements a large windscreen (i.e., Rion WL-10) covered the sound meter's microphone to dampen-out any unwanted wind-generated noise. Both before and after the set of measurements were taken, a Rion NC-74 Class 1 Sound Calibrator was used to check the calibration of the sound meter to ensure that the measured sound levels readings were accurate. Both pieces of equipment have current certification that is traceable to the National Institute of Standards and Technology (NIST). The monitoring system is Type 1, which is the highest rating available for environmental noise measurements. In other words, this system provides the most accurate level of measurements. For each site, two 15-minute measurements were made to ensure that the noise levels measured were consistent. At the conclusion of each set of measurements, the Leq, Lmin, Lmax, L1.7, L8, L25, and L50 values for the full-time period were written down on a data sheet. Prevailing weather conditions were noted along with any other factors that might affect the noise measurements. Table 16 shows the results of the measurements.

The noise levels at all sites were typical of an urban area. The noise levels were dominated by traffic on the adjacent streets. Significant noise from other sources, for example aircraft, were not present. The loudest noise level of 102.4 dBA at Site 1 was due to an extremely loud motorcycle. In fact, the loudest noise levels at all sites were due to some type of motor vehicle.

Table 16
Existing Noise Measurements

Site	Start Time	Leq	Lmax	L1.7	L8	L25	L50	Lmin
1	12:15 p.m.	76.6	102.4	78.7	71.4	61.9	52.8	40.6
1	12:32 p.m.	63.5	83.5	74.2	67.9	56.1	48.9	39.8
2	1:34 p.m.	70.7	87.8	79.0	75.0	70.0	64.4	43.7
2	1:50 p.m.	69.9	83.9	78.9	74.4	70.9	63.8	42.4
3	12:58 p.m.	64.2	78.7	74.4	70.1	61.9	53.9	37.7
3	1:14 p.m.	65.7	78.7	75.2	71.4	64.9	56.7	38.7

Source: Greve & Associates, March 22, 2022

Exhibit 23
Noise Measurement Sites



27.a): INCREASE IN AMBIANT NOISE LEVELS

POTENTIAL NOISE IMPACTS

Potential noise impacts are commonly divided into two groups; temporary and long term. Temporary impacts are usually associated with noise generated by construction activities. Long-term impacts would be associated with the operation of the proposed Project. Construction noise is the most common temporary impact and traffic noise associated with the Project is an example of long term noise. Both types of potential impacts are addressed below.

Noise Impact Criteria: Off-site impacts from on-site activities, both short-term and long-term, are measured against the Noise Ordinance criteria discussed in a previous section, and ambient noise levels. Construction activities for the proposed Project will be required to meet the noise ordinance standards along with any noise generating activities associated with the operation of the Project.

Temporary Construction Noise Impacts: Construction noise represents a short-term impact on ambient noise levels. Noise generated by construction equipment, including trucks, graders, bulldozers, cranes, and concrete mixers can reach high levels.

Construction noise associated with the proposed Project will vary depending on the construction process, type of equipment involved, location of the construction site with respect to sensitive receptors, the schedule proposed to carry out each task (e.g., hours and days of the week) and the duration of the construction work. Construction phases are anticipated to include site preparation, grading, and paving. A summary of typical noise level data for a variety of construction equipment compiled by the Federal Highway Administration that will likely be used during Project construction is presented in Table 14. Typical operating cycles for these types of construction equipment may involve one or two minutes of full power operation followed by three to four minutes at lower power settings.

Existing sensitive receptors that may be affected by construction noise include single-family residential land uses located north, south and west of the Project site and a memory care center located north of the Project site.

Construction noise associated with each construction phase was modeled using FTA methodology. As shown in Table 17, the FTA construction noise threshold would be exceeded during the grading phase, the building phase, and the paving phase. This impact is potentially significant. Implementation of the MM **NOI-1 and NOI-2** presented below would reduce construction noise impacts to less than significant. These measures would require mufflers to achieve a reduction in decibel level, and would further limit construction levels to between the hours of 6:00 AM and 6:00 PM during the months of June through September, and 7:00 AM and 6:00 PM during the months of October through May in accordance with the County's Noise Ordinance.

Table 17
Construction Noise Levels

Phase	Receptor Location	Construction Noise Levels (dBA Leq)	Construction Noise Levels Exceed 80 dBA Threshold?	Mitigated Construction Noise Levels (dBA Leq)
Demolition	Residential Land Uses to the North & South	80.0	N	71.2
	Residential Land Uses to the West	70.4	N	66.4
	Memory Care Center to the North	71.0	N	66.5
	Residential Land Uses to the North & South	79.9	N	69.8

Phase	Receptor Location	Construction Noise Levels (dBA Leq)	Construction Noise Levels Exceed 80 dBA Threshold?	Mitigated Construction Noise Levels (dBA Leq)
Site Preparation	Residential Land Uses to the West	68.7	N	67.9
	Memory Care Center to the North	69.5	N	67.9
Grading	Residential Land Uses to the North & South	83.6	Y	79.6
	Residential Land Uses to the West	72.5	N	68.4
	Memory Care Center to the North	73.3	N	69.2
Building Construction	Residential Land Uses to the North & South	81.9	Y	80.1
	Residential Land Uses to the West	70.7	N	68.9
	Memory Care Center to the North	71.5	N	69.7
Paving	Residential Land Uses to the North & South	84.9	Y	79.3
	Residential Land Uses to the West	73.7	N	68.2
	Memory Care Center to the North	74.5	N	68.9
Architectural Coating	Residential Land Uses to the North & South	71.7	N	71.7
	Residential Land Uses to the West	60.6	N	60.6
	Memory Care Center to the North	61.4	N	61.4

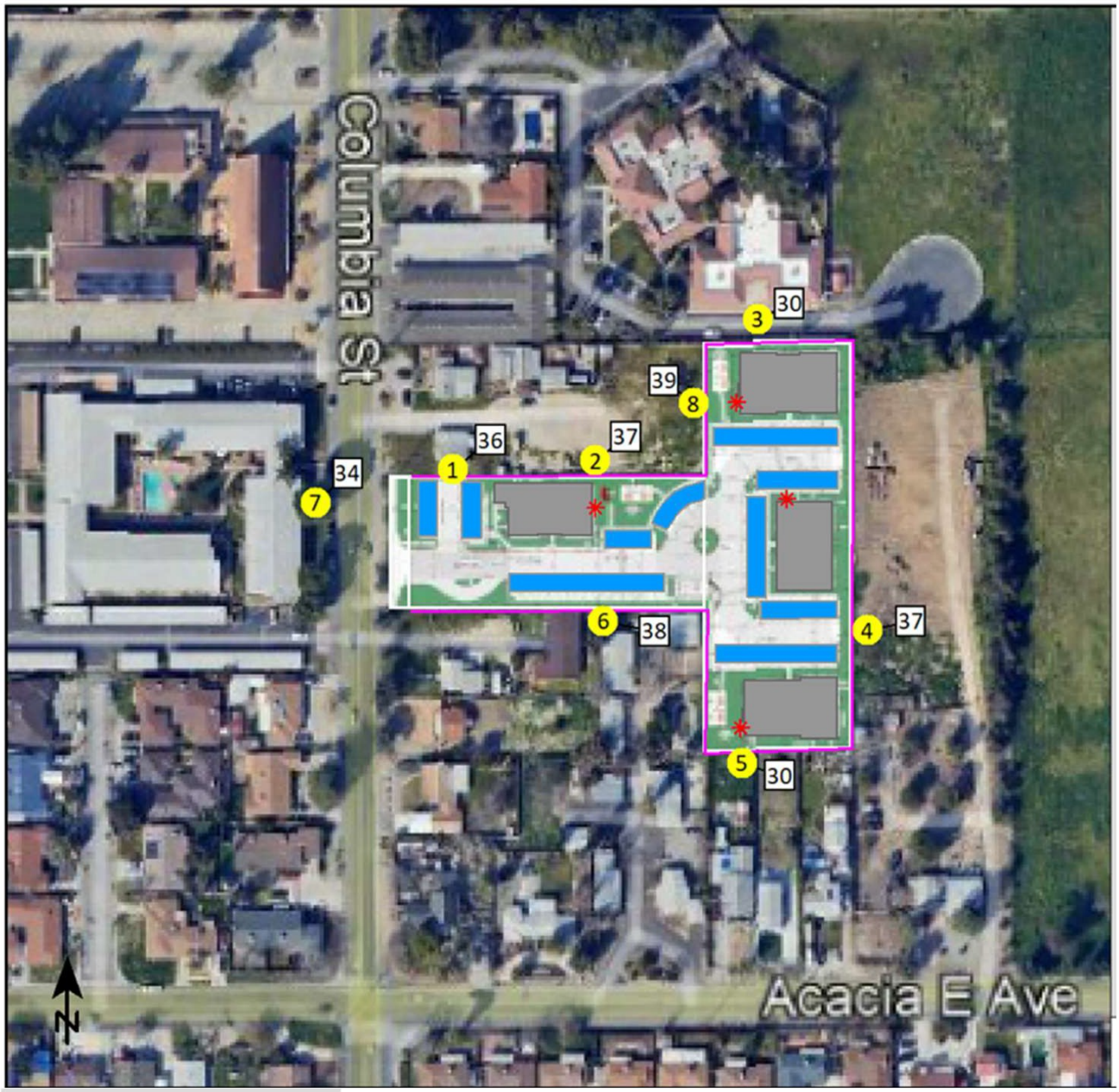
Sources: Referenced noise levels from the Federal Transit Administration (FTA) Transit Noise and Vibration Impact Assessment Manual (September 2018) and the FHWA Roadway Construction Noise Model User's Guide (January 2006) and SoundPLAN GmbH, SoundPLAN Noise Model reference noise level.

Through compliance with the recommended mitigation measures, in addition to regulatory compliance, construction noise impacts of the Project on surrounding uses would be reduced to less than significant levels.

Operational Noise (On-Site): operational noise was modeled utilizing representative sound levels in the SoundPLAN noise model. Modeled noise sources include vehicle movement/parking lot noise and heating and ventilation (HVAC) equipment. Proposed HVAC units will be located within equipment rooms in each building. Other noise that can be expected to be associated with the proposed Project will include occasional fire alarms and landscaping equipment. Landscaping and maintenance activities would occur occasionally and are exempt from the City's noise standards per County Code 9.52.020 as long as they occur between the hours of seven AM and eight PM. Safety, warning and alarm devices, including, but not limited to, house and car alarms, and other warning devices that are designed to protect the public health, safety, and welfare. Finally, California Assembly Bill 1307 specifies that the in the context of residential projects, noise generated by residents and their guests is not to be considered as a significant effect on the environment for purposes of CEQA.

As shown in Exhibit 24, peak operational noise is expected to range between 34 and 39 dBA Leq at the nearby sensitive receivers and will not exceed the County's daytime stationary noise standard of 65 dBA Leq (10- minute) or the nighttime standard of 45 dBA-10-minute Leq as provided in Policy N 2.3 of the County of Riverside General Plan Noise Element. Project operation would not result in substantial increases in ambient noise levels. No mitigation is required. Operational noise modeling worksheets are provided in Appendix I(b).

Exhibit 24
Operational Noise Levels



Signs and symbols

- Proposed 6-ft Solid Vinyl Fence
- Proposed Building
- Receiver
- Point source - HVAC
- Parking lot
- Noise Level Tables (dBA, Leq)

Source: Roma Environmental

Operational Noise (Off-Site): In order to determine if Project generated vehicle trips would result in a substantial increase in ambient noise levels, they were evaluated in light of the existing noise environment, which is dominated by vehicle traffic. Project generated vehicle traffic would result in a substantial increase in ambient noise levels if:

1. It results in a 5 dBA increase or more at noise sensitive land uses where existing ambient noise levels are than 60 dBA;
2. It results in a 3 dBA increase at a noise sensitive land use where existing ambient noise levels range between 60 and 65 dBA; or
3. If it results in a 1.5 dBA increase at a noise sensitive land use where existing noise levels exceed 65 dBA.

The proposed Project would generate 243 vehicle trips that will access the Project Site via Columbia Street locally, and State Highway 74 for more regional trips. Traffic count data provided by the County of Riverside[3] shows that there are approximately 6,344 vehicle trips a day traveling on Columbia Street in vicinity of the proposed Project and per Caltrans operational data4 21,300 trips per day travelling on State Highway 74.

As shown in Table 18, the modeled existing traffic noise level at the right-of-way of Columbia Street in the vicinity of the Project Site is 71.42 dBA CNEL and modeled existing plus Project traffic noise level is 71.45 dBA CNEL. Further, the existing modeled traffic noise levels at the right-of-way of State Highway 74 is 72.3 dBA CNEL and modeled existing plus Project traffic noise level is 72.75 dBA CNEL. Therefore, the Project generated vehicle traffic would result in a less than 1 dB increase in ambient noise levels and therefore, would not result in a substantial increase in ambient noise levels per the Federal Interagency Committee on Noise (FICON) standards. No mitigation is required. Traffic noise modeling sheets are provided in Appendix I(b).

Table 18
Change in Existing Noise Levels Along Roadways as a Result of Project (dBA CNEL)

	CNEL at 100 Feet		Change in Noise Level	Applicable FICON Standard (dBA)	Potential Significant Impact (Yes/No)
Roadway	Existing Without Project	Existing Plus Project			
Columbia Street	71.42	71.45	0.03	1.5	N
Highway 74	72.73	72.75	0.02	1.5	N

Cumulative Traffic Noise Impacts: Due to the current low volumes of traffic along Columbia Street and the low amount of residential vehicle traffic generated by the Project and other projects in the area, the Project will not cause a significant cumulative noise impact.

Long Term Off-Site Impacts: No long term impacts will occur with the Project and therefore, mitigation to address Long Term Off-Site Impacts will not be required.

Findings of Fact 27.a): Based upon the above analysis, with the implementation of MMs **NOI-1 and NOI-2** to address temporary construction impacts**,** the Proposed Project would have a less than signigficant potential not generate 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. Impacts will be less than significant with the incorporation of standard conditions of approval and with the implementation of MMs **NOI-1 and NOI-2**.

27.b): VIBRATION

Project construction would result in excessive groundborne vibration that could lead to “architectural” damage if exceeds 0.2 PPV (in/sec). The greatest potential sources of groundborne vibration expected to be utilized during construction of the Project include a vibratory roller and a large bulldozer. As shown in Table 15, a vibratory roller can generate a vibration level of approximately 0.21 in/sec PPV at a distance of 25 feet, while a large bulldozer can generate a vibration level of 0.089 in/sec PPV at 25 feet. Groundborne vibration associated with these two pieces of equipment at the nearest off-site structures was estimated. Worksheets are provided in Appendix I(b).

Based on the provided site plan and aerial photographs, the nearest off-site structures are within ten feet of the property line of the Project Site. Assuming a worst-case scenario that assumes that if a large bulldozer is utilized along the property line, PPV levels may reach up to 0.035 in./sec. at these structures, exceeding the 0.2 PPV in./sec. damage threshold. Thus, mitigation is necessary to minimize potential vibration impacts to less than significant. As stated above, use of a vibratory roller also has the potential to result in damage to off-site structures. As shown in Exhibit 3, driveways and parking areas are proposed as close as 10 feet from the property line where there are also existing off-site structures within 10 feet from the property line. PPV levels associated with the use of a vibratory roller in preparation of proposed driveways and parking areas could reach up to 0.29 in./sec. at these structures, and could exceed the 0.20 PPV in./sec. damage threshold. These mitigation measures would prohibit the use of large bulldozers within 15 feet of off-site structures, and would prohibit the use of vibratory rollers within 25 feet of existing off-site structures. Together, these mitigation measures (MMs **NOI-3 and NOI-4**), would ensure that the proposed Project would have a less than significant potential to generate excessive ground-borne vibration or ground-borne noise levels during construction. As the Project would not generate operational vibration such that nearby sensitive receptors would be impacted, there would not be any operational groundbourne vibration impacts.

Findings of Fact 27.b): Based upon the above analysis, with the implementation of MMs **NOI-3 and NOI-4** to address construction related vibration impacts**,** the Proposed Project would have a less than signigficant potential not generate operational vibration such that nearby sensitive receptors would be impacted, there would not be any operational groundbourne vibration impacts. Impacts will be less than significant with the incorporation of standard conditions of approval and with the implementation of MMs **NOI-3 and NOI-4**.

Mitigation: Enforcement of Riverside County Noise Ordinance standard conditions of approval, as well as Mitigation Measures MMs **NOI-1 through NOI-4**, below.

MM-NOI-1 Equip all large bulldozers, tractors, loaders and backhoes, pavers and paving equipment with mufflers that provide at least 10 dB in noise emission reduction or otherwise show that they do not exceed their noise emission reference levels shown in Table 17 minus 10 dB. For example, the contractor would need to show that bulldozers onsite do not exceed a sound level of 72 dB Lmax at a distance of 50 feet. This shall be accomplished by submitting sound specifications from the manufacturer or by field measurement.

MM-NOI-2 Limit construction hours of operation to between the hours of 6:00 AM and 6:00 PM during the months of June through September, and 7:00 AM and 6:00 PM during the months of October through May.

MM-NOI-3 In order to avoid exceeding the threshold for potential groundborne vibration damage during construction, the use of large bulldozers within 15 feet of existing off-site structures shall be prohibited.

MM-NOI-4 In order to avoid exceeding the threshold for potential groundborne vibration damage during construction, the use of vibratory rollers within 25 feet of existing off-site structures shall be prohibited.

Monitoring: Riverside County Building Department inspections during Project grading and construction for compliance with construction hours.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 for the Columbia Heights Apartment Project, PAR 200034, BGR, Riverside County, California, *Brain F. Smith& Associates, Inc.,* February 3, 2022.

INTRODUCTION AND LOCATION

This Paleontological Resource Impact Mitigation Program (PRIMP) report has been completed for the Columbia Heights Apartments Project (PAR200034; BGR), which is located at 25914 Columbia Street, northeast of the intersection of Columbia Street and Acacia East Avenue in the community of East Hemet, in unincorporated Riverside County, California. The Project is situated just outside the city limits of Hemet within the northwest one-fourth of Section 12, Township 5 South, Range 1 West, of the San Bernardino Baseline and Meridian, on the U. S. Geological Survey 7.5- minute *Hemet*, *California* topographic quadrangle map (Exhibit 25). The Project consists of one parcel totaling 2.41 acres. The Project applicant plans to develop the property as a 36-unit apartment complex consisting of four buildings.

As the lead agency, the County of Riverside has required the submittal of a PRIMP as part of a Mitigation Monitoring and Reporting Program (MMRP)/Conditions of Approval for the Project. Implementation of this PRIMP addresses the treatment of scientifically significant fossil remains that might be uncovered by earthmoving activities at previously unknown fossil sites within the Project.

Without the PRIMP, fossil remains and associated specimen and corresponding geologic data would be lost to excavation activities and unauthorized fossil collecting. The guidelines proposed in this PRIMP are consistent with the intent and provisions of the California Environmental Quality Act (CEQA), the environmental guidelines of the County of Riverside, and the procedures outlined by the Society of Vertebrate Paleontology (2010). This PRIMP identifies any documented, nearby fossil localities; summarize the geology underlying the site and assess the potential to contain paleontological resources; evaluates the potential of Project activities to negatively impact fossil resources that might exist at the Project; and provides guidelines for mitigation of potential impacts. The proposed guidelines should be implemented for any mass grading and excavation-related activities, including utility and storm drain trenching, during construction within the Project.

REGULATORY SETTING

CEQA, which is patterned after the National Environmental Policy Act, is the overriding environmental regulation that sets the requirement for protecting California's paleontological resources. CEQA mandates that governing permitting agencies (lead agencies) set their own guidelines for the protection of nonrenewable paleontological resources under their jurisdiction.

State of California: Under “Guidelines for Implementation of the California Environmental Quality Act,” as amended in December 2018 (California Code of Regulations [CCR] Title 14, Division 6, Chapter 3, Sections 15000 et seq.), procedures define the types of activities, persons, and public agencies required to comply with CEQA. Section 15063 of the CCR provides a process by which a lead agency may review a Project’s potential impact to the environment, whether the impacts are significant, and provide recommendations, if necessary.

In the State’s CEQA’s Environmental Checklist Form, one of the questions to answer is, “Would the Project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?” (Appendix G, Section VII, Part f). This is to ensure compliance with California Public Resources Code Section 5097.5, the law that protects nonrenewable resources including fossils:

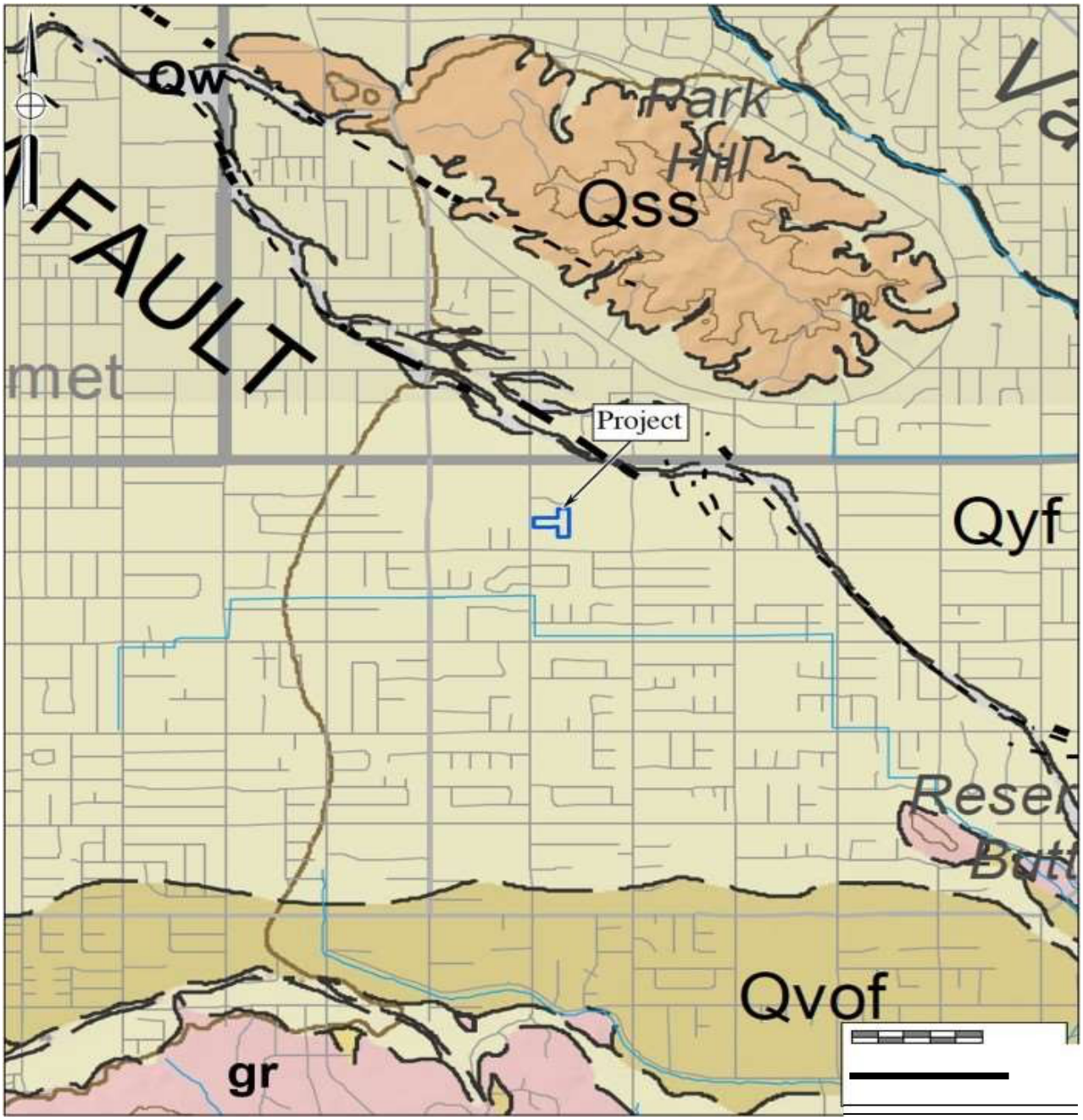
a) A person shall not knowingly and willfully excavate upon, or remove, destroy, injure, or deface, any historic or prehistoric ruins, burial grounds, archaeological or vertebrate paleontological site, including fossilized footprints, inscriptions made by human agency, rock art, or any other archaeological, paleontological or historical feature, situated on public lands, except with the express permission of the public agency having jurisdiction over such lands.

b) As used in this section, “public lands” means lands owned by, or under the jurisdiction of, the state, or any city, county, district, authority, or public corporation, or any agency thereof.

c) A violation of this section is a misdemeanor.

Exhibit 25

Geologic Map



County of Riverside Guidelines: For Riverside County, policies concerning paleontological resources are addressed under the 2015 Multipurpose Open Space Element of the Riverside County General Plan, and are as follows:

OS 19.6 Whenever existing information indicates that a site proposed for development has high paleontological sensitivity as shown on Figure OS-8, a paleontological resource impact mitigation program (PRIMP) shall be filed with the County Geologist prior to site grading. The PRIMP shall specify the steps to be taken to mitigate impacts to paleontological resources.

OS 19.7 Whenever existing information indicates that a site proposed for development has low paleontological sensitivity as shown on Figure OS-8, no direct mitigation is required unless a fossil is encountered during site development. Should a fossil be encountered, the County Geologist shall be notified and a paleontologist shall be retained by the project proponent. The paleontologist shall document the extent and potential significance of the paleontological resources on the site and establish appropriate mitigation measures for further site development.

OS 19.8 Whenever existing information indicates that a site proposed for development has undetermined paleontological sensitivity as shown on Figure OS-8, a report shall be filed with the County Geologist documenting the extent and potential significance of the paleontological resources on site and identifying mitigation measures for the fossil and for impacts to significant paleontological resources prior to approval of that department.

OS 19.9 Whenever paleontological resources are found, the County Geologist shall direct them to a facility within Riverside County for their curation, including the Western Science Center in the City of Hemet. (County of Riverside 2015a).

A comprehensive review of paleontological resources, including regulatory background, permitting conditions, significance thresholds, and procedures for the treatment of discovered resources, can be found in the County's Draft Environmental Impact Report (County of Riverside 2015b).

GEOLOGY

Regionally, the Project lies near the eastern edge of the Perris block of the Peninsular Ranges batholith (Morton and Matti 2005). The active San Jacinto fault zone lies one to two miles east of the Project. Based on geologic mapping by Lancaster et al. (2012), the Project is located on Holocene to late Pleistocene-aged young alluvial fan deposits, consisting mostly of unconsolidated, undissected boulders, cobbles, gravel, sand and silt (areas labeled "Qyf" in Exhibit 25 on the following page). Morton and Matti (2005) refer to these deposits as the Holocene and late Pleistocene aged young alluvial fan deposits of Bautista Canyon, Unit 1, predominately characterized as gravel, sand, and silt.

PALEONTOLOGICAL RESOURCES

Definition: Paleontological resources are the remains of prehistoric life that have been preserved in geologic strata. These remains are called fossils and include bones, shells, teeth, and plant remains (including their impressions, casts, and molds) in the sedimentary matrix, as well as trace fossils such as footprints and burrows. Fossils are considered older than 5,000 years of age (Society of Vertebrate Paleontology 2010) but may include younger remains (subfossils) when viewed in the context of local extinction of the organism or habitat, for example. Fossils are considered a non-renewable resource under state and county guidelines (Section II of this report).

Paleontology: Older, middle to early Pleistocene-aged very old alluvial fan deposits likely underlie the younger alluvial fan deposits at the surface, at an unknown depth. These Pleistocene deposits are exposed about one mile south of the Project (area in colored olive labeled "Qvof" in Exhibit 25) and are known to yield the fossilized bones of Pleistocene mammals, such as extinct bison, camels, and giant ground sloths in western Riverside County (Jefferson 1991). The closest known fossils from alluvial deposits similar to the Project are located just south of the Hemet- Ryan Airport, consisting of the bones

of an extinct horse and other unidentified large mammal remains (Kennedy 2006). These fossils are housed at the Western Science Center (WSC) in Hemet.

Professional Standards: The Society of Vertebrate Paleontology (2010) has drafted guidelines that include four categories of paleontological sensitivity for geologic units (formations) that might be impacted by a proposed Project, as listed below:

- *High Potential:* Rock units from which vertebrate or significant invertebrate, plant, or trace fossils have been recovered.
- *Undetermined Potential:* Rock units for which little information is available concerning their paleontological content, geologic age, and depositional environment, and that further study is needed to determine the potential of the rock unit.
- *Low Potential:* Rock units that are poorly represented by fossil specimens in institutional collections or based on a general scientific consensus that only preserve fossils in rare circumstances.
- *No Potential:* Rock units that have no potential to contain significant paleontological resources, such as high-grade metamorphic rocks and plutonic igneous rocks.

Using these criteria, based on the fossil record of the geologic formation at the Project, and the distribution of nearby fossil localities, the Project may be considered to have an undetermined potential to yield significant paleontological resources. The underlying Pleistocene very old alluvial deposits may be considered to have a high potential to yield significant paleontological resources.

Riverside County Sensitivity: The Riverside County Land Information System ranks the alluvial deposits at the subject property as having a "High (High B)" paleontological sensitivity. A "High B" ranking indicates that fossils may be encountered at or below four feet deep and may be impacted during excavation by construction activities (County of Riverside 2015b; County of Riverside Land Information System 2021).

CONCLUSION AND RECOMMENDATIONS

Research has revealed the presence of Holocene to late Pleistocene-aged young alluvial fan deposits mapped at the Project. The depth of the age transition from Holocene to late Pleistocene within these deposits is unknown. Pleistocene very old alluvial fan deposits likely underlie the young alluvial fan deposits at an unknown depth. In western Riverside County, Pleistocene alluvial fan deposits are known to yield terrestrial vertebrate fossils. Paleontological monitoring is recommended, beginning at a depth of four feet, in accordance with the County's assignment of a High B paleontological potential for the parcel. Monitoring of artificial fill or disturbed soils is not warranted.

Findings of Fact 28.a): Based on the analysis above, there is a potential for the Proposed Project to impact unknown paleontological resources during ground disturbing activities at the Project Site. However, implementation of Mitigation Measure GEO-1 would avoid or minimize potential Project impacts to paleontological resources. With implementation of these mitigation measures, impacts to paleontological resources would be reduced to a less than significant level.

Mitigation:

MM-PALEO-1: PRIOR TO ISSUANCE OF GRADING PERMITS:

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a Project-specific plan for monitoring site grading/earthmoving activities (Project paleontologist).
2. The Project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be

documented by the Project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted for approval by the County Geologist prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

a. A corresponding and active County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
b. PRIMP must be accompanied by the final grading plan for the subject Project.
c. Description of the proposed site and planned grading operations.
d. Description of the level of monitoring required for all earth-moving activities in the Project Area.
e. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
f. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
g. 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.
h. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
i. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
j. Procedures and protocol for collecting and processing of samples and specimens.
k. Fossil identification and curation procedures to be employed.
l. Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County "SABER Policy", paleontological fossils found in the County 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.
m. All pertinent exhibits, maps, and references.
n. Procedures for reporting of findings.
o. 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.
p. All reports shall be signed by the qualified paleontologist responsible for the report's content. All reports shall also be signed by all other parties responsible for the report's content (eg. Professional Geologist), as necessary. A signed electronic copy of the report, Project plans, and all required review applications shall be uploaded to the County's PLUS Online System: (https://planning.rctlma.org/sites/g/files/aldnop416/files/2023-06/PLUS%20Online%20Upload%20Instructions%20-%20Paleontology%20-%20Updated%20June%202023.pdf).
   Reports and/or review applications are not to be submitted directly to the County Geologist, Project Planner, Land Use Counter, Plan Check, or any other County office. In addition, the applicant shall submit proof of hiring (i.e., copy of executed contract, retainer agreement, etc.) a Project paleontologist for the in-grading implementation of the PRIMP.

Monitoring: Monitoring shall be conducted by the Project Paleontologist in coordination with the County Geologist.

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

29.a): DISPLACE PEOPLE OR HOUSING

The Project Site currently has a primary residence that houses a family of five and an ancillary residence that has one occupant. Therefore, the Project will displace six existing residents, The Proposed 36-unit apartment Project offers one-, two- and three-bedroom units that will generate approximately one hundred future residents, assuming 2.8 persons per unit. This offsets the loss of the two dwelling units and the six existing residents being displaced.

Findings of Fact 29.a): Based on this analysis, the Proposed Project does not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. Impacts will be less than significant.

Mitigation: No mitigation is required.

29.b): CREATE A DEMAND FOR ADDITIONAL HOUSING

The Proposed 36-unit apartment Project does displace two existing dwelling units and incrementally creates a demand to replace these units. However, the Proposed 36 unit apartment Project offers additional housing that offsets that loss by providing housing for approximately 100 new residents. The Applicant is proposing to offer housing affordable to households earning 80% or less of the County's median income and is working with the Riverside County Housing Authority to implement affordable housing within the Project.

Findings of Fact 29.b): Based on this analysis, the Proposed Project does not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income. The Project will create opportunities for additional affordable housing. This is a positive impact. There will be no negative impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

29.c):INDUCE SUBSTANTIAL UNPLANNED POPULATION GROWTH

The Riverside County General Plan – San Jacinto Valley Area Plan Land Use Plan designates the Project Site as Community Development Medium Density Residential (CD:MDR). This land use designation allows a density of from two (2) to five (5) dwelling units per acre. The Riverside County Zoning Code designates the eastern portion of the Project Site as R-3, Multi-family Residential, the western landlocked portion of the Project Site is Zoned A-1-5, Light Agriculture.

The General Plan Amendment is requesting a land use designation of Community Development: Very High Density Residential (CD:VHDR) that would allow from 14 to 20 dwelling units per acre. The proposed 36-unit apartment Project on 2.4 gross acres results in 15 dwelling units per acre (du/ac). The Zone Change is requesting the eastern landlocked portion of the Project Site be changed to R-3, Multi-family Residential, the same as the R-3 Zoning that currently exists on the western portion of the property.

The proposed GPA is a residential infill Project to increase density. The Project is consistent with the County's Vision and Planning Principles as stated in the General Plan. The foundational component (Community Development) will not be changing. Exhibits 20 and 21 document the Project Site is surrounded by similar multifamily residential uses and is conveniently located within walking distance of commercial retail along Florida Avenue – the major arterial in the community.

The Project Site fronts on Columbia Street and does not require the extension of roads or other infrastructure. Existing water, electricity, natural gas and sewer infrastructure are available adjacent to the Project Site

Findings of Fact 29.c): Based on this analysis, the Proposed Project does not induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) because the site is surrounded by similar multifamily residential uses or indirectly (for example, through extension of roads or other infrastructure) because no road or other infrastructure extensions are required. Impacts will 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
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, Riverside County Ordinance No. 659 Development Impact Fee Capital Improvement Plan (DIF Capital Improvement Plan).
Google Earth.

30. Fire protection services are provided by both the Hemet Fire Department and the Riverside County Fire Department. Both City and County Fire Department have contracts with the California Department of Forestry. The contract provides various fire related services, including emergency medical services,

fire prevention, disaster preparedness, fire safety inspections, hazardous materials business plan programs and plan reviews.

The service contract for fire protection includes a Regional Fire Protection Program with surrounding cities, such as Hemet and San Jacinto, wherein each city and the surrounding County area has access to and benefits from the services provided by fire stations in the other jurisdictions. Further, the Riverside County Fire Department operates under a Regional Fire Protection Program, which allows its fire stations to actively support one another regardless of geographic or jurisdictional boundaries.

When an emergency call is received, the station that is physically closest to the emergency will respond, even if the emergency is located outside the station's official "jurisdiction." This provides the community with the most effective and efficient method of emergency response and allows for the shared use of specialized equipment and personnel between neighboring communities.

At present, the Riverside County Fire Department has an International Organization for Standardization (ISO) fire insurance rating of Class 4.

The Riverside County Fire Department located at 25954 Standford Street is the closest fire station. it is located 0.8 miles east of the Project Site.

Hemet Fire Station No. 1 located at 220 North Juanita Street at the Hemet Civic Center is located approximately 1.5 miles west of the Project Site and has a response time of approximately 3 to 4 minutes. This Fire Station was built in 1960 and has three double bays and is capable of handling six fire apparatus. Hemet Fire Station No. 5 located at 120 North Hemet Street is located approximately 1.4 miles east of the Project Site and has a similar response time. This Fire Station was reopened in 2015. In addition to these two Fire Stations, the City of Hemet and Riverside County have five other Fire Stations that are from 3.1 miles to 6.5 miles distance from the Project Site.

The Project Applicant is required to pay development impact fees to account for potential impacts of the Proposed Project under Ordinance No. 659. The current fee for fire protection is $481 per unit. The Proposed Project includes all fire safety and suppression measures recommended by the County Fire Marshall, such as appropriate building materials, fire sprinklers, and paved fire access. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Findings of Fact 30: Based upon the Project design that meets Riverside County Fire Code, proposed fire equipment access requirements set forth by the County Fire Marshall and the payment of development impact fees set forth by Ordinance No. 659, the Proposed Project will not 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 County of Riverside Fire Department services. Impacts will be less than significant with the incorporated mitigation.

Mitigation: Standard conditions of approval required by the Riverside County Fire Marshall and Riverside County Ordinance 659..

Monitoring: Riverside County Plan Check process prior to the issuance of flammable construction building permits.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
31. Sheriff Services	☐	☐	☒	☐

Source(s): Riverside County General Plan, Safety Element, Riverside County Ordinance No. 659 Development Impact Fee Capital Improvement Plan (DIF Capital Improvement Plan).
Google Earth.

31. The Riverside County Sheriff Office serving the San Jacinto Valley area is located at 43950 Acacia Avenue, 3.4 miles east of the Project Site. The response time to the Project Site is approximately 4 to 5 minutes.

The Hemet Police Department has eight divisions and close to 100 sworn officers and support staff to protect & serve the citizens of the Hemet and the adjacent unincorporated area of Western Riverside County. The Hemet Police Department is located at 450 East Latham Avenue. Approximately 1.6 miles west of the proposed Project Site. The response time to the Project Site is approximately 3 to 4 minutes.

The Project Applicant is required to pay development impact fees to account for potential impacts of the Proposed Project under Ordinance No. 659 for County criminal justice infrastructure. The current fee for multi-family development is $1,015 per unit.

Findings of Fact 31: Based upon the payment of development impact fees set forth by Ordinance No. 659, the Proposed Project will not 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 County of Riverside Sheriff and the supporting Criminal Justice services. Impacts will be less than significant with the incorporated mitigation.

Mitigation: Standard conditions of approval required by Riverside County Ordinance 659.

Monitoring: Riverside County Plan Check process prior to the issuance of a building permit.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
32. Schools	☐	☐	☒	☐

Source(s): School District correspondence, GIS database, Hemet Unified School District Statutory School Fee (Level I) for residential construction is $4.79 per square foot, effective July 3, 2022.

32. The proposed Columbia Heights 36-unit residential Project is served by the Hemet Unified School District which has 13 elementary schools, 4 middle schools, 3 high schools and 3 alternative schools/education centers. School attendance is based on specific attendance areas. The schools serving the Project Site are Ramona Elementary School, Dartmouth Middle School and Hemet High School.

The Project is required to pay Hemet Unified School District (HUSD) school impact fees based on current Developers Fees for residential development set forth by the District and the State of California prior to the issuance of a building permit. The approved Alternative School Fee (Level II) for new residential construction is $4.79 per square foot, effective July 3, 2022. The proposed 36-unit, 38,556 square foot living area contained within the Columbia Heights Residential Apartment Project is currently required to pay the HUSD school district a developer fee of approximately $184,683.

Findings of Fact 32: Based on this information and documentation, with standard HUSD and State of California conditions of approval and the payment of the current HUSD's development impact fee prior

to the issuance of a building permit, the proposed Columbia Heights Apartment Project does not result in significant adverse impacts to school district facilities. This size of this residential apartment Project at this location does not require the construction of any new schools which could cause significant environmental impacts, in order to maintain acceptable school facilities or other performance objectives of the Hemet Unified School District. Impacts will be less than significant with the incorporated mitigation/standard conditions of approval.

Mitigation: Standard conditions of approval required by Hemet Unified School District Statutory School Fee (Level I) for residential construction effective July 3, 2022

Monitoring: Prior to the issuance of a building permit.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
33. **Libraries**	☐	☐	☒	☐

Source(s): Riverside County General Plan

33. The Hemet Public Library at 300 East Latham Avenue is located 1.6 miles west of the Project Site. The Riverside County Main Library is located at 3900 Mission Inn Avenue in Downtown Riverside.

As a standard condition of approval for multi-family residential projects, this Project is required to pay County Ordinance No. 659 development impact fees based upon the incremental increase in the demand for other public facilities prior to the issuance of a building permit. This includes current Ordinance No. 659 fees for Library Construction and Books/Media for the San Jacinto Valley is $120/unit for multifamily units,

Findings of Fact 33: Based upon the payment of development impact fees set forth by Ordinance 659, the Proposed Project will not 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 County of Riverside Library Facilities and Books. Impacts will be less than significant with the incorporated mitigation.

Mitigation: Standard conditions of approval required by Riverside County Ordinance 659.

Monitoring: Riverside County Plan Check process prior to the issuance of a building permit.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
34. **Health Services**	☐	☐	☒	☐

Source(s): Riverside County General Plan, County of Riverside Health Agency, Riverside County Department of Environmental Health, Google Earth.

34. Health Services are be provided by several public agencies and facilities within the region. The nearest hospital to the Project Site is Hemet Global Medical Center, located approximately one mile west of the Project Site. This Hospital provides cardiology care services / cardiac lab, primary stroke

center, orthopedic services, maternal child health services, vascular services, total joint replacement Ct/MRI scans, subacute long term care unit, skilled nursing facility, and 24-hour emergency services.

The Riverside County Health Agency provides services to County residents through the Riverside University Health System. The closest offices are located at 800 South Sanderson Avenue, approximately five miles west of the Project Site. Main Offices are located in Downtown Riverside
The Proposed 36-unit residential Project does not result in significant population increase that would generate additional demand for health services. The incremental demand for less than one hundred (100) residents for the Proposed Project is expected to be met by the existing nearby Riverside County Health Agency offices, the Hemet Global Medical Center, Kaiser Hospital, Valley Health System Services, Riverside County In Home Supportive Services, Riverside County Mental Health Services and other nearby urgent care facilities.

Findings of Fact 34: Based on the documentation of the proximity of existing health providers in the area of the Proposed Project and the Project's incremental increase in population, the Project impacts on existing public agency and private health facilities will 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
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, City of Hemet and San Jacinto Parks and Recreation Web Site. Valley-Wide Recreation & Park District 2020 Master Plan Update.

35,a): INCLUDE RECREATION FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATION FACILITIES

The Proposed 36-unit apartment Project incorporates close to 10,000 square feet of recreational areas that include sheltered picnic and barbeque areas, a tot lot and common open space for resident activities. This Project does not require the construction or expansion of offsite recreation facilities.

The City of Hemet has twelve (12) parks that encompass over 100 acres in close proximity to the Project Site. This includes the 60-acre Brubaker Community Park, the 12=acre Gibble Park and the 16-acre Mary Henley Park. There is also the 483-acre Simpson Wilderness Park that is located approximately

4 miles south of the Project Site. The City of San Jacinto has over thirty (30) parks that offer over 170 acres of varied park and recreation opportunities. The Valley-Wide Recreation and Park District operates an Aquodic Center, a Sports Park and the 36-acre Valley-Wide Regional Park.

The County of Riverside Ordinance 659, Section 7 for the San Jacinto Valley Area Plan sets forth a development impact fee of $591 per unit for Regional Parks and $137 per unit for Regional Trails.

Findings of Fact 35.a): Based upon the existing park and recreation opportunities that exist in the surrounding area and payment of development impact fees set forth by Ordinance 659, the Proposed Project includes recreational facilities but does not require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Impacts will be less than significant with the incorporated mitigation.

Mitigation: Standard conditions of approval required by Riverside County Ordinance 659.

Monitoring: Riverside County Plan Check process prior to the issuance of a building permit.

35.b): INCREASE THE USE OF EXISTING PARKS

See response to 35.a) above. Riverside County, the Cities of Hemet and San Jacinto and the Valley-Wide recreation and Park District offer extensive park and recreation opportunities nearby and surrounding the Project site.

Findings of Fact 35.b): Based upon the existing park and recreation opportunities that exist in the surrounding area and payment of development impact fees set forth by Ordinance 659, and the Project's proposed Tot Lot and BBQ areas. the Proposed Project does not 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. This impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

35.c): LOCATED WITHIN A COMMUNITY SERVICE AREA

The Proposed Project is located within the Valley-Wide Recreation and Park District. This District was formed on July 27, 1972, to provide recreation and park services and now serves residents within an 800-square-mile area encompassing Hemet, San Jacinto, Valle Vista, Sage, Aguanga, Winchester, Menifee, and French Valley.

In January 1987, the Board of Supervisors of Riverside County adopted an amendment to the County's General Plan that would govern the implementation of the Quimby Act, which was established by the State of California in 1965 to allow local jurisdictions to accept dedications of land, payment of fees in lieu thereof, or a combination of both, for park and recreation purposes. The District's initial Master Plan was prepared in 1987, in part to serve as a mechanism by which to acquire parkland dedications and/or payments of fees for the subdivision of land within the District boundaries. In 1999, the updated master plan focused on the growth and development of park and recreation needs for the next 10 years, including the establishment of Landscape Maintenance Districts (LMDs). In 2010, the updated master plan provided a working document that focused the District to meet current needs, positioned the District for future expansion, and allowed the District to address changing demographics and future recreation trends.

Today, the District operates and maintains: • 80+ parks and facilities • 11 community centers • 1 aquatic center • 2 dog parks • 61 ball fields • 40 soccer fields • 13 tennis courts • 10+ pickle ball courts • 1 golf course • 60+ miles of streetscape.

The District adopts budgets every two years and is funded by four sources of revenue: property tax, program fees, benefit assessments, and grants. Property tax and benefit assessments cover the cost of administration, maintenance, acquisition, capital improvements, debt payments (certificates of participation), utilities, and operations. Program fees cover the cost of programs which are self-sustaining. Grant funds can only be used for their specific intended purpose.

Findings of Fact 35.c): Based on this documentation, the District's funding sources and payment of development impact fees set forth by Ordinance 659, the Proposed Project is located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan and pays appropriate taxes and development impact fees that do not result in a negative impact to this Special District. This impact is considered less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
36. **Recreational Trails** a. Include the construction or expansion of a trail system?	☐	☐	☐	☒

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System, County of Riverside General Plan San Jacinto Valley Area Plan, Valley-Wide Recreation & Park District 2020 Master Plan Update.

36.a): CONSTRUCTION OR EXPANSION OF A TRAIL SYSTEM

The Proposed Columbia Heights 36-unit Apartment Project is a residential infill Project that is not located adjacent to or near the County's Recreational Trails or Bikeway System. The Project does provide safe access the Columbia Street and the area's main commercial corridor, Florida Avenue, just north of the Project Site. The Project does not include the construction of a portion of a trail system but does comply with Ordinance 659 and pays development impact fees of $137 per unit that is directed toward Regional Multipurpose Trails in the surrounding area.

Findings of Fact 36a): Based on this documentation the proposed Infill residential Project does not include the construction of a trail system but does contribute to the expansion and maintenance of the County's Recreational Trails and Bikeway System through the payment of development impact fees set forth by Ordinance 659. Therefore, there will be 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
TRANSPORTATION Would the project:				
37. Transportation a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☐	☐	☒	☐
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐

c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
d. Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☐	☒
e. Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
f. Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐

Source(s): Riverside County General Plan, OPR and Riverside County Guidelines and the Western Riverside Council of Governments (WRCOG) Online Screening Tool., ITE Trip Generation, 11th Edition, for Land Use 220 "Multifamily Housing (Low-Rise)", Columbia Heights Apartment Project Transportation Study – VMT Screening Analysis, *Translutions, Inc.* February 2022. Project Application Materials and Site Plan.

37.a) CIRCULATION SYSTEM CONFLICT

The Columbia Heights Apartment Project Transportation Study – VMT Screening Analysis was prepared by *Translutions, Inc.* and is included as Technical Appendix J. Trip generation for the Project is based on rates for Land Use 220 "Multifamily Housing (Low-Rise)" from the ITE Trip Generation, 11th Edition.

Riverside County Guidelines include VMT analysis methodologies, screening tools, and thresholds to address changes to CEQA pursuant to SB-743. The OPR, in their Technical Advisory, also includes screening thresholds. Based on both the OPR and County Guidelines, if a Project is located in a low VMT area based on the Western Riverside Council of Governments (WRCOG) Online Screening Tool, the Project can be considered to have a less than significant impact on VMT and a detailed VMT analysis is not required. Table 19 summarizes the Columbia Heights Apartment Project trip generation.

Table 19
Project Trip Generation

Land Use	Units	AM Peak Hour			PM Peak Hour			Peak Hour Total	Daily Total
		In	Out	Total	In	Out	Total		
Apartments									
Trip Generation	36 DU	0.10	0.30	0.40	0.32	0.19	0.51	1.82	6.74
Rates 1		3	11	14	12	6	18		243
Trip Generation									
Total Trip Generation		3	11	14	12	6	18	32	243

Notes: DU = Dwelling Unit
1 Trip generation based on rates for Land Use 220 - "Multifamily Housing (Low-Rise)" from Institute of Transportation Engineers' (ITE) *Trip Generation* (11th Edition).
Source: *Translutions, Inc.*

As shown in Table 19, the Project is anticipated to generate 14 trips during the a.m. peak hour, 18 trips during the p.m. peak hour, and 243 net new daily trips. The Project generates less than 50 trips in any peak hour. The Project's 32 total peak hour trip generation are below the thresholds of significance requiring a traffic analysis. The Project is also located in a low VMT area, and therefore, exempt from a detailed VMT analysis. Therefore, based upon the OPR and County Guidelines and the Western Riverside Council of Governments (WRCOG) Online Screening Tool, a traffic study is not required for this Project. Based on the Western Riverside Council of Governments (WRCOG) Online Screening Tool, the Project can be considered to have a less than significant impact on VMT and a detailed VMT analysis is not required.

The Project Site has a 132-foot frontage along Columbia Street between Florida Avenue and Acacia Avenue. The County required half width improvements include additional paved width, curb, gutter and an eighteen-foot-wide sidewalk. This provides safe and adequate access to public transit available along Florida Avenue, and for safe roadway, bicycle and pedestrian access to the surrounding circulation system.

Pursuant to Ordinance No. 659 current development impact fees, the Project is required to pay the current Multi-family Traffic Improvement Facilities and Traffic Signals fees of $362 a unit.

Findings of Fact 37a): Based on the above WRCOG Screening Analysis Criteria, and County Guidelines for VMT analysis, the Project's required half width improvements to Columbia Street that abuts the Project Site, and based on Ordinance 659 development impact fees that must be paid prior to issuance of a building permit, the Proposed Project does not conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37.b) CEQA GUIDELINES 15064.3.(b)

State CEQA Guideline Section 15064.3 sets forth criteria for determining the Significance of Transportation Impacts. Subsection (b) states:

Criteria for Analyzing Transportation Impacts.

(1) Land Use Projects. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease vehicle miles traveled in the Project Area compared to existing conditions should be presumed to have a less than significant transportation impact.

(2) Qualitative Analysis. If existing models or methods are not available to estimate the vehicle miles traveled for the particular Project being considered, a lead agency may analyze the Project's vehicle miles traveled qualitatively. Such a qualitative analysis would evaluate factors such as the availability of transit, proximity to other destinations, etc. For many projects, a qualitative analysis of construction traffic may be appropriate.

Methodology. A lead agency has discretion to choose the most appropriate methodology to evaluate a Project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a Project's vehicle miles traveled and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revisions to model outputs should be documented and explained in the environmental document prepared for the Project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.

The analysis in Section 37.a) concludes that The Project's 32 total peak hour trip generation are below the thresholds of significance requiring a traffic analysis. The Project is also located in a low VMT area, and therefore, exempt from a detailed VMT analysis. Therefore, based upon the OPR and County Guidelines and the Western Riverside Council of Governments (WRCOG) Online Screening Tool, a traffic study is not required for this Project. Based on the Western Riverside Council of Governments (WRCOG) Online Screening Tool, the Project can be considered to have a less than significant impact

on VMT and a detailed VMT analysis is not required.

In addition, the Project Site is located within one-half mile of a Riverside Transit Authority (RTA) fixed transit Route 28 that travels along Florida Avenue with stops less than one-eighth a mile away and connections throughout Hemet, San Jacinto and the surrounding County areas

Findings of Fact 37.b): Based on the criteria set for in Sections 37.b)(1) and (2) above, and the Western Riverside Council of Governments (WRCOG) and the County of Riverside Online Screening Tools, and the RTA's access to nearby public transit, the Project can be considered to have a less than significant impact on VMT, detailed VMT analysis is not required. Therefore, the Proposed Project does not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). There will be no significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37.c): HAZARDS DUE TO DESIGN OR INCOMPATIBLE USES

The infill residential Project Site has a 132-foot frontage along Columbia Street between Florida Avenue and Acacia Avenue. The County required half width improvements include additional paved width, curb, gutter and a sidewalk. This provides safe and adequate access to public transit available along Florida Avenue, and for safe roadway, bicycle and pedestrian access to the surrounding circulation system. The intersection of Florida Avenue and Columbia Street is signalized for safe turning movements. The Project does not propose or result in any sharp curves or dangerous intersections and does not propose any incompatible uses that would create a hazardous design feature.

Findings of Fact 37.c): Based on the documentation above, the Proposed Project does not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37.d): ROAD MAINTENANCE

See response to 37,c) above. The Project is required to maintain private driveways and parking areas within the Project Site. The Project is required to comply with County Ordinance 659 which sets forth a one-time development impact fee for incremental impacts on the County's highway system, which includes ongoing maintenance. The 32 peak hour trips and 243 daily trips generated by the 36-unit apartment Project does not create a specific significant maintenance effect on Columbia Street, Florida Avenue or any other public right-of-way in the surrounding area. Driveways within the Project Site will be maintained by the Applicant.

Findings of Fact 37.d): Based on the documentation above and in 37.d), the Proposed Project does not cause an effect upon, or a need for new or altered maintenance of roads. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37.e): CIRCULATION DURING PROJECT CONSTRUCTIONS

The Project Site has a 132-foot frontage along Columbia Street between Florida Avenue and Acacia Avenue. The County required half width improvements include additional paved width, curb, gutter and

a sidewalk. This construction will not require the closure of Columbia Street or disrupt circulation or access to adjacent or surrounding properties. Short-term daily traffic resulting from construction related vehicles is estimated to generate significantly less than the of the 36-unit apartment Project and does meet the WRGOG or County VMT threshold requirement for a separate VMT analysis. Installation of the County required right-of-way improvements within Columbia Street described above and short-term construction vehicle traffic will not cause a significant adverse effect on traffic along Columbia Street or other surrounding street.

Findings of Fact 37.e): Based on the documentation above the Proposed Project does not cause a significant effect upon circulation during the Project's construction. There will be no impacts,

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

37.f): EMERGENCY ACCESS

f) The Project's interior driveways and circulation system have been designed to meet Riverside County Fire Marshall standards for all County fire truck turning movement requirements. Project plans show all gates and indicate whether they are sliding or swinging. The plans provide a truck turning template showing how emergency vehicles will circulate within the site and show how an emergency vehicle will turn around to exit from the access adjacent to all proposed buildings. The plans show the location of all existing and proposed hydrants and provide elevations/ building heights and square feet. The Project's proposed driveways and circulation system do not affect access to adjacent and nearby uses or emergency access to the uses.

Findings of Fact 37.f): Based on the documentation above the Proposed Project does not result in inadequate emergency access or access to nearby uses. There will be 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
38. **Bike Trails** a. Include the construction or expansion of a bike system or bike lanes?	☐	☐	☐	☒

Source(s): Riverside County General Plan, San Jacinto Area Plan, Hemet General Plan, San Jacinto General Plan, Google Earth.

38.a): Notable trails within the San Jacinto Area Plan include a Class I Bike Path/Regional Trail System that runs through the southern part of the plan area near the Diamond Valley Recreation Area. The path connects with another regional trail system that runs both in the southern half of the area plan and along the San Jacinto River. The trail capitalizes on the natural features of the area and creates access to the river for area residents. The regional trail also connects with another bike path that follows State Route 79.

The closest existing bike path is located approximately 0.15 miles north of the Project Site along both sides of Florida Avenue. There are no existing bike trails on Columbia Street. The Project does not propose or include the construction or expansion of a bike system or bike lanes. The Columbia Heights 36-unit infill Apartment Project is not located next to or designated for public rights-of-way bike lanes

or a bike trail system by either the City of Hemet or Riverside County. However, the Project is constructing the full half-width of Columbia Street adjacent to the Project Site that includes a 14-foot wide area within the public right of way. This are includes landscaping and a 6-foot wide sidewalk that can safely connect bicyclists to the existing bile lanes along Florida Avenue. The Project is also contributing to the expansion and improvement of bike lanes through the payment of circulation development fees required by County Ordinance 659.

Findings of Fact 38.a): Based on the documentation above the Proposed Project does not include the construction or expansion of a bike system or bike lanes, There will be 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
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, Phase I Cultural Resources Assessment for the Columbia Heights Apartment Project, PAR 200034, Riverside County, California, APN 438-220-002, *Brain F. Smith and Associates, Inc,* February 2022; Phase I Cultural Resources Assessment for the Columbia Heights Apartment Project, PAR200034, Riverside County, California, Appendix B, *Brian F. Smith, Inc.* March 2022; On-Site Inspection, Project Application Materials,

39.a & b):

Archaeological/Historical Records Search: An archaeological records search was requested from the Eastern Information Center (EIC) at the University of Riverside on November 23, 2021. The records search indicates that 26 historic resources that have been recorded within one mile of the Project. Land Patent records held by the Bureau of Land Management (BLM) and accessible through the BLM General Land Office (GLO) website were also reviewed for pertinent Project information. In addition, archival research was conducted utilizing historic maps, aerial photographs, newspapers, the Robert J. Fitch County of Riverside Archives, County Assessor's data, and Ancestry.com. Further, the BFSA

research library was also consulted for any relevant historical information.

Native American Consultation: Brian F. Smith and Associates (BFSA) requested a review of the SLF by the NAHC to determine if any recorded Native American sacred sites or locations of religious or ceremonial importance are present near the Project. The Native American Heritage Commission (NAHC) Sacred Lands File (SLF) results were negative for the presence of sacred sites or locations of religious or ceremonial importance near the Project.

Findings of Fact 39.a & b):

SB18
Senate Bill 18 (SB18) also called the Traditional Tribal Cultural Places bill was signed into law September of 2004 and took effect March 1, 2005. SB 18 refers to PRC §5097.9 and 5097.995 which defines cultural places as: • Native American sanctified cemetery place of worship, religious or ceremonial site, or sacred shrine (PRC §5097.9). • Native American historic, cultural, or sacred site, that is listed or may be eligible for listing in the California Register of Historic Resources pursuant to Section 5024.1, including any historic or prehistoric ruins, any burial ground, any archaeological or historic site (PRC §5097.993). SB 18 established responsibilities for local governments to contact, provide notice to, refer plans to, and consult with California Native American Tribes that have been identified by the NAHC and if that tribe requests consultation after local government outreach as stipulated in Government Code (GC) §65352.3. The purpose of this consultation process is to protect the identity of the cultural place and to develop appropriate and dignified treatment of the cultural place in any subsequent Project. The consultation is required whenever a general plan, specific plan, or open space designation is proposed for adoption or to be amended. In addition to the requirements stipulated above, SB 18 amended GC §65560 to "allow the protection of cultural places in open space element of the general plan" and amended Civil Code §815.3 to add "California Native American tribes to the list of entities that can acquire and hold conservation easements for the purpose of protecting their cultural places."

As part of the application process, California Native American Tribes must be given the opportunity to consult with the County for the purpose of preserving, mitigating impacts to, and identifying cultural places located on Project land.

In compliance with Senate Bill18 (SB18), Riverside County requested a Sacred Lands File search and a consultation list from the Native American Heritage Commission ("NAHC") of tribes whose historical extent includes the Project Area. Project notices were sent on August 22, 2022. The only tribe to request SB18 consultation was the Soboba Band of Luiseno Indians, who responded in an emailed letter dated October 07, 2022.

AB52
Changes in the California Environmental Quality Act, effective July 2015, require that the County address a new category of cultural resources – tribal cultural resources – not previously included within the law's purview. Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this Project were mailed to all requesting tribes on August 22, 2022.

No response was received from the Pechanga Band of Luiseno Indians, Rincon Band of Luiseno Indians, the Santa Rosa Band of Cahuilla Indians, Ramona Band of Cahuilla Mission Indians, Pala Band of Mission Indians, Cahuilla Band of Indians or the Colorado River Indian Tribe.

The Agua Caliente Band of Cahuilla Indians responded in an emailed letter dated September 29, 2022, declining consultation and the Quechan Historic Preservation Officer responded on August 23,2022 deferring consultation to closer tribes.

The Soboba Band of Luiseno Indians responded in an emailed letter dated October 07, 2022, requesting to consult on this Project. Project documents were provided to the tribe on October 17, 2022, and this meeting was discussed on March 15, 2023. No tribal cultural resources were identified by Soboba and consultation was concluded the same day. Although no specific physical Tribal Cultural Resources were identified, Soboba expressed concerns that the Project has the potential for as yet unidentified subsurface tribal cultural resources. The tribe requested that a Native American monitor be present during ground disturbing activities so any unanticipated finds will be handled in a timely and culturally appropriate manner. Therefore, a Native American monitor will be required to be present during ground disturbing activities associated with this Project (TCR-01) . In addition, the Project will be required to adhere to State Health and Safety Code Section 7050.5 in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. (TCR-02).

CEQA requires the Lead Agency to address any unanticipated cultural resources discoveries during Project construction. Therefore, a condition of approval that dictates the procedures to be followed should any unanticipated cultural resources be identified during ground disturbing activities has been placed on this Project. (TCR-03)

With the inclusion of the following mitigation measures, impacts to tribal cultural resources will be less than significant.

Mitigation:

MM-TCR-01 Native American Monitor

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the Project Site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. Activities will be documented in Tribal Monitoring Notes which will be required to be submitted to the County Archaeologist prior to grading final inspection. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

MM-TCR-02 Human Remains

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

MM-TCR-03 Unanticipated Resources

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit. If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the Project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc.) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis. Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

** If not already employed by the Project developer, a County approved archaeologist shall be employed by the Project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

Monitoring: Monitoring shall be conducted by a qualified Native American monitor in coordination with the Project Archaeologist.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☐	☐	☒	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☐	☐	☒	☐

A. **Source(s):** Environmental Protection Agency Website on Water Usage; Lake Hemet Municipal Water District 2015 Urban Water Management Plan; Lake Hemet Municipal Water District Will Serve Letter, Statement of Water and Sewer Availability, February 14, 2022; Easter Municipal Water District Web Site; Riverside County Flood Control and Water Conservation District (RCFC) Web Site; Riverside County Ordinance 859 Water Efficient Landscape Requirements, November 2009. Wikipedia; Project Specific Preliminary Water Quality Management Plan for the Columbia Heights 36-Unit Apartment Project, *HP Engineering, Inc.* September 2023; Preliminary Hydrology Study & Hydraulics Report for 36-Unit Apartment Complex, *HP*

Engineering, Inc., August 2023. Telephone conversations with Lake Hemet Municipal Water District Engineer Jason Venerable, July 2024.

40.a) EXPANDED WATER, SEWER, WASTEWATER TREATMENT OR STORMWATER DRAINAGE SYSTEMS,

Water: The Lake Hemet Municipal Water District (LHMWD) currently provides domestic potable water service to the Project Site. LHMWD's 2015 Urban Water Management Plan (UWMP) was adopted in 2016. Water planning is an essential function of water suppliers but becomes critical as California grapples with ongoing drought and expected long-term climate changes. Prior to the adoption of the Urban Water Management Planning (UWMP) Act, there were no specific requirements that water agencies conduct long-term resource planning. While many water agencies conducted long-term water supply and resource planning prior to the Act, those that did not were left vulnerable to supply disruptions during dry periods or catastrophic events.

The UWMP Act has been modified over the years in response to the State's water shortages, droughts, and other factors. A significant amendment was made in 2009, after the drought of 2007- 2009 and as a result of the governor's call for a statewide 20 percent reduction in urban water use by the year 2020. This was the Water Conservation Act of 2009, also known as SB X7-7. This Act required agencies to establish water use targets for 2015 and 2020 that would result in statewide savings of 20 percent by 2020.

According to the Environmental Protection Agency (EPA), a typical family of four uses approximately 300 gallons per day (gpd). The LHMWD's 2015 UWMP indicates in 2010, a typical single family home uses approximately 0.46 acre feet of water. There are 325,851 gallons in an acre-foot of water, so in 2010 a single family home used approximately 410 gallons per day within the LHMWA's service area. Other water purveyors in the Southern California area indicate apartments and townhomes typically use about 20 percent less than a single family home, so this analysis estimates each apartment unit will each utilize approximately 325 gallons per day (GPD). Given the Project proposes 36 apartment units, and is removing 2 residential units, the residential use will utilize approximately 11,050 GPD. The County of Riverside enforces California Water Resources Control Board (CWRC) requirements that mandate water conserving fixtures in all new dwelling units. This Project must document that all interior water fixtures meet state low flow requirements prior to issuance of a building permit.

The proposed Project must also meet Riverside County Ordinance 859, which sets forth specific water conservation measure for landscape irrigation (See Exhibit 10b, Conceptual Landscape Plan, Sheet 2, Landscape Water Use Calculations Chart) . The Columbia Heights Landscape Plan incorporates a water efficient irrigation system that meets those requirement. The Chart on Page 2 of the Landscape Plans documents the Project will have a Maximum Annual Water Allowance (MAWA) of 5,223 cubic feet of water annually. Given there are 7.481 liquid gallons of water per cubic foot, the Project will utilize approximately 107 GPD for landscaping. This results in an overall daily water consumption of approximately 11,160 GPD

The LHMWD currently has an 8-inch water line in Columbia Street adjacent to the Project Site and provides water service to the two existing residences on the property. The Water District has provided a conditional "Will Serve Letter" that is contained in this Environmental Assessment – Initial Study's Technical Appendix L.

In July 2024, the Eastern Municipal Water District (EMWD) initiated a new San Jacinto Valley Groundwater Treatment Facility. EMWD has previously completed four new groundwater wells and pipelines that will deliver water to the Valley. Projected to be operational in the spring of 2026, the facility will use filtration media technology to remove iron and manganese from local groundwater supplies in the Valley. Once the water leaves the treatment facility, it will be delivered to homes and businesses throughout the region, helping to increase EMWD's local water supplies. At peak capacity, the facility would produce more than 11,000 acre feet of clean and safe water per year -- enough for

more than 25,000 households annually.

Wastewater Treatment: The Eastern Municipal Water District (EMWD) provides wastewater services to approximately 239,000 customers within its service area and currently treats approximately 43 million gallons per day of wastewater at its four active regional water reclamation facilities through 1,813 miles of sewer pipelines. EMWD has five regional water reclamation facilities which treat approximately 46 million gallons of wastewater every day.

In 2015, EMWD completed wastewater treatment improvements that increased its maximum capacity to 14 million gallons per day in the San Jacinto Planning Area. The new facility increase capacity preparing EMWD for the anticipated growth in population and development throughout the San Jacinto Valley. It was also designed to meet more stringent state regulations for the treatment of wastewater and the production of recycled water. Today the plant currently treats 7 million gallons per day. The expansion of the plant allowed EMWD to receive wastewater from throughout the San Jacinto Valley and, through a mostly biological process, transform it into tertiary-level recycled water. That recycled water is pumped through a separate distribution system and delivered to the region for non-potable reuse. Those uses include water for irrigation of crops, golf courses, school fields, parks, and landscape medians. The facility also has 2 megawatts (1000 kilowatts) solar arrays that help reduce the electrical energy needs of the plant. Recycled water is not currently available or used within EMWD service area. The nearest recycled water pipeline is 21/2 miles from the Project Site service area. However, EMWD staff have discussed potential pipeline options and demand estimates for potential future recycled water availability to the Hemet and San Jacinto area.

Online sources estimate each person in the United States generates approximately 200 liters per person per day for a household of four persons, or 800 liters. This equals approximately 211 gallons per household per day (Wikipedia). This analysis is using closer to the estimated water consumption each apartment is generating at 80 percent of its daily water consumption, which is approximately 325 GPD. Therefore, the estimated wastewater generated by each apartment unit at 80 percent is approximately 260 GPD. This totals approximately 9,360 gpd for the 36-unit Project. Given the EMWD currently has approximately 7 mgd capacity available, the Proposed Project will consume approximately 0.0013 percent of EMWD's remaining capacity. EMWD's capacity of 14 MGD with 7 MGD still available demonstrates this Project does not require the construction of new or expanded sewer treatment facilities. According to the LHMWD, there is an 8-inch sewer line in Columbia Street adjacent to the Project Site that has sufficient sewer capacity to accommodate the Project's increased incremental increase in flow. Sewer installation and connection fees in place at the time of development will be collected by LHMWD. No new or expanded treatment facilities or local sewer lines are required as a result of Project implementation.

Storm Drains: The Riverside County Flood Control and Water Conservation District (RCFC) is responsible for the management of regional drainage within and in the vicinity of the San Jacinto Valley, including rivers, major streams and their tributaries, and areas of significant sheet flows. The District is empowered with broad management functions, including flood control planning and construction of drainage improvements for regional flood control facilities, as well as watershed and watercourse protection related to those facilities. To carry out their mandate, the RCFC also has power of taxation, bonded indebtedness, land and water rights acquisition, and cooperative partnerships with local, state, and federal agencies. The Riverside County Board of Supervisors is the official decision-making body for RCFC.

The RCFC's Local Implementation Plan (LIP) describes the specific Urban Runoff management programs and activities that are implemented to comply with the requirements of the Municipal Separate Storm Sewer System (MS4) Permit, Order No. R8-2010-0033, issued to the Riverside County Permittees in the Santa Ana Region (SAR) by the Santa Ana Regional Water Quality Control Board (Santa Ana Regional Board) on January 29, 2010 (2010 SAR MS4 Permit). This is the fourth MS4 Permit that has been issued to Riverside County by the Santa Ana Regional Board. This LIP provides

a description of the programs and activities that the Riverside County Flood Control and Water Conservation District (District) is implementing to comply with the 2010 SAR MS4 Permit and to reduce pollutants in Urban Runoff to the Maximum Extent Practicable (MEP). This LIP will be updated at least annually to incorporate new and revised compliance programs specified in the 2010 SAR MS4 Permit.

In general, this LIP provides details regarding the District's implementation of the programs described for the SAR in the latest version of the Riverside County Drainage Area Management Plan (DAMP). The LIP is the principal document that comprehensively translates the MS4 Permit requirements into actions that the District implements to manage water quality in the MS4. The DAMP describes the overall Urban Runoff management strategies being implemented by the Permittees in the SAR of Riverside County. The terms and acronyms used in this LIP are defined in the glossary of the DAMP. To assist in facilitating correlation, references to the applicable section(s) of the 2010 SAR MS4 Permit are provided for each of the compliance activities presented in the LIP.

The Clean Water Act of 1987 established requirements for discharges of Urban Runoff from MS4s under the National Pollutant Discharge Elimination System (NPDES) program. The 2010 SAR MS4 Permit regulates discharges of Urban Runoff from MS4 facilities in the SAR of Riverside County. The Permittees covered under the 2010 SAR MS4 Permit are the County of Riverside, the Riverside County Flood Control and Water Conservation District (District), and the Cities of Riverside County in the SAR. Each Permittee is responsible for compliance with the 2010 SAR MS4 Permit. The 2010 SAR MS4 Permit was issued to the Riverside County Permittees by the Santa Ana Regional Board on January 29, 2010.

Within the jurisdictional boundaries of the District, additional MS4 storm drains, channels and basins may be present that are not owned by the District. These may include MS4 owned/operated by other Permittees of the 2010 SAR MS4 Permit, and other non-MS4 Permittee entities, including federal, state, tribal, and private MS4 systems. The Lake Hemet Municipal Water District (LHMWD) owns and operates the sewer system that serves the Project Site.

Stormwater: The Riverside County Flood Control District has existing storm drain line facilities in the vicinity of the Project Site and has an 18-inch inch storm drain within Columbia Street adjacent to the Project Site.

Current stormwater flows from the Project Site toward the existing stormwater infrastructure will be the same or less than existing conditions through the implementation of the Project's Preliminary Water Quality Management Plan (WQMP). The Project proposes a drainage and stormwater capture system that filters pollutants and discharges into subsurface chambers the percolate back into the groundwater system. This filtration and underground system has been designed to meet the required Santa Ana Regional Water Quality Control Board (SARWQCB) MS4 standards for specific site hydrologic conditions. The Project's Grading Plan (Exhibit 19, Hydrology Section) shows the location of the stormwater system and details of the filtration system and underground storage chambers.

Section F. of the WQMP, Hydrologic Conditions of Concern (HCOC) Analysis, documents. Additional LID BMPS are implemented onsite to mitigate potential erosion or habitat impacts as a result of HCOCs. This is being conducted by an evaluation of site-specific conditions utilizing accepted professional methodologies published by entities such as the California Stormwater Quality Association (CASQA), the Southern California Coastal Water Research Project (SCCRWP), or other Co-Permittee approved methodologies for site-specific HCOC analysis.

The pre-development hydrograph has been compared with the post-development hydrograph, for a 2-year frequency storm. Generally, the hydrologic conditions of concern are not significant, if the post-development hydrograph is no more than 10% greater than pre-development hydrograph. In cases where excess volume cannot be infiltrated or captured and reused, discharge from the site must be limited to a flow rate no greater than 110% of the pre-development 2-year peak flow. The increased flow due to the Proposed Project is being mitigated to a level that meets SARWQCB low impact

development standards through the use of a filtration system and onsite underground storage chambers.

As a standard condition of approval, the County of Riverside Building Department must review and approve a Final Water Quality Management Plan prior to the issuance of a grading and/or building permit.

The existing stormwater infrastructure is of sufficient size to accommodate the mitigated stormwater flows required to serve the new proposed apartment use. The Project proposes to meet Regional Water Quality Control Board and County "low impact development (LID) requirements that require on-site retention and infiltration of initial stormwater flows. No new or expanded local or regional storm drain facilities are required to support the proposed 36-unit apartment Project. The Project is required to pay incremental storm drain improvement fees to the County that cover costs related to ongoing fair share maintenance and operation of stormwater infrastructure prior to the issuance of a building permit.

The Federal Emergency Management Agency (FEMA) has mapped many of the areas of the United States subject to flooding from 100-year storms. The resulting documents, FEMA Flood Insurance Rate Maps (FIRMs), serve as the basis for determining the need for and availability of federal flood insurance. According to the National Flood Insurance Program, Flood Insurance Rate Map No. 06065C2105G, last revised August 28, 2008, this map is noted "Other Flood Areas." The Project Site is in "Zone X", which is "areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depth of less than 1 foot or within drainage areas less than 1 square mile." The Site Plan for the Columbia Heights Apartment Project demonstrate proposed building, landscaping, parking lot and stormwater catch basin improvements will not significantly impede or redirect flood flows.

Findings of Fact 40.a): Based upon this documentation, the Columbia Heights Apartment Project does not 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. Impacts will be less than significant with State of California, Riverside County and Lake Hemet Municipal Water District standard conditions of approval applied.

Mitigation: No mitigation is required with standard conditions of approval applied Monitoring: No monitoring is required.

40.b): SUFFICIENT WATER SUPPLIES

According to the Environmental Protection Agency (EPA), a typical family of four uses approximately 300 gallons per day (gpd). The LHMWD's 2015 UWMP indicates in 2010, a typical single family home uses approximately 0.46 acre feet of water. There are 325,851 gallons in an acre-foot of water, so in 2010 a single family home used approximately 410 gallons per day within the LHMWA's service area. Other water purveyors in the Southern California area indicate apartments and townhomes typically use about 20 percent less than a single family home, so this analysis estimates each apartment unit will each utilize approximately 325 gallons per day (GPD). Given the Project proposes 36 apartment units, and is removing 2 residential units, the residential use will utilize approximately 11,050 GPD. The County of Riverside enforces California Water Resources Control Board(CWRC) requirements that mandate water conserving fixtures in all new dwelling units. This Project must document that all interior water fixtures meet state low flow requirements prior to issuance of a building permit.

The proposed Project must also meet Riverside County Ordinance 859, which sets forth specific water conservation measure for landscape irrigation (See Exhibit 10b, Conceptual Landscape Plan, Sheet 2, Landscape Water Use Calculations Chart) . The Columbia Heights Landscape Plan incorporates a water efficient irrigation system that meets those requirement. The Chart on Page 2 of the Landscape Plans documents the Project will have a Maximum Annual Water Allowance (MAWA) of 5,223 cubic feet of water annually. Given there are 7.481 liquid gallons of water per cubic foot, the Project will utilize

approximately 107 GPD for landscaping. This results in an overall daily water consumption of approximately 11,160 GPD.

The LHMWD currently has an 8-inch water line in Columbia Street adjacent to the Project Site and provides water service to the two existing residences on the property. The Water District has provided a conditional "Will Serve Letter" that is contained in this Environmental Assessment – Initial Study's Technical Appendix L.

Findings of Fact 40.b): Based upon documentation in Section 40.a), documentation in this Section and current national, state, regional, County and Water District standards and conditions of approval, the Lake Hemet Municipal Water District has and adopted an Urban Water Master Plan that accommodates future growth consistent with County land use regulations and has sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years. Impacts will be less than significant with approval of the general plan amendment and zone change and with standard conditions of approval applied.

Mitigation: No mitigation is required with standard conditions of approval applied.

Monitoring: monitoring is required at the Building Permit level of County Review.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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): Lake Hemet Municipal Water District Will Serve Letter, Statement of Water and Sewer Availability, February 14, 2022; Easter Municipal Water District Web Site; Riverside County Flood Control and Water Conservation District (RCFC) Web Site; Riverside County Ordinance 859 Water Efficient Landscape Requirements, November 2009. Wikipedia; Lake Hemet Municipal Water District Will Serve Letter, Statement of Water and Sewer Availability, February 14, 2022; Easter Municipal Water District Web Site; Riverside County Flood Control and Water Conservation District (RCFC) Web Site; Riverside County Ordinance 859 Water Efficient Landscape Requirements, November 2009. Wikipedia; Telephone conversations with Lake Hemet Municipal Water District Engineer Jason Venerable, July 2024.

41.a) Construction or Expansion of Existing Wastewater Treatment Facilities:

See response to 40.a) *"Wastewater Treatment* above. EMWD completed an upgraded wastewater facility expansion Project in 2015 that increased the maximum capacity to 14 million gallons per day (GPD). The new facility increase capacity preparing EMWD for the anticipated growth in population and development throughout the San Jacinto Valley. It was also designed to meet more stringent state regulations for the treatment of wastewater and the production of recycled water. Today the plant currently treats 7 million gallons per day.

According to the Environmental Protection Agency (EPA), a typical family of four uses approximately 300 gallons per day (gpd). The LHMWD's 2015 UWMP indicates in 2010, a typical single family home uses approximately 0.46 acre feet of water. There are 325,851 gallons in an acre-foot of water, so in 2010 a single family home used approximately 410 gallons per day. Other water purveyors in the Southern California area indicate apartments and townhomes typically use about 20 percent less than a single family home, so this analysis estimates each apartment unit will each utilize approximately 325 gallons per day (GPD). Given the Project proposes 36 apartment units, and is removing 2 residential units, the residential use will utilize approximately 11,050 GPD. The County of Riverside enforces California Water Resources Control Board (CWRC) requirements that mandate water conserving fixtures in all new dwelling units. This Project must document that all interior water fixtures meet state low flow requirements prior to issuance of a building permit.

The LHMWD has indicated there are 8-inch sewer lines in Columbia Street adjacent to the Project Site that have sufficient sewer capacity. Sewer connection fees in place at the time of development will be collected by LHMWD and EMWD. No new or expanded treatment facilities are expected as a result of Project implementation.

Findings of Fact 41.a): EMWD's capacity of 14 MGD with 7 MGD still available and availability of adequate capacity of the existing 8-inch sewer line in Columbia Street adjacent to the Project Site. This demonstrates this Project does not require the construction of new or expanded sewer treatment facilities. Based upon this documentation, the Columbia Heights Apartment Project does not require or result in the construction of new wastewater treatment facilities, septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects. Impacts will be less than significant with standard conditions of approval applied.

Mitigation: No mitigation is required with standard conditions of approval applied.

Monitoring: No monitoring is required.

41.b): ADEQUATE WASTEWATER CAPACITY

See responses to 40.a) and 41.a) above.

Findings of Fact 41.b): Based upon this documentation, the Columbia Heights Apartment Project does not result in a determination by the wastewater treatment provider that serves or may service the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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): CalRecycle Web Site. Riverside County General Plan; Riverside County Waste Management District

42.a): SOLID WASTE GENERATION

The City of Hemet's and adjacent County area trash, recyclables, and organic waste are collected by Waste Management. Waste Management recycles glass, metal, plastic, paper and organic waste per the requirements of the Riverside County Department of Waste Resources.

Federal and state regulations ensure that landfill operations minimize impacts to public health and safety, and the environment. An important part of the Department's mission is to apply sound environmental practices to ensure compliance with these regulations.

The Department is required to obtain permits to operate their active landfills in Riverside County. These include: a Solid Waste Facilities Permit; Waste Discharge Requirements; a Stormwater Discharge Permit; and permits to construct and operate gas management systems, and leachate collection systems. These permits are issued and enforced by multiple regulatory agencies. The regulatory agencies for the Department's landfills include the Department of Resources Recycling and Recovery (CalRecycle), the South Coast Air Quality Management District (enforces air quality regulations), and the California Regional Water Quality Control Boards (enforce water quality regulations). The Riverside County Department of Environmental Health is the local enforcement agency (LEA) for CalRecycle. California Code of Regulations, Title 27 and AQMD Rule 1150.1 are the main regulations.

The nearest landfill that will serve the proposed Project is the Riverside County Lambs Canyon Landfill. Based upon the Cal Recycle web site CIWMB's database, Lambs Canyon Sanitary Landfill occupies an area of 1,088 acres for all of its landfill operations. It has a total permitted disposal volume of 38,936 cubic yards and has a permit to accept a maximum of 5,000 tons of solid waste per day. CIWBM data estimates that the Lamb Canyon Sanitary Landfill had a remaining capacity of 19,242,950 cubic yards in 2015. This Landfill has adequate capacity through 2032 and is permitted for up to 5,000 tons of solid waste per day. In 2022 this Landfill had an average of approximately 1,662 tons per day.

CalRecycle Solid waste generation rates estimate the amount of waste created by residences or businesses over a certain amount of time (day, year, etc.). Waste generation includes all materials discarded, whether or not they are later recycled or disposed in a landfill. Waste generation rates for residential and commercial activities can be used to estimate the impact of new developments on the local waste stream. CalRecycle's estimates for Multi-family residential range from 3.6 pounds per dwelling unit per day (lbs/du/day) up to 8.6 lbs/du/day. Assuming an approximate mid-point average of 5.5 lbs/du/day, the 36-unit Columbia Heights Apartment Project would generate approximately 198 pounds of solid waste each day. CalRecycle estimates that a cubic yard of trash weighs approximately 800 pounds. Therefore, the Proposed Project generates approximately 0.25 cubic yards of waste each day. Given this Landfill has a capacity of 5,000 tons per day and has a current (2023) average of approximately 1,662 tons per day. Given the Proposed Project will generate approximately 0.1 tons per day, there is adequate daily capacity at the Lamb Canyon Landfill.

The Proposed Project includes trash enclosures that allow for the separation of recyclables, and green waste/food waste from regular trash directed to landfills as required by CalRecycle and the designated waste hauler, Waste Management.

Findings of Fact 42.a): Based upon the documentation that the Lamb Canyon Landfill has adequate daily and long-term capacity, the Columbia Heights Apartment Project does not 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. There will be less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42.b) COMPLIANCE WITH WASTE REDUCTION STATUATES

See response to 42.a) above. The proposed Project's collection and disposal of solid waste will comply with Riverside County Department of Waste Resources and Waste Management service policies of diverting the maximum amount of recyclable materials from the waste stream and returning these materials to productive use. Waste Management also allows for the diversion of green waste away from landfill waste stream which is diverted to separate facilities for composting purposes. Riverside County Department of Waste Resources and Waste Management continue ongoing coordination with service franchisee to expand programs that divert recyclable resources from the waste stream.

The Proposed Project includes trash enclosures that allow for the separation of recyclables, and green waste/food waste from regular trash directed to landfills as required by CalRecycle and the designated waste hauler, Waste Management.

Findings of Fact 42.b): Based upon this documentation, the Lead Agency finds the Columbia Heights Apartment Project will comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management. Plan). There will be less than significant impacts with standard conditions of approval applied.

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
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?	☐	☐	☒	☐
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☐	☒
d) Street lighting?	☐	☐	☒	☐
e) Maintenance of public facilities, including roads?	☐	☐	☒	☐
f) Other governmental services?	☐	☐	☒	☐

Source(s): Project Application Materials, Southern California Edison (SCE) Southern California Gas Company (SoCal Gas), Spectrum, Direct TV, Mediacom, Dish, Verizon Wireless, AT&T Mobility, and T-Mobile; Riverside County Ordinance 659 Development Impact Fees, Upper San Jacinto Valley Area Plan Fees.

43.a) ELECRICITY

Southern California Edison (SCE) has electrical infrastructure within the Columbia Street right-of-way and adjacent to the Project Site. SCE is providing service to the existing development on the property currently but also has adequate resources to provide service to the proposed Project. The Project is required to pay connection fees and ongoing monthly usage fees to SCE that cover costs related to ongoing consumption of electricity.

Findings of Fact 43.a): Based upon the documentation above, the Proposed Project does not require

or result in the construction of new electricity facilities or the expansion of existing electricity facilities, whereby the construction or relocation would cause significant environmental effects There will be less than significant impacts on SCE's infrastructure.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43.b). NATURAL GAS

Southern California Gas Company (SoCal Gas) has natural gas infrastructure within Columbia Street adjacent to the Project Site and has adequate resources to provide service to the proposed Project. However, the Project does not propose to connect to SoCal Gas and is proposing all electric appliances to avoid the use and consumption of fossil fuels that improve air quality and minimize impacts related to the generation of greenhouse gas emissions.

Findings of Fact 43.b): Based upon the documentation above, the Proposed Project does not require or result in the construction of new natural gas facilities or the expansion of existing natural gas facilities, whereby the construction or relocation would cause significant environmental effects There will be no impact on SoCal Gas infrastructure because the proposed Project is all electric and will not be providing natural gas infrastructure.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43.c): COMMUNICATION SYSTEMS

Spectrum, Direct TV, Mediacom and Dish all provide existing cable, microwave dish and fiber services adjacent to or on the Project Site or provide customer service. All wireless carriers, Verizon Wireless, AT&T Mobility, T-Mobile and Dish have wireless base stations (Cell sites) in the surrounding vicinity and other methods that provide adequate wireless telecommunication service to the Project Site. The proposed Project does not require the relocation or construction of new cables, fiber or wireless telecommunication facilities to serve the proposed residential apartment Project that could cause significant environmental effects.

Findings of Fact 43.c): Based upon the documentation above, the Proposed Project does not require or result in the construction of new communication facility infrastructure or the expansion of existing communication facilities or systems, whereby the construction or relocation would cause significant environmental effects There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43.d): STREET LIGHTING

There is existing street lighting within Columbia Street near the Project Site. Additional street lighting may be required as a part of the Project's street improvement plans. If a separate street lighting plan is required to be submitted with the street improvement plans as part of the building permit submittal package, it is considered as a part of standard conditions of approval. If required, the design engineer shall locate the streetlights on the plan and provide the required information per "Plan Submittal" requirements prior to submittal of a building permit. Streetlight plans may be submitted ahead of the rest of improvement plans, but only after a complete first submittal is reviewed.

Findings of Fact 43.d): Based upon the documentation above, the Proposed Project does not require or result in the construction of new street lighting, whereby the construction or relocation would cause

significant environmental effects There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

3.e): MAINTENANCE OF PUBLIC FACILITIES INCLUDING ROADS

The Proposed 36-unit residential Project is subject to Riverside County Ordinance 659 and is required to pay development impact fees for public facilities that include roads, bridges and other transportation improvements. There are also development impact fees for traffic signal improvements. Riverside County is responsible for undertaking the environmental analysis of proposed major transportation improvements that development impacts fees are used for.

Findings of Fact 43.e): Based upon the documentation above, the Proposed Project does provide for the maintenance of public facilities including roads through the payment of development impact fees required by Riverside County Ordinance 659. The payment of these fees does not require or result in the construction of new street lighting, whereby the construction or relocation would cause significant environmental effects There will be 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
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, 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 Safety Element Figure S-11 "Wildfire Susceptibility", GIS database, Riverside County Fire Ordinance 772, Project Application Site Plan and Landscape Plan.

44.a): EMERGENCY RESPONSE AND EVACUATION PLANS

The Riverside County Emergency Operations Plan (EOP) serves as the foundation for response and recovery operations for the County of Riverside, as it establishes roles and responsibilities, assigns tasks, and specifies policies and general procedures. The plan includes critical elements of the Standardized Emergency Management System, the National Incident Management System, the Incident Command System, and the National Response Framework. The EOP assists with facilitating an effective response to any emergency by providing a platform that encourages collaboration between The County of Riverside Operational Area (OA) Emergency Operations Center (EOC), first responders, and support agencies.

The Columbia Heights Apartment Project is an "infill" Project with existing residential, institutional and commercial development adjacent to and surrounding Project site. The Project proposes to construct half-width right-of-way improvements along Columbia Street adjacent to the Project site. The surrounding grid street system also currently provides adequate Fire Department and other emergency response vehicles. All surrounding intersections are properly controlled with stop signs and traffic signals. The proposed driveway from Columbia Street and the interior circulation system has been designed to meet County of Riverside Fire Marshall design criteria for adequate fire truck circulation and turning movements. The Project Site is not located in 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. This Project at the proposed location does not interfere in any way that would adversely affect or impair the County of Riverside's ability to implement EOC for any type of emergency or evacuation plan.

Findings of Fact 44.a): Based upon the documentation above, the Proposed Project is not located in a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone and does not substantially impair an adopted emergency response plan or emergency evacuation plan. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

44.b): EXACERBATE WILDFIRE RISKS

See responses to 44.a) above. The Project Site is surrounded by urban development and is not 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. The Site is relatively flat (less than 2% slope). Prevailing winds vary based on low- and high-pressure systems. Santa Ana prevailing winds are primarily from the northeast to southwest. The Proposed Residential Apartment Project is being designed in compliance with all state and County Fire Code requirements and standards and incorporates all County Fire Marshall requirements for safe and adequate interior fire apparatus ingress, egress and turning movements.

Findings of Fact 44.b): Based upon the documentation above, the Proposed Project is not located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone. Given there are no slopes or other factors to exacerbate wildfire risks, the Project does not expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

44.c): REQUIRE INSTALLATION OR MAINTENANCE OF INFRASTRUCTURE

See responses to 44.a) above. The Project proposes a new six-inch water line connecting to the Lake Hemet

Municipal Water District (LHMWD) existing water line within the adjacent Columbia Street public right-of-way. This water line connects to two proposed fire hydrants located within the Project Site and to each buildings automatic sprinkler system within each proposed apartment unit. This connection does not require a new water source. The Project does not require the installation or maintenance of other associated infrastructure (such as roads, fuel breaks, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The Proposed Residential Apartment Project is being designed in compliance with all state and County Fire Marshall review requirements for safe and adequate interior fire apparatus ingress, egress and turning movements. The LHMWD has provided a "Will Serve Letter" for water service (Technical Appendix L).

Findings of Fact 44.c): Based upon the documentation above, the Proposed Project does not 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.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

44.d): SIGNIFICANT RISKS FROM DOWNSLOPE/DOWNSTREAM FLOODING OR LANDSLIDES,

See Responses 44.a) and 44.b) above and Response 14.a). The site lies on a relatively flat surface and has a slope of less than 2% . The occurrence of mass movement failures such as landslides, rockfalls, or debris flows within such areas is generally not considered common and no evidence of mass movement was observed on the site within the Project's Geotechnical Report.

Findings of Fact 44.d): Based upon the documentation above, the Proposed Project is not located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone. The Proposed Project does not expose people or structures to significant risks, involving downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes because the Site and surrounding area is flat with less than a 2% slope, the site is not located within a flood hazard area and is not subject to landslides.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

44.e): EXPOSE PEOPLE/STRUCTURES TO INJURY OR DEATH INVOLVING WILDLAND FIRES

See responses to 44.a) through 44.d) above. The Project Site is not located in 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. Therefore, the Project does not expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

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
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 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, Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Compliance Analysis for the 2.41- Acre 25914 Columbia Heights Apartment Project, *Cadre Environmental,* November 2021, Project Application Materials

See previous Sections 7.a) through 7.g), 8.a through 8.b) and 39.a) through 39.b) for specific documentation and findings for Mandatory Finding of Significance related to Mandatory Findings of Significance for impacts related to 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 restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?.

Section 9.b) within the Archeological Resources Analysis assessment and Sections 39.a) and 39.b) Tribal Cultural Resources analysis that sets forth mitigation measures that adequately protect potential archaeological and paleontological resources that may be discovered during Project grading, Those mitigation measures combined with other measures resulting from the County of Riverside's consultation process required by AB 52 and standard conditions of approval required by state, regional and local reviewing agencies reduce 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 restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory to levels considered less than significant with mitigation incorporated

Based upon the documentation within the Riverside County General Plan and Zoning Code, the required mitigation measures set foth in Section 9.b) and the Project's standard conditions of approval set forth in those technical studies, the Lead Agency finds the proposed Project does not 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 restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

Findings of Fact 45: Based on the analysis contained within this Environmental Assessment – Initial Study and the referenced technical studies incorporated by reference, the 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. There will be less than significant impacts with required mitigation measures and standard conditions of approval applied.

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

As presented in the discussion of environmental checklist Sections 1 through 45, the Project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. Thus, while the Project will have direct and indirect environmental effects, the Project along with other cumulative projects is expected to result in a less than significant with mitigation incorporated cumulative impact with respect to all environmental issues and mitigation measures presented in this document.

Findings of Fact 46: Based on the analysis contained within this Environmental Assessment – Initial Study, the Proposed Project does not have impacts which are individually limited, but cumulatively considerable with required mitigation measures set forth in Section 9.b) and with standard conditions of approval applied.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

Source(s): Staff Review, Project Application Materials

The proposed Project does have limited direct and indirect adverse effects on human beings related to short-term construction air quality and noise impacts. However, with incorporation of required mitigation measures, standard conditions of approval and best management practices applied, those potential effects do not cause substantial adverse effects on human beings, either directly or indirectly. Therefore, the Project would have a less than significant impact on human beings with mitigation incorporated.

Findings of Fact 47: Based on the analysis contained within this Environmental Assessment – Initial Study, the Proposed Project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly with required mitigation measures, standard conditions of approval and best management practices incorporated.

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: None

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

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

Referenced Technical Studies and Other Referenced Materials

A. Focused Air Quality and Greenhouse Gas Emission Analysis for the Columbia Heights Residential Development, County of Riverside, California, *Greve and Associates, Inc,;* March 2022.

B. Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Compliance Analysis for the 2.41- Acre Columbia Heights Apartment Project, *Cadre Environmental*. November 2021.

C. Phase I Cultural Resources Assessment for the Columbia Heights Apartment Project, PAR 200034, Riverside County, California, APN 438-220-002, *Brain F. Smith and Associates, Inc,* February 2022; Phase I Cultural Resources Assessment for the Columbia Heights Apartment Project, PAR200034, Riverside County, California, Appendix B, *Brian F. Smith, Inc.* March 2022.

D. Energy Assessment for the Columbia Heights Residential Development, County of Riverside, California, *Greve & Associates*, March 2022.

E. Soil Investigation and Liquefaction Evaluation Report, Proposed 36 Units, Two to Three-Story Apartment Complex, 25914 Columbia Street (APN 438-220-002), Hemet Area, Riverside County, California, *Rodriguez Consulting and Engineering*, March 2022.

F. Phase I Environmental Site Assessment Report, Proposed 36-Apartment Complex Located at 25914 Columbia Street, Hemet, CA 92544, *USA Environmental, Inc,* November 2021.

G. Preliminary Hydrology Study and Hydraulics Report for 36-Uint Apartment Complex, APN: 438-220-002, PPT220032, *HP Engineering, Inc.,* August 2023.

.

H. Project Specific Preliminary Water Quality Management Plan for the Columbia Heights 36-Unit Apartment Project, *HP Engineering, Inc.* September 2023; Preliminary Hydrology Study & Hydraulics Report for 36-Unit Apartment Complex, *HP Engineering, Inc.,* August 2023.

I. (a) Noise Analysis for the Columbia Heights Residential Development Project, Riverside County, California, *Greve and Associates, Inc.,* March 2022.

I (b) Noise Impact Analysis for Columbia Heights Project, *Roma Environmental*, November 2025.

J. Paleontological Resource Impact Mitigation Program ("PRIMP") Report for the Columbia Heights Apartment Project, PAR 200034, BGR, Riverside County, California, *Brain F. Smith & Associates, Inc.,* February 3, 2022.

K. Columbia Heights Apartment Project Transportation Study – VMT Screening Analysis, *Translutions, Inc.* February 2022.

L. Lake Hemet Municipal Water District, Will Serve Letter, Statement of Water and Sewer Availability, February 14, 2022.

M. National Flood Hazard Layer FIRMette Map No, 06065C2105G, Zone X, Area of Minimal Flood Hazard. Effective August 8, 2008.

Prepared by:

Tom Dodson & Associates
2150 North Arrowhead Avenue
San Bernardino, California 92405
(909) 882-3612

Planning Commission **County of Riverside**

RESOLUTION 2026-001

RECOMMENDING ADOPTION OF

GENERAL PLAN AMENDMENT NO. 220007

WHEREAS, pursuant to the provisions of Government Code Section(s) 65350/65450 et seq., a public hearing was held before the Riverside County Planning Commission in Riverside, California on February 18, 2026, to consider the above-referenced matter; and,

WHEREAS, all the provisions of the California Environmental Quality Act and the Riverside County Additional Procedures to Implement the California Environmental Quality Act have been satisfied and the environmental document prepared or relied on is sufficiently detailed so that all the potentially significant effects of the project on the environment and measures necessary to avoid such effects have been evaluated in accordance with the above-referenced Act and Procedures; and,

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

BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED by the Planning Commission of the County of Riverside, in regular session assembled on February 18, 2026, that it has reviewed and considered the environmental document prepared or relied on and, based on the findings and conclusions in the staff report and incorporated herein by reference, recommends the following:

1. Adoption of the Mitigated Negative Declaration for Environmental Assessment; and
2. Adoption of General Plan Amendment No. 220007; and
3. Adoption of Change of Zone No. 2200028

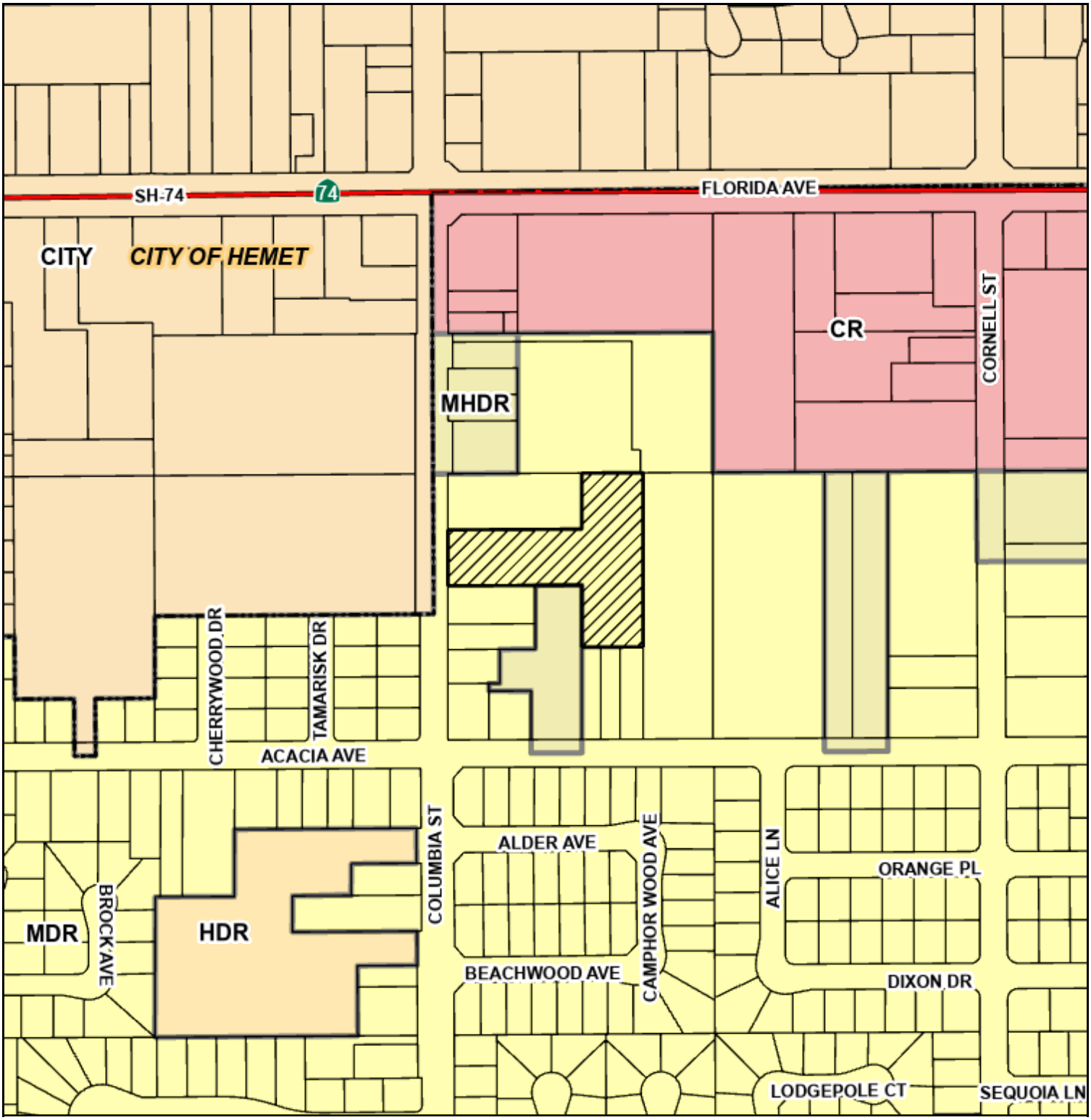
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA220007, CZ2200028, PPT220032

EXISTING GENERAL PLAN

Supervisor: CHUCK WASHINGTON
District: 3

Date: 1-14-2026
Exhibit: 5



Zoning Area/District: RAMONA

Author:

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

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Supervisor: CHUCK WASHINGTON

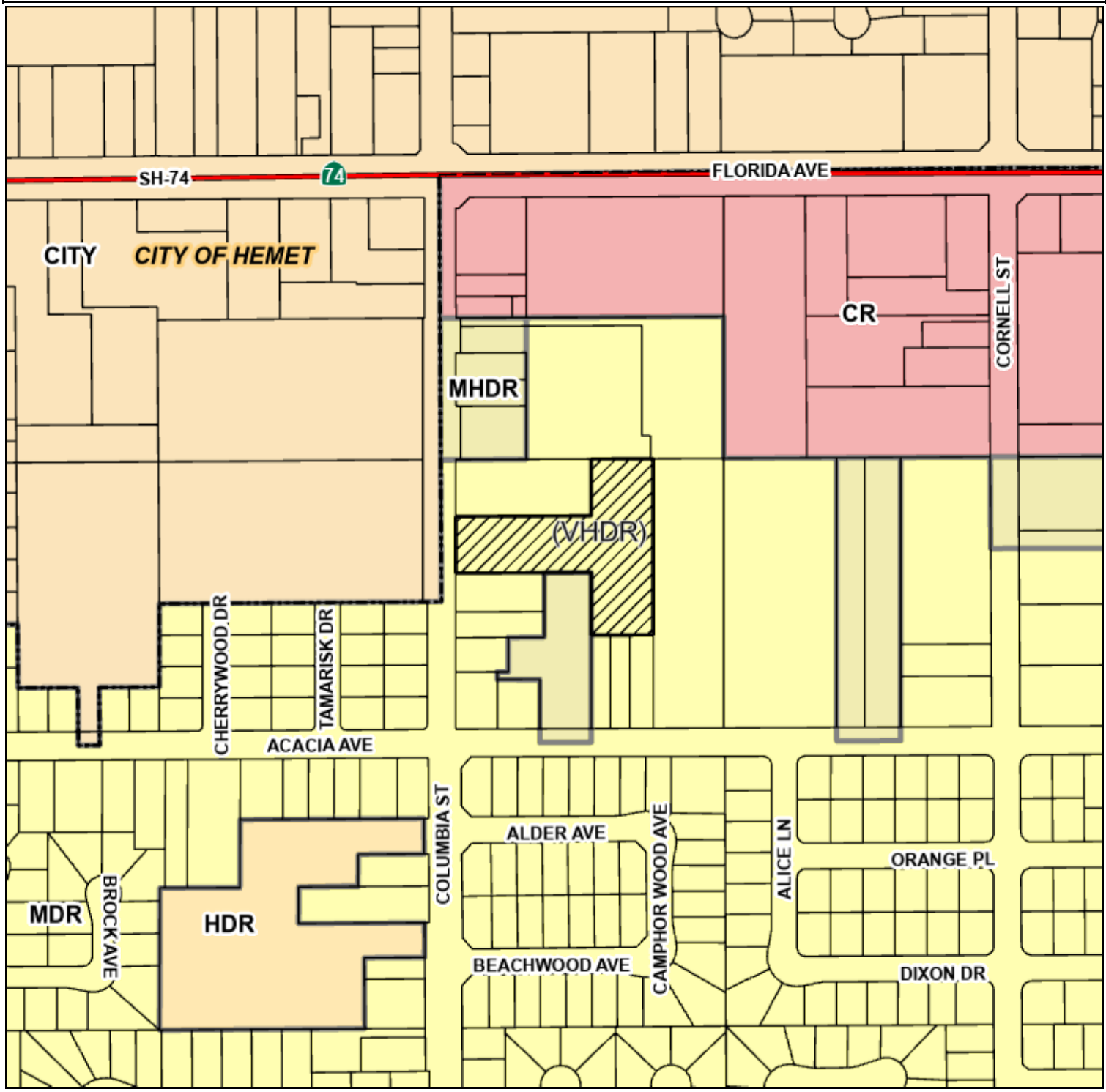
GPA220007, CZ2200028, PPT220032

Date: 1-14-2026

District: 3

PROPOSED GENERAL PLAN

Exhibit: 6



Zoning Area/District: RAMONA

Author:

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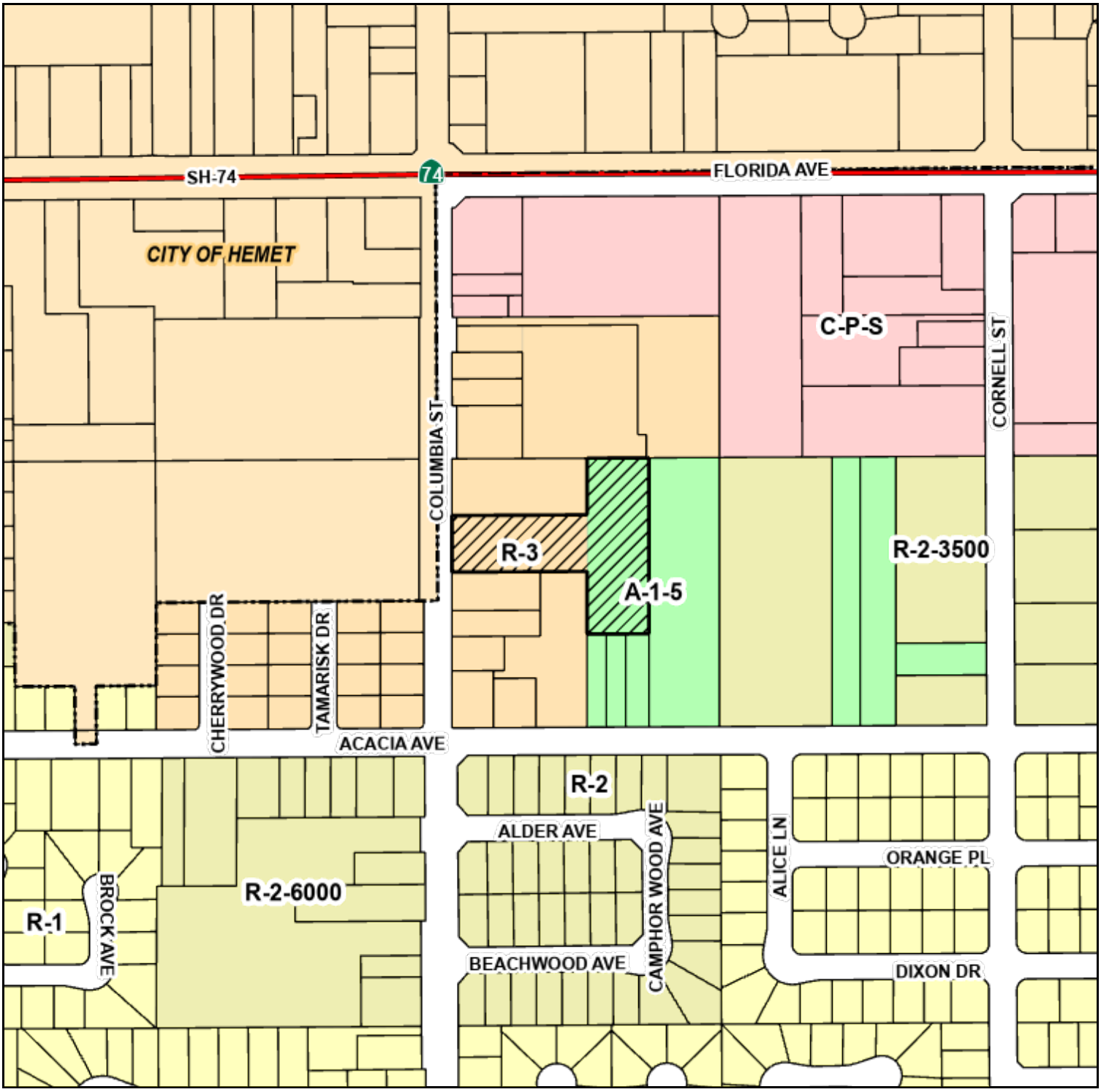
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA220007, CZ2200028, PPT220032

EXISTING ZONING

Supervisor: CHUCK WASHINGTON
District: 3

Date: 1-14-2026
Exhibit: 2



Zoning Area/District: RAMONA

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RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA220007, CZ2200028, PPT220032

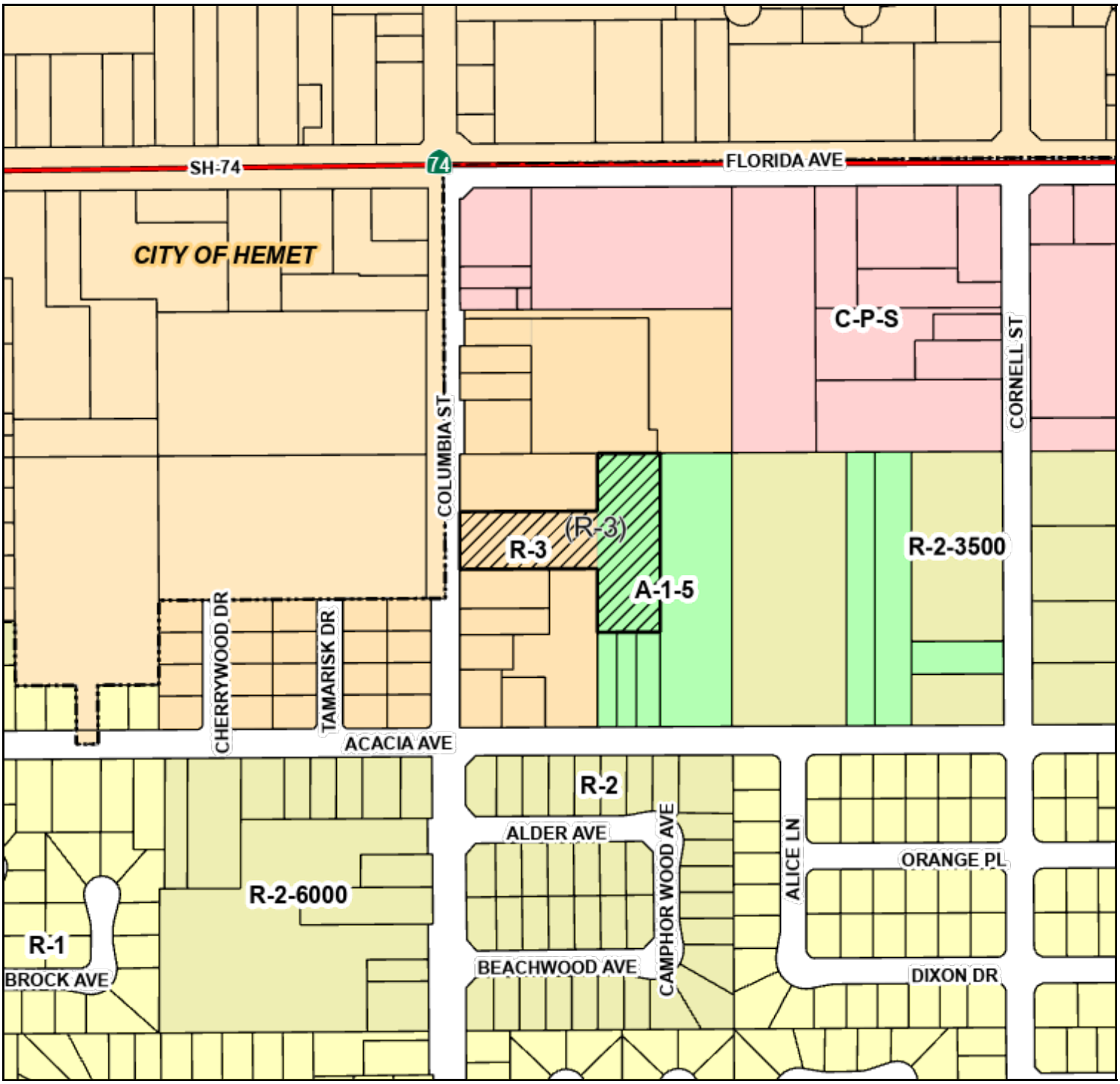
PROPOSED ZONING

Supervisor: CHUCK WASHINGTON

District: 3

Date: 1-14-2026

Exhibit: 3



Zoning Area/District: RAMONA

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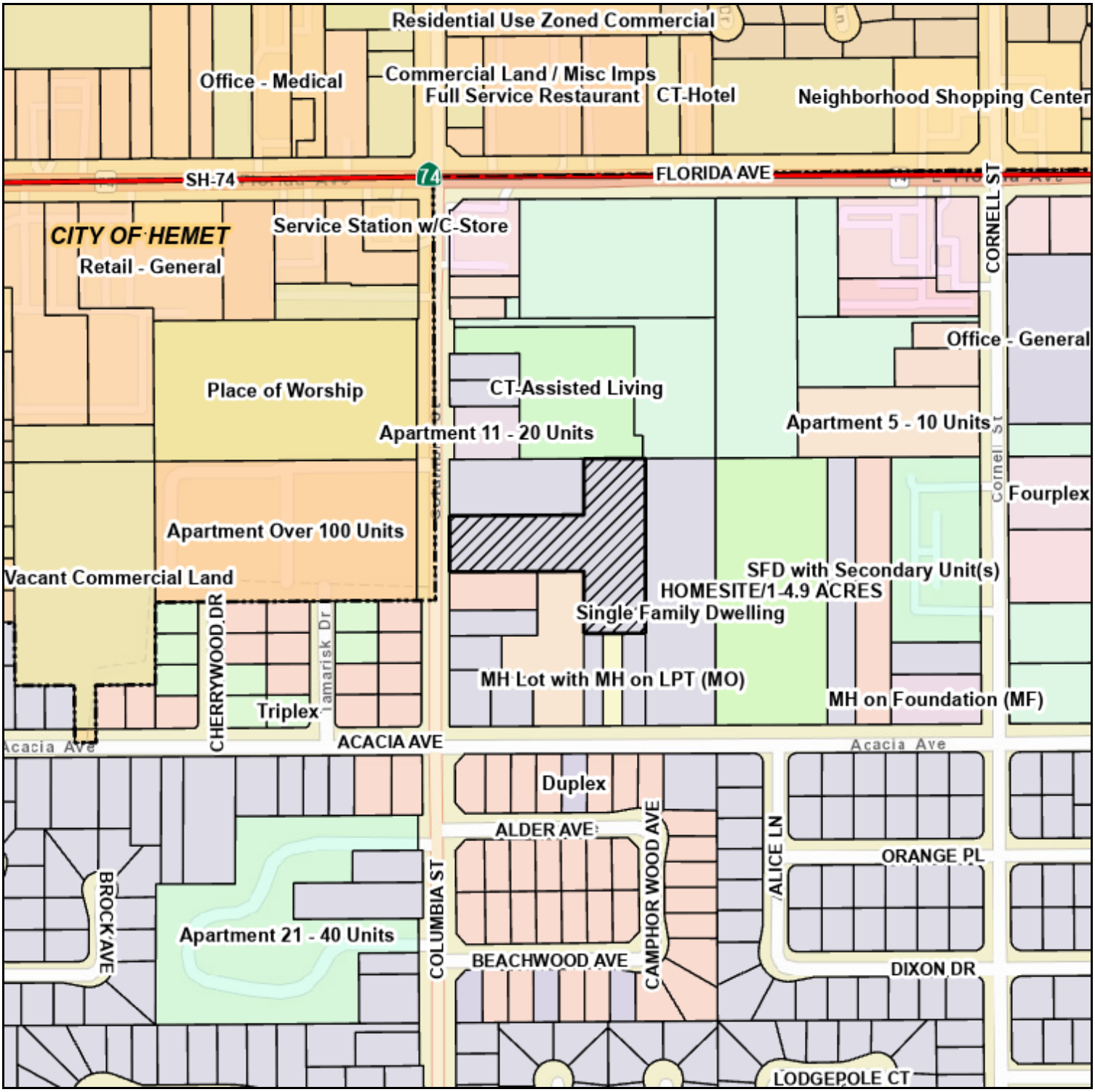
RIVERSIDE COUNTY PLANNING DEPARTMENT

GPA220007, CZ2200028, PPT220032

LAND USE

Supervisor:CHUCK WASHINGTON
District: 3

Date: 1-14-2026
Exhibit: 1



Zoning District: RAMONA

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

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RIVERSIDE COUNTY PLANNING DEPARTMENT

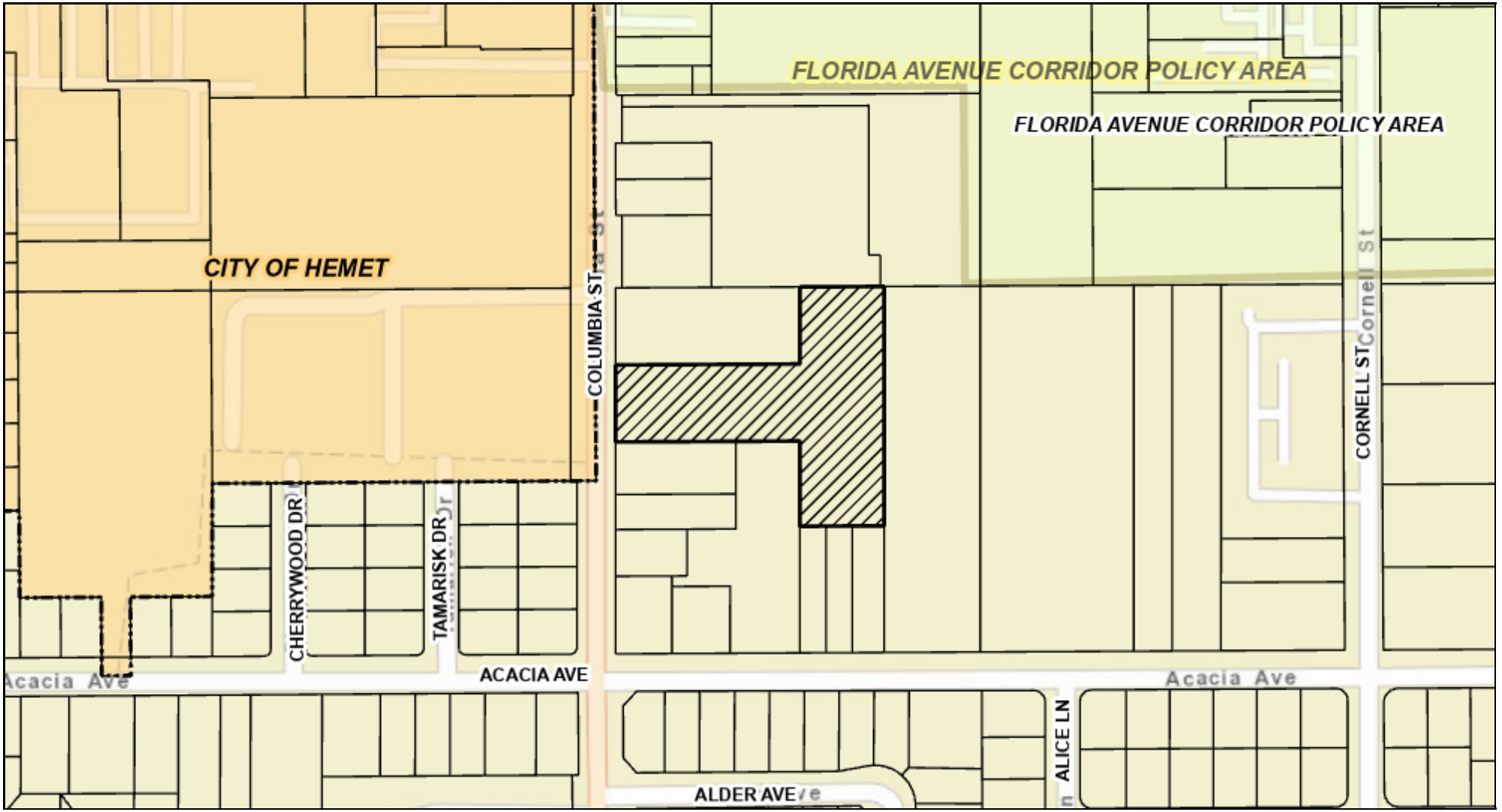
GPA220007, CZ2200028, PPT220032

VICINITY/POLICY AREAS

Supervisor: CHUCK WASHINGTON

District: 3

Date: 1-14-2026



Zoning Area/District: RAMONA

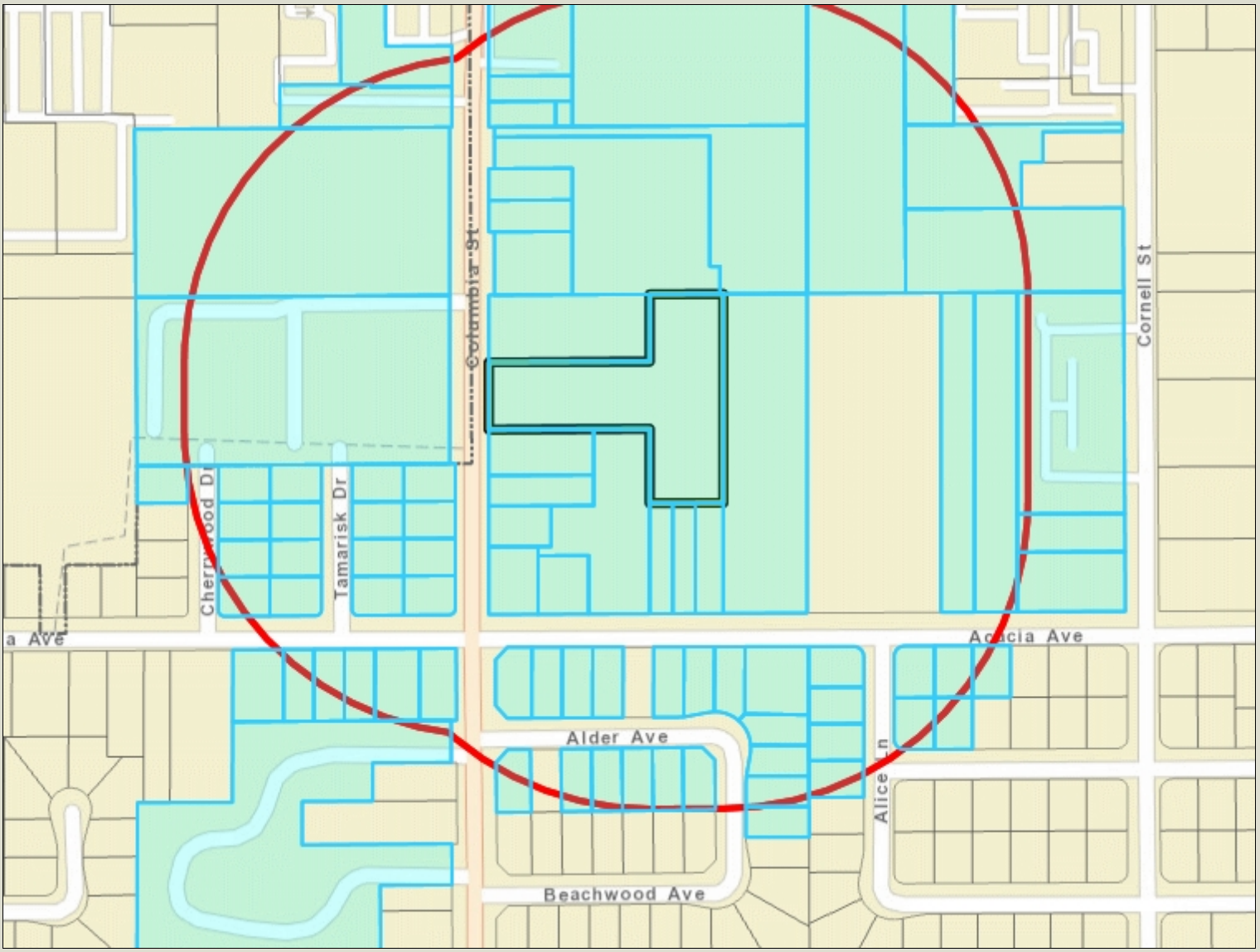
0 250 500 ft

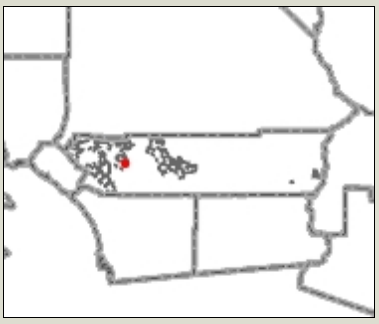
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact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

rcit22geot0_casemaps_vcPrint_v02_test 072f37026b06413483153c0dbe8aaec4

Riverside County GIS Mailing Labels

GPA220007 - CZ2200028 - PPT220032





Legend

- County Boundary
- Cities
- Parcels
- World_Street_Map

Notes

600ft Radius - 86 addresses

0 376 752 Feet

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

REPORT PRINTED ON... 1/14/2026 4:22:34 PM

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438220001
TAYLOR TRUST 3/6/97
147 PARK VISTA LN
HEMET CA 92544

438220002
ASCENDANT DEV GROUP
556 MIRACLE DR
SAN JACINTO CA 92583

438220003
SOWATHANA LAMSONG
25938 COLUMBIA ST
HEMET CA 92544

438220004
SPSSM INV II
4900 SANTA ANA NO 2C
EL MONTE CA 91732

438220005
CARLOS NAVARRO
25960 COLUMBIA ST
HEMET CA 92544

438220006
MARSHA ACTON
41014 ACACIA AVE
HEMET CA 92544

438220007
FAVIOLA B. RIVERA-ESQUIVEL
41032 ACACIA AVE
HEMET CA 92544

438220008
ILLIDAN 28 LP
4900 SANTA ANITA AVE # 2C
EL MONTE CA 91731

438220009
TAMARA PELAYO
41070 ACACIA AVE
HEMET CA 92544

438220010
ALLAN ALSONSO ROSAS
41078 ACACIA AVE
HEMET CA 92544

438220011
EARL L. MORRIS
41088 ACACIA AVE
HEMET CA 92544

438220012
OLSEN TRUST DTD 02/27/18
7641 E CORTO RD
ANAHEIM CA 92808

438220014
JOSE O. GOMEZ
41198 ACACIA AVE
HEMET CA 92544

438220015
HERMINIO P SANTOS VEGA
41210 ACACIA AVE
HEMET CA 92544

438220019
THOMAS CADENHEAD
25995 CORNELL ST
HEMET CA 92544

438220020
EDWARD LALUA
25955 CORNELL ST
HEMET CA 92544

438220021
NEW YORK APTS
P O BOX 5647
BALBOA ISLAND CA 92662

438230002
DULCE TISCARENO
25798 COLUMBIA ST
HEMET CA 92544

438230003
HOCHBERG HAROLD D SEPARATE PROP
TRUST DTD 01/10/25
43571 WALDEN WAY
HEMET CA 92544

438230006
BENJAMIN ARTEAGA
25858 COLUMBIA ST
HEMET CA 92544

438230009
JOHN P. OTTO
275 S WORTHINGTON ST SPC 3
SPRING VALLEY CA 91977

438230011
MASKO HOLDINGS
1069 OVERLOOK PKWY
RIVERSIDE CA 92506

438230012
GUILLERMINA VELAZQUEZ
3540 W CORNELIA CIR UNIT 2
ANAHEIM CA 92804

438230017
HEMET QUALITY INV INC
41215 E FLORIDA AVE
HEMET CA 92544

438230018
ALEX J. ALDERMAN
6082 S CALICO AVE
FORT MOHAVE AZ 86426

438230019
RITA W. WACKER
22629 CANYON CLUB DR
CANYON LAKE CA 92587

438230032
MARTIN F. CORONA
25828 COLUMBIA ST
HEMET CA 92544

438230033
RAKESH C. GUPTA
341 MAIN ST
SAN JACINTO CA 92583

438230036
KRE TIGER DESERT HILLS
19119 N CREEK PKWY
BOTHELL WA 98011

438230037
KRE-RENEW LANDLORD
19119 N CREEK PKY STE 102
BOTHELL WA 98011

438230042
R AND B INV INC
415 N SANTA FE
VISTA CA 92084

445290002
DGVM V34 INC
27790 LAKE ST
HEMET CA 92544

445290027
TRINITY LUTHERAN CHURCH OF HEMET
140 E STETSON AVE
HEMET CA 92543

445290029
RAIN LILY
PO BOX 281
GLENDIVE MT 59330

445300020
SPSSM INV VI
4900 SANTA ANITA NO 2C
EL MONTE CA 91731

445300021
WILLIAM G. STROMBLAD
26146 REGENT CT
HEMET CA 92544

445300022
VICENTE VILLA
25964 CHERRYWOOD DR
HEMET CA 92544

445300023
ROBERT ZULLO
2425 SAN DIEGO AVE
RAMONA CA 92065

445300024
JUAN APAEZ
25996 CHERRYWOOD DR
HEMET CA 92544

445300025
MARGO H. DOSKI
30830 CRYSTALAIRE DR
TEMECULA CA 92591

445300026
HUMBERTO PELCASTRE
9207 IVES ST DR
BELLFLOWER CA 90706

445300027
ROBERTO CERVANTES
25969 TAMARISK DR
HEMET CA 92544

445300028
RALPH ALAN BROOKS
6080 LIME AVE
LONG BEACH CA 90805

445300029
ARMANDO IBARRA
25940 TAMARISK DR
HEMET CA 92544

445300030
MEZA RAFAEL REVOCABLE LIVING TRUST
DATED 10/17/2024
14645 ELMCROFT AVE
NORWALK CA 90650

445300031
DELICIA JOCELYN ROCHA
630 NICHOLAS RD
BEAUMONT CA 92223

445300032
GEORGINA NUNGARAY
40916 ACACIA AVE
HEMET CA 92544

445300033
KINTAI YUELAPWAN
753 RIESLING ST
HEMET CA 92545

445300034
RUTH GUADALUPE GAMBOA
25981 COLUMBIA ST
HEMET CA 92544

445300035
ABRAHAM GOMEZ MENERA AXEL
25947 COLUMBIA ST
HEMET CA 92544

445300036
MINERVA IDALIA CORRALES
25941 COLUMBIA ST
HEMET CA 92544

445300039
PARK COLUMBIA
610 N SANTA ANITA AVE
ARCADIA CA 91006

447080042
YORKSHIRE HOUSE
PO BOX 890368
TEMECULA CA 92589

447080043
JOSE MARIO HERRERA
45180 E FLORIDA AVE
HEMET CA 92544

447080044
LUIS TRASVINA
40953 ACACIA AVE
HEMET CA 92544

447080045
JOSE TRINIDAD RODRIGUEZ
40921 ACACIA AVE
HEMET CA 92544

447080046
ANTONIO ALDABA GARCIA
40897 ACACIA AVE
HEMET CA 92544

447080047
JUAN APAEZ
40887 ACACIA AVE
HEMET CA 92544

447080056
CANNON EQUITY PARTNERS X
6349 RIVERSIDE AVE 2ND FL
RIVERSIDE CA 92506

449021004
ARACELI HERNANDEZ
26011 ALICE LN
HEMET CA 92544

449021005
DAVID MUNOZ
26017 ALICE LN
HEMET CA 92544

449021006
MARTIN 2020 FAMILY TRUST DATED 2/18/2020
26031 ALICE LN
HEMET CA 92544

449021007
FIDEL M. FUENTES
26045 ALICE LN
HEMET CA 92544

449021022
MARTHA DAHDAH
4040 ALMOND ST
RIVERSIDE CA 92501

449021023
THUY LAN NGUYEN
44712 ADAM LN
TEMECULA CA 92592

449021024
LUCIANO RUVALCABA LOZA
41044 ALDER AVE
HEMET CA 92544

449021025
STEPHANIE RAMOS
9245 SANTA FE SPRINGS RD
SANTA FE SPRINGS CA 90670

449021027
MARTINEZ FAMILY TRUST DTD 6/20/20
10558 WOLFE AVE
RIVERSIDE CA 92505

449021028
SHARON G. NELSON
38800 WAYMAN WAY
HEMET CA 92544

449021029
ALEJANDRE ARTURO E & ALEJANDRE GLORIA 2019 REVOCABLE TRUST
37148 ASCELLA LN
MURRIETA CA 92563

449021030
TIMOTHY C. GREEN
41141 ACACIA AVE
HEMET CA 92544

449021031
RAMSEY PROP
939 S ATLANTIC BLVD # 213
MONTEREY PARK CA 91754

449021032
GRUNDEN PROP
3337 W FLORIDA AVE NO 117
HEMET CA 92545

449021033
WILLIAM J. KATZ
268 ASPENWOOD LN
ENCINITAS CA 92024

449021034
LOIS JANE REEVES
250 S LYON AVE NO E143
HEMET CA 92543

449022001
CARMEN LETICIA PORTILLO
41161 ACACIA AVE
HEMET CA 92544

449022002
DILLON R. ROHRBACH
41181 ACACIA AVE
HEMET CA 92544

449022003
TIMOTHY SANCHEZ
41201 ACACIA AVE
HEMET CA 92544

449022011
GARY L. BROWN
41180 ORANGE PL
HEMET CA 92544

449022012
OSCAR ZUNIGA
41160 ORANGE PL
HEMET CA 92544

449024008
BRENDA RUBY GARCIA
447 ORIOLE RD
SAN JACINTO CA 92582

449024010
MARIO CHAVEZ RESENDIZ
42510 MAYBERRY AVE
HEMET CA 92544

449024011
CABRERA J JESUS & MARIA FAMILY TRUST
DTD 5/21/2020
12550 FINEVIEW ST
EL MONTE CA 91732

449024012
HOME EXPO FINANCIAL INC
23580 ALESSANDRO BLVD 9818
MORENO VALLEY CA 92552

449024013
ERIKA SANCHEZ
1151 SAGEBRUSH AVE
SAN JACINTO CA 92582

449024014
CRISTOBAL RAMIREZ VALDEZ
425 ANDERWOOD CT APT 13
POMONA CA 91768

ATTN - Planning Department
City of Hemet
445 E. Florida Ave
Hemet 92543

Outlook

Response to Mr. Green regarding Colombia Heights - GPA220007, CZ2200028, PPT220032

From Aparicio, Joseluis <JLAparicio@Rivco.org>
Date Wed 3/11/2026 4:29 PM
To realgreenaudio@gmail.com <realgreenaudio@gmail.com>
Cc Keith Tolliver <keith@ascendantdg.com>; Wheeler, Timothy <TWHEELER@RIVCO.ORG>

1 attachment (100 KB)
3.2_public comment letter.pdf;

Hi Jonathan Green,

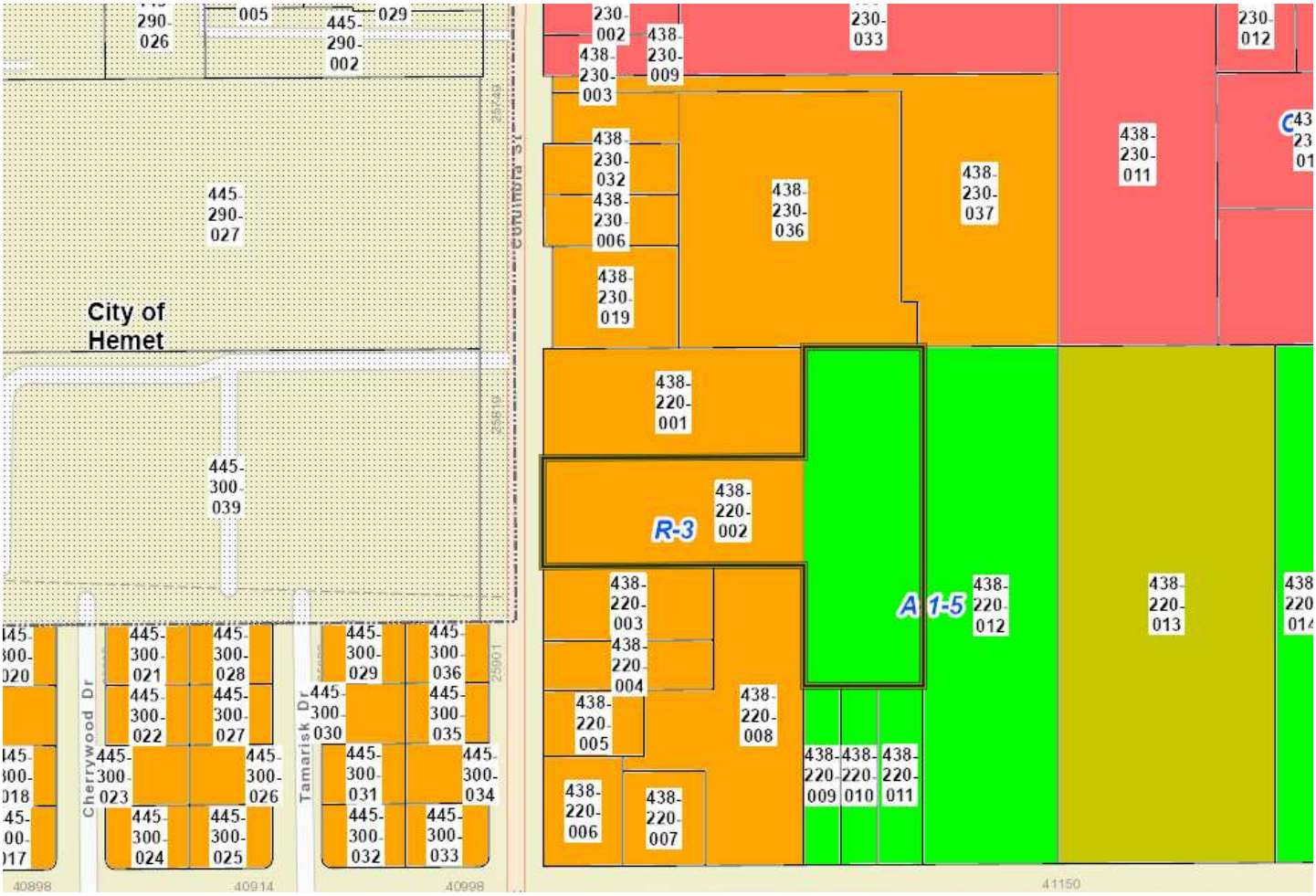
Thank you for providing your comment letter on February 18th 2026.

I am writing to provide the staff response to the comments raised in your attached letter. I have broken the response into section by section responses in bold.

First three Paragraphs

To clarify the project at APN: 438-220-002 also known as GPA220007, CZ2200028, PPT220032 is not re-writing the zoning code. The change of zone associated with this project CZ2200028 is changing the split zoning of the site from R-3 (General Residential) and A-1-5 (Light Agriculture) to all R-3 which is consistent with the surrounding zoning.

See the snippet from Map My County of the site and the surrounding zoning the changes to the zone and the general plan land use designation will only apply to the project site at APN: 438-220-002 as shown in the T Shaped parcel below in the yellow and black outline.



Neighborhood character

As discussed during the Planning Commission hearing the project was designed to consider the surrounding neighborhood characteristics by placing the 3-story building to the rear of the project site. The 2 story buildings are consistent with the 2 story apartment complex across the street in the City of Hemet (APN 445-300-039).

Drastic Density Increase & Future Expansion

The project is proposing a 36 unit apartment complex. While the general plan amendment for the site does increase the allowed density of the site to change the project a new entitlement would need to be applied for, reviewed by the county and brought back to a public hearing to be considered for approval.

Traffic and Infrastructure Safety

This was evaluated as part of the project review by the Transportation Department. Additionally, the applicant will be providing the required infrastructure improvements along their project frontage. The specific improvements are documented in the project conditions of approval.

Environmental and Wildlife Displacement

As part of the project review the County Reviewed for biological resources and documented necessary environmental mitigation measures regarding biological resources. You can find this information and the rest of the CEQA document at this website. https://ceqanet.lci.ca.gov/2026010592

Overcrowding of local schools

The project has been conditioned to pay into school fees for the local school district as part of their conditions of approval.

Water sewer and electrical grid impacts

The project will coordinate with utility companies regarding the ability to be served and to connect to sewer as part of their project implementation.

Request for studies before consideration of rezoning

Upon reviewing the request for required studies

The project review included the consideration of those requested reports and studies and thus that request has previously been met through the development review process and CEQA process for this project. You can review the project documentation at the State Clearinghouse Website https://ceqanet.lci.ca.gov/2026010592 or through the Planning Department Website https://planning.rctlma.org/columbia-heights-ppt220032#2741959481-2471716769.

Joseluis Aparicio | TLMA Contract Planner
Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
Main (951) 955-6035| Fax (951) 955-1811
jlaparicio @Rivco.org | http://planning.rctlma.org/

How are we doing? (Click the link and tell us)

Outlook

Re: PPT230022 - Project Inquiry

From Carmen Marcos <primaveragl9@gmail.com>
Date Thu 3/5/2026 2:26 PM
To Aparicio, Joseluis <JLAparicio@Rivco.org>

Gracias cualquier pregunta me comunico con usted.

On Thu, Mar 5, 2026, 10:54 AM Aparicio, Joseluis <JLAparicio@rivco.org> wrote:

> Hola Carmen,
>
> Gracias por llamarme hoy con sus preguntas de el proyecto PPT230022 "Colombia Heights".
>
> El proyecto es un propuesto para permitir apartamentos de 36 unidades en este sitio.
>
> La audencia publica de; 24 de marzo de 2026 es una audencia para recomendar una decision para apropbar la Enmienda del Plan General, el Cambio de Zona y el Plano de parcela para los apartamentos.
>
> Para responder a su otra pregunta, en este momento no hay un horario de construcción para el proyecto.
>
> Si tienes preguntas adicionales, por favor contactame en email.
>
> ****Same message but in English (El mismo mensaje pero en Ingles)**
>
> Hi Carmen,
>
> Thank you for calling me today with your project related questions for PPT230022 "Colombia Heights".
>
> The project is proposing an apartment complex on the site with a total of 36 units.
>
> The public hearing on March 24th 2026 is a hearing to recommend a decision to approve the General Plan Amendment, Change of Zone and Plot Plan for the Apartments.
>
> To answer your other question at this time there is no anticipated construction schedule for the project.
>
> If you have further questions about the project please reach out to me via email.
>
> Joseluis Aparicio | TLMA Contract Planner
> Riverside County Planning Department | 4080 Lemon Street, 12th Floor, Riverside, CA 92501
> Main (951) 955-6035| Fax (951) 955-1811
> jlaparicio @Rivco.org | http://planning.rctlma.org/
>
> RIVERSIDE COUNTY PLANNING DEPARTMENT

How are we doing? (Click the link and tell us)

Confidentiality Disclaimer

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County of Riverside California

87 x 2 = 174

RIVERSIDE COUNTY
PLANNING DEPARTMENT

John E. Hildebrand
Planning Director

DATE: 2.19.2026

TO: Clerk of the Board of Supervisors

FROM: Planning Department – Riverside – Joseluis Aparicio
(BOS Date 03-24-2026)

SUBJECT: **MT#29929** – GPA220007, CZ2200028 & PPT220032.

(Charge your time to these case numbers)

SUBJECT: (MT#29929) TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: PUBLIC HEARING ON GENERAL PLAN AMENDMENT NO. 220007 (GPA220007), CHANGE OF ZONE NO. 2200028 (CZ2200028), PLOT PLAN NO. 220032 (PPT220032) – Intent To Adopt A Mitigated Negative Declaration (MND) – (SCH No.2026010592) – Applicant: Ascent Development Group, LLC – Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan – Medium Density Residential (MDR) – Location: northerly of Acacia Street, easterly of Columbia Street, southerly of Florida Avenue, and westerly of Cornell Street – 2.4 Gross Acres – Zoning: General Residential (R-3) and Light Agriculture 5 acre minimum (A-1-5) – REQUEST: GPA220007 is a proposal for a change in land use designation within the Community Development Foundation from Medium Density Residential to(MDR) Community Development: Very High Density Residential (VHDR). CZ2200028 is a proposal for a change in zoning classification from a split-zoned parcel of General Residential (R-3) and Light Agriculture 5 Acre Minimum (A-1-5) to General Residential (R-3). PPT220032 is a proposal for thirty-six (36) apartment dwelling units located within four (4) buildings that are two and three stories high, with 90 parking spaces and amenities, including three (3) areas with covered picnic tables and barbeques. Building 1 is two stories and contains eight (8) one bedroom units. Building 2 is two stories and contains eight (8) three bedroom units. Building 3 is three stories and contains twelve (12) two bedroom units. Building 4 is two stories and contains four (4) two bedroom units and four (4) three-bedroom units. APN: 438-220-002 - Project Planner: Joseluis Aparicio at (951) 955-6035, or email at JLAparicio@rivco.org.

Planning Commission Date: 2.18.2026 / Commissioner Vote: 4 – 0
The attached item(s) require the following action(s) by the Board of Supervisors:

☐ Place on Administrative Action

☒ Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)

☒ Labels provided If Set For Hearing
☐ 10 Day ☒ 20 Day ☐ 30 day

☒ Publish in Newspaper:
(Press Enterprise)

☐ CEQA Exempt
☐ 10 Day ☐ 20 Day ☐ 30 day

☒ Notify Property Owners (app/agencies/property owner labels provided)

RECEIVED RIVERSIDE COUNTY
CLERK/BOARD OF SUPERVISORS
2026 FEB 19 AM 8:40

Designate Newspaper used by Planning Department for Notice of Hearing:
(Press Enterprise)

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

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND PLOT PLAN THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 24, 2026 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to adopt the mitigated negative declaration for the project and approve General Plan Amendment No. 220007, Change of Zone No. 2200028 and Plot Plan No. 220032 to allow for the proposed 36 unit apartment complex project at this site. APN: 438-220-002. This proposed project is located northerly of Acacia Street, easterly of Columbia Street, southerly of Florida Avenue, and westerly of Cornell Street in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors ADOPT the MITIGATED NEGATIVE DECLARATION (SCH No.2026010592) for this project and APPROVE General Plan Amendment No. 220007, Change of Zone No. 2200028, and Plot Plan No. 220032.

On February 18, 2026, the Planning Commission approved staff's recommendation to the Board of Supervisors by a vote of (4 - 0). The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: https://planning.rctlma.org/Public-Hearings.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSELUIS APARICIO, PROJECT PLANNER, AT 951-955-6035 OR EMAIL JLAPARICIO@RIVCO.ORG

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: February 20, 2026

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA ENMIENDA AL PLAN GENERAL, CAMBIO DE ZONA Y PLANO DE PARCELA TERCER DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 24 de marzo de 2026 a las 10:00 A.M.**, o tan pronto como sea posible después, en la que se escuchará a todas las personas interesadas para considerar la recomendación de la Comisión de Planificación de adoptar la declaración negativa mitigada para el proyecto y aprobar la Enmienda al Plan General No. 220007, el Cambio de Zona No. 2200028 y el Plano de Parcela No. 220032 para permitir el proyecto propuesto de complejo de apartamentos de 36 unidades en este sitio. APN: 438-220-002. Este proyecto propuesto se encuentra al norte de la calle Acacia, al este de la calle Columbia, al sur de la avenida Florida y al oeste de la calle Cornell, en el Tercer Distrito Supervisor.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores ADOPTE la DECLARACIÓN NEGATIVA MITIGADA (SCH No. 2026010592) para este proyecto y APRUEBE la Enmienda al Plan General No. 220007, el Cambio de Zona No. 2200028 y el Plano de Parcela No. 220032.

El 18 de febrero de 2026, la Comisión de Planificación aprobó la recomendación del personal a la Junta de Supervisores por un voto de (4-0). Los documentos de la reunión del Departamento de Planificación para el proyecto propuesto se pueden consultar en línea bajo la fecha de la audiencia de la Comisión de Planificación en la página de Audiencias Públicas del sitio web del Departamento de Planificación: https://planning.rctlma.org/Public-Hearings.

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A JOSÉ LUIS APARICIO, PLANIFICADOR DEL PROYECTO, AL 951-955-6035 O ENVÍE UN CORREO ELECTRÓNICO A JLAPARICIO@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o puede presentarse y ser escuchada en el momento y lugar indicados anteriormente. Todos los comentarios por escrito recibidos antes de la audiencia pública serán entregados a la Junta de Supervisores, y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si impugna el artículo anterior en la corte, es posible que esté limitado a plantear únicamente aquellos asuntos que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en la correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores, durante o antes de la audiencia pública. Tenga en cuenta que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, tanto escritos como orales, la Junta de Supervisores puede enmendar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, los estándares de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden ser modificados de una manera distinta a la específicamente propuesta.

Formatos alternativos disponibles bajo petición para personas con discapacidad. Si necesita una adaptación razonable, póngase en contacto con el Secretaria de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretaria de la Junta, 4080 Lemon Street, primer piso, Post Office Box 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org.

Fecha: 20 de febrero de 2026

Kimberly A. Rector, Secretaria de la Junta
Por: Naomy Sicra, Asistente de Secretaria de la Junta

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND PLOT PLAN THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 24, 2026 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to adopt the mitigated negative declaration for the project and approve General Plan Amendment No. 220007, Change of Zone No. 2200028 and Plot Plan No. 220032 to allow for the proposed 36 unit apartment complex project at this site. APN: 438-220-002. This proposed project is located northerly of Acacia Street, easterly of Columbia Street, southerly of Florida Avenue, and westerly of Cornell Street in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors ADOPT the MITIGATED NEGATIVE DECLARATION (SCH No.2026010592) for this project and APPROVE General Plan Amendment No. 220007, Change of Zone No. 2200028, and Plot Plan No. 220032.

On February 18, 2026, the Planning Commission approved staff's recommendation to the Board of Supervisors by a vote of (4 - 0). The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: https://planning.rctlma.org/Public-Hearings.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSELUIS APARICIO, PROJECT PLANNER, AT 951-955-6035 OR EMAIL JLAPARICIO@RIVCO.ORG

Any person wishing to testify in support of or in opposition to the project may do so in writing between the date of this notice and the public hearing or may appear and be heard at the time and place noted above. All written comments received prior to the public hearing will be submitted to the Board of Supervisors and the Board of Supervisors will consider such comments, in addition to any oral testimony, before making a decision on the project.

If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: February 20, 2026

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA ENMIENDA AL PLAN GENERAL, CAMBIO DE ZONA Y PLANO DE PARCELA TERCER DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 24 de marzo de 2026 a las 10:00 A.M.**, o tan pronto como sea posible después, en la que se escuchará a todas las personas interesadas para considerar la recomendación de la Comisión de Planificación de adoptar la declaración negativa mitigada para el proyecto y aprobar la Enmienda al Plan General No. 220007, el Cambio de Zona No. 2200028 y el Plano de Parcela No. 220032 para permitir el proyecto propuesto de complejo de apartamentos de 36 unidades en este sitio. APN: 438-220-002. Este proyecto propuesto se encuentra al norte de la calle Acacia, al este de la calle Columbia, al sur de la avenida Florida y al oeste de la calle Cornell, en el Tercer Distrito Supervisor.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores ADOPTE la DECLARACIÓN NEGATIVA MITIGADA (SCH No. 2026010592) para este proyecto y APRUEBE la Enmienda al Plan General No. 220007, el Cambio de Zona No. 2200028 y el Plano de Parcela No. 220032.

El 18 de febrero de 2026, la Comisión de Planificación aprobó la recomendación del personal a la Junta de Supervisores por un voto de (4-0). Los documentos de la reunión del Departamento de Planificación para el proyecto propuesto se pueden consultar en línea bajo la fecha de la audiencia de la Comisión de Planificación en la página de Audiencias Públicas del sitio web del Departamento de Planificación: https://planning.rctlma.org/Public-Hearings.

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A JOSÉ LUIS APARICIO, PLANIFICADOR DEL PROYECTO, AL 951-955-6035 O ENVÍE UN CORREO ELECTRÓNICO A JLAPARICIO@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o puede presentarse y ser escuchada en el momento y lugar indicados anteriormente. Todos los comentarios por escrito recibidos antes de la audiencia pública serán entregados a la Junta de Supervisores, y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si impugna el artículo anterior en la corte, es posible que esté limitado a plantear únicamente aquellos asuntos que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en la correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores, durante o antes de la audiencia pública. Tenga en cuenta que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, tanto escritos como orales, la Junta de Supervisores puede enmendar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, los estándares de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden ser modificados de una manera distinta a la específicamente propuesta.

Formatos alternativos disponibles bajo petición para personas con discapacidad. Si necesita una adaptación razonable, póngase en contacto con el Secretaria de la Junta al (951) 955-1069.

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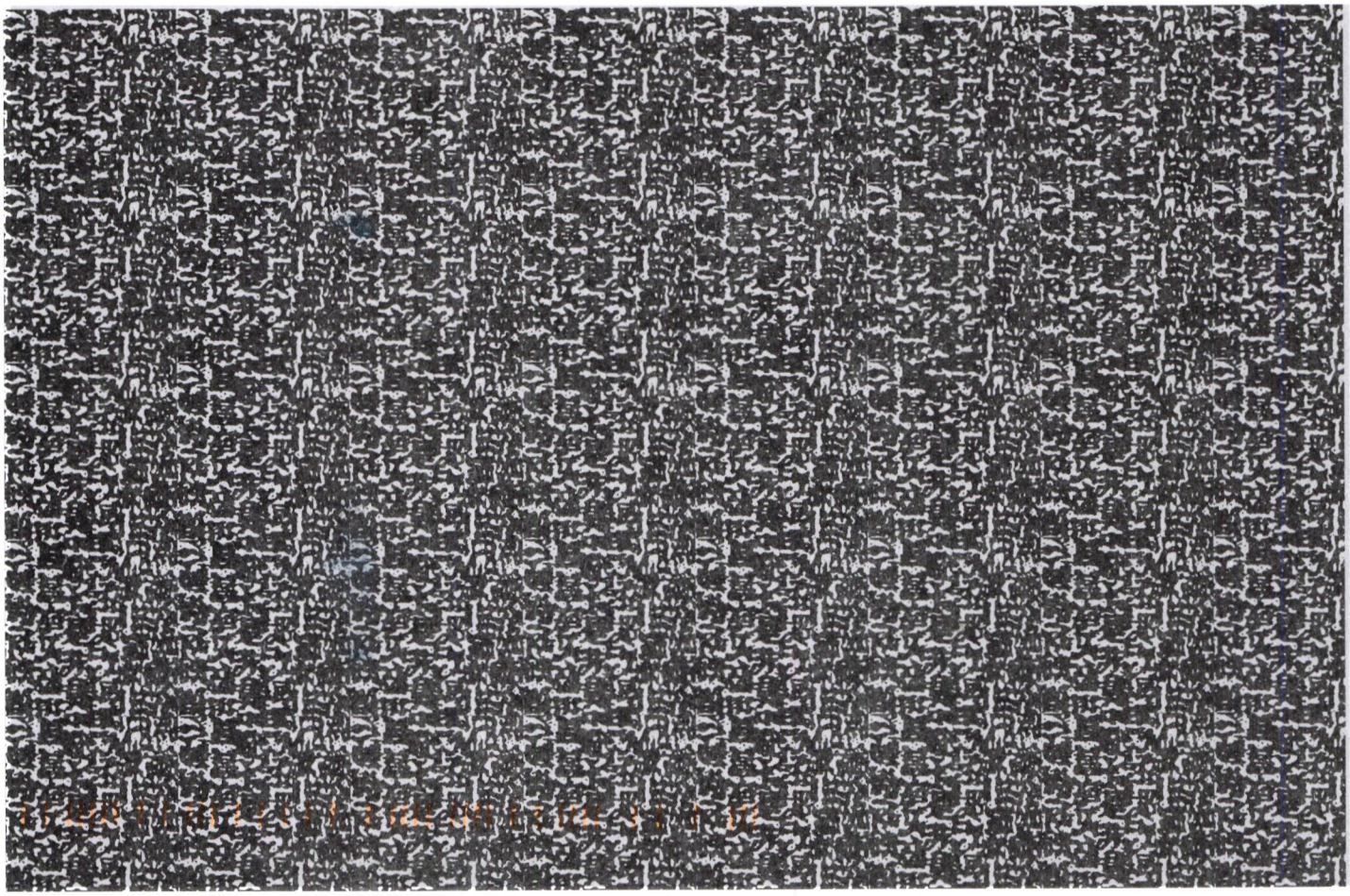
Fecha: 20 de febrero de 2026

Kimberly A. Rector, Secretaria de la Junta
Por: Naomy Sicra, Asistente de Secretaria de la Junta

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA ENMIENDA AL PLAN GENERAL, CAMBIO DE ZONA Y PLANO DE PARCELA TERCER DISTRITO DE SUPERVISIÓN

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El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores ADOPTE la DECLARACIÓN NEGATIVA MITIGADA (SCH No. 2026010592) para este proyecto y APRUEBE la Enmienda al Plan General No. 220007, el Cambio de Zona No. 2200028 y el Plano de Parcela No. 220032.

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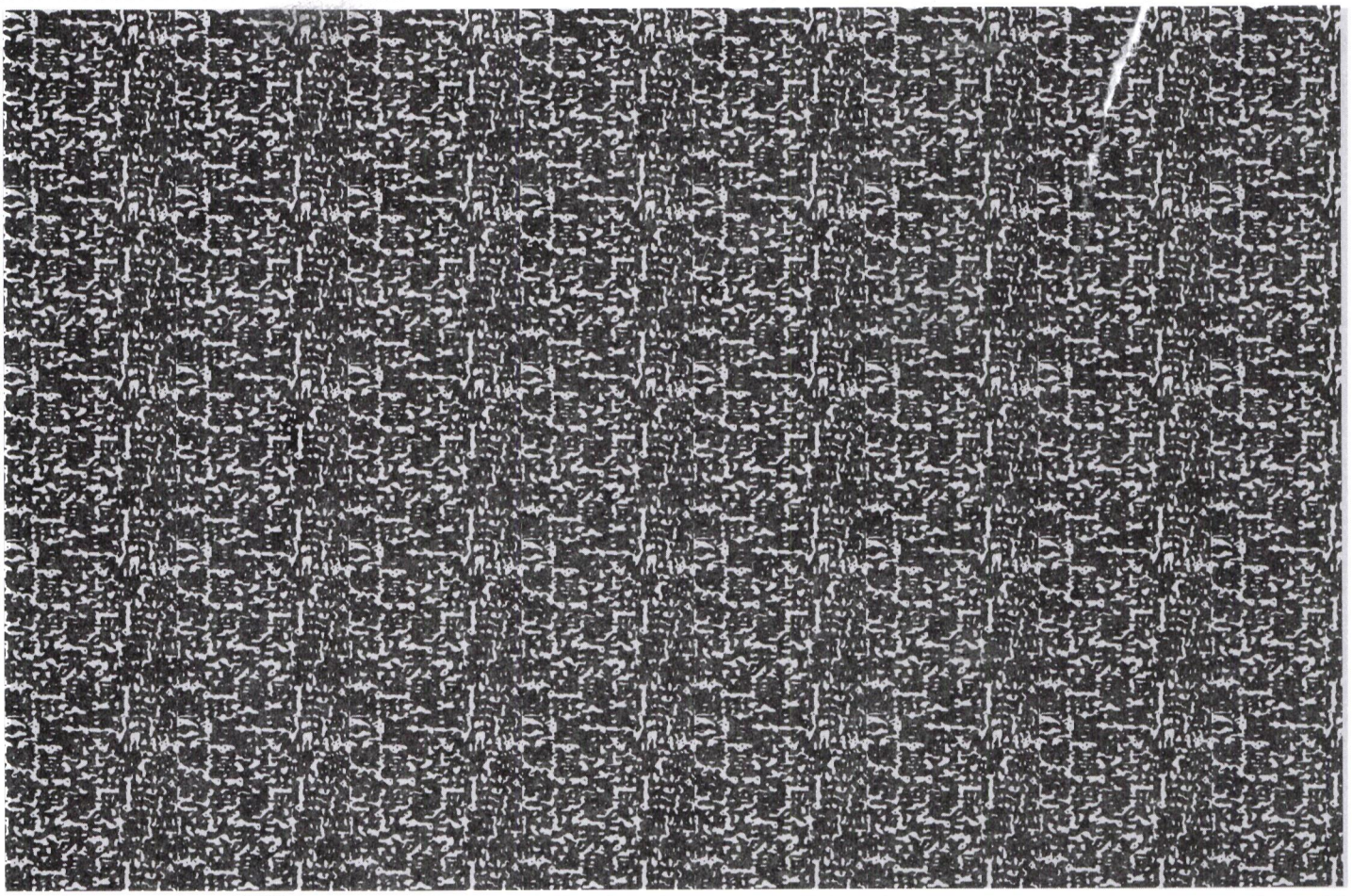
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Fecha: 20 de febrero de 2026

Kimberly A. Rector, Secretaria de la Junta
Por: Naomy Sicra, Asistente de Secretaria de la Junta

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND PLOT PLAN THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 24, 2026 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to adopt the mitigated negative declaration for the project and approve General Plan Amendment No. 220007, Change of Zone No. 2200028 and Plot Plan No. 220032 to allow for the proposed 36 unit apartment complex project at this site. APN: 438-220-002. This proposed project is located northerly of Acacia Street, easterly of Columbia Street, southerly of Florida Avenue, and westerly of Cornell Street in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors ADOPT the MITIGATED NEGATIVE DECLARATION (SCH No.2026010592) for this project and APPROVE General Plan Amendment No. 220007, Change of Zone No. 2200028, and Plot Plan No. 220032.

On February 18, 2026, the Planning Commission approved staff's recommendation to the Board of Supervisors by a vote of (4 - 0). The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: https://planning.rctlma.org/Public-Hearings.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSELUIS APARICIO, PROJECT PLANNER, AT 951-955-6035 OR EMAIL JLAPARICIO@RIVCO.ORG

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Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

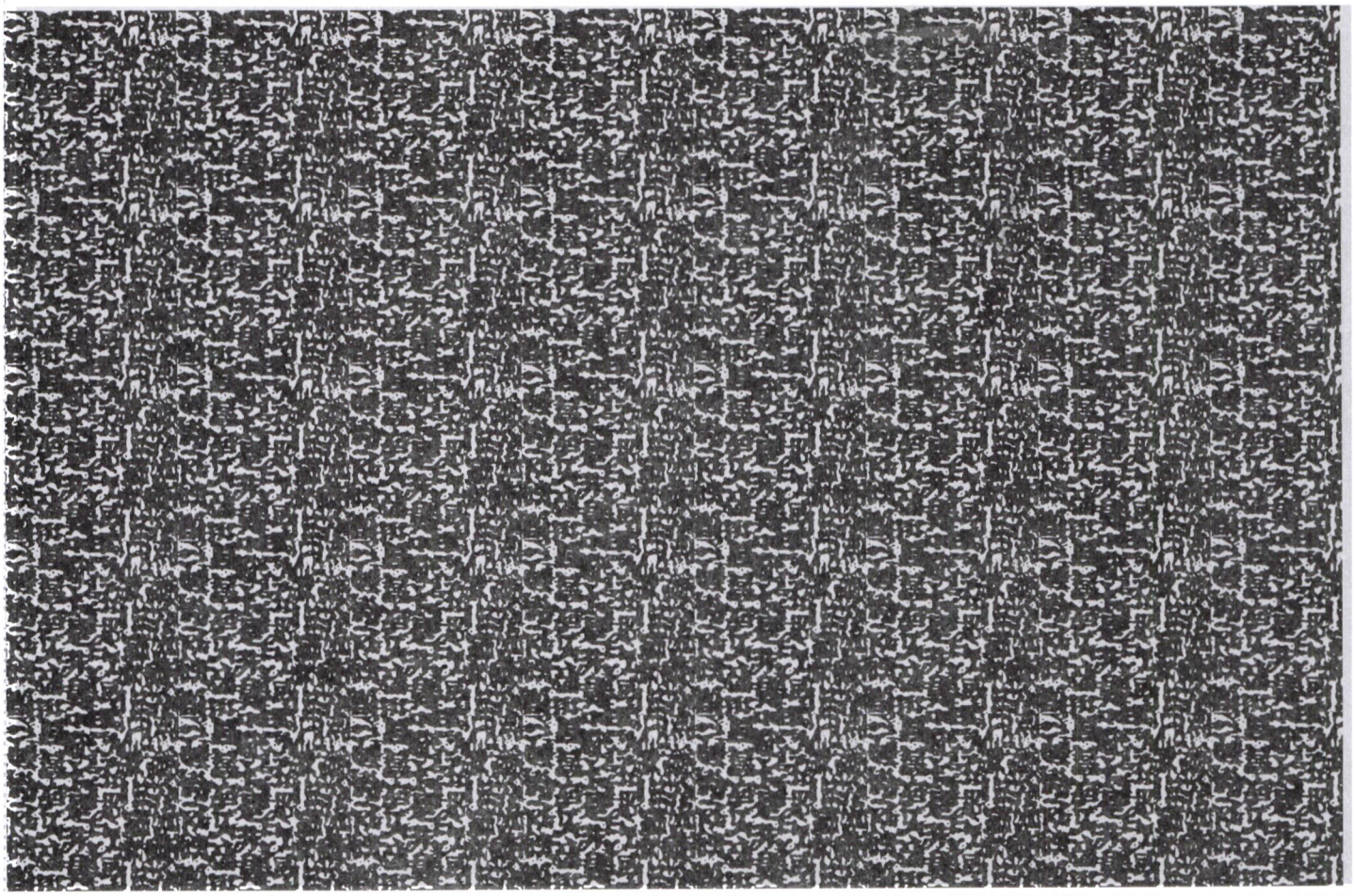
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: February 20, 2026

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA ENMIENDA AL PLAN GENERAL, CAMBIO DE ZONA Y PLANO DE PARCELA TERCER DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 24 de marzo de 2026 a las 10:00 A.M.**, o tan pronto como sea posible después, en la que se escuchará a todas las personas interesadas para considerar la recomendación de la Comisión de Planificación de adoptar la declaración negativa mitigada para el proyecto y aprobar la Enmienda al Plan General No. 220007, el Cambio de Zona No. 2200028 y el Plano de Parcela No. 220032 para permitir el proyecto propuesto de complejo de apartamentos de 36 unidades en este sitio. APN: 438-220-002. Este proyecto propuesto se encuentra al norte de la calle Acacia, al este de la calle Columbia, al sur de la avenida Florida y al oeste de la calle Cornell, en el Tercer Distrito Supervisor.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores ADOPTE la DECLARACIÓN NEGATIVA MITIGADA (SCH No. 2026010592) para este proyecto y APRUEBE la Enmienda al Plan General No. 220007, el Cambio de Zona No. 2200028 y el Plano de Parcela No. 220032.

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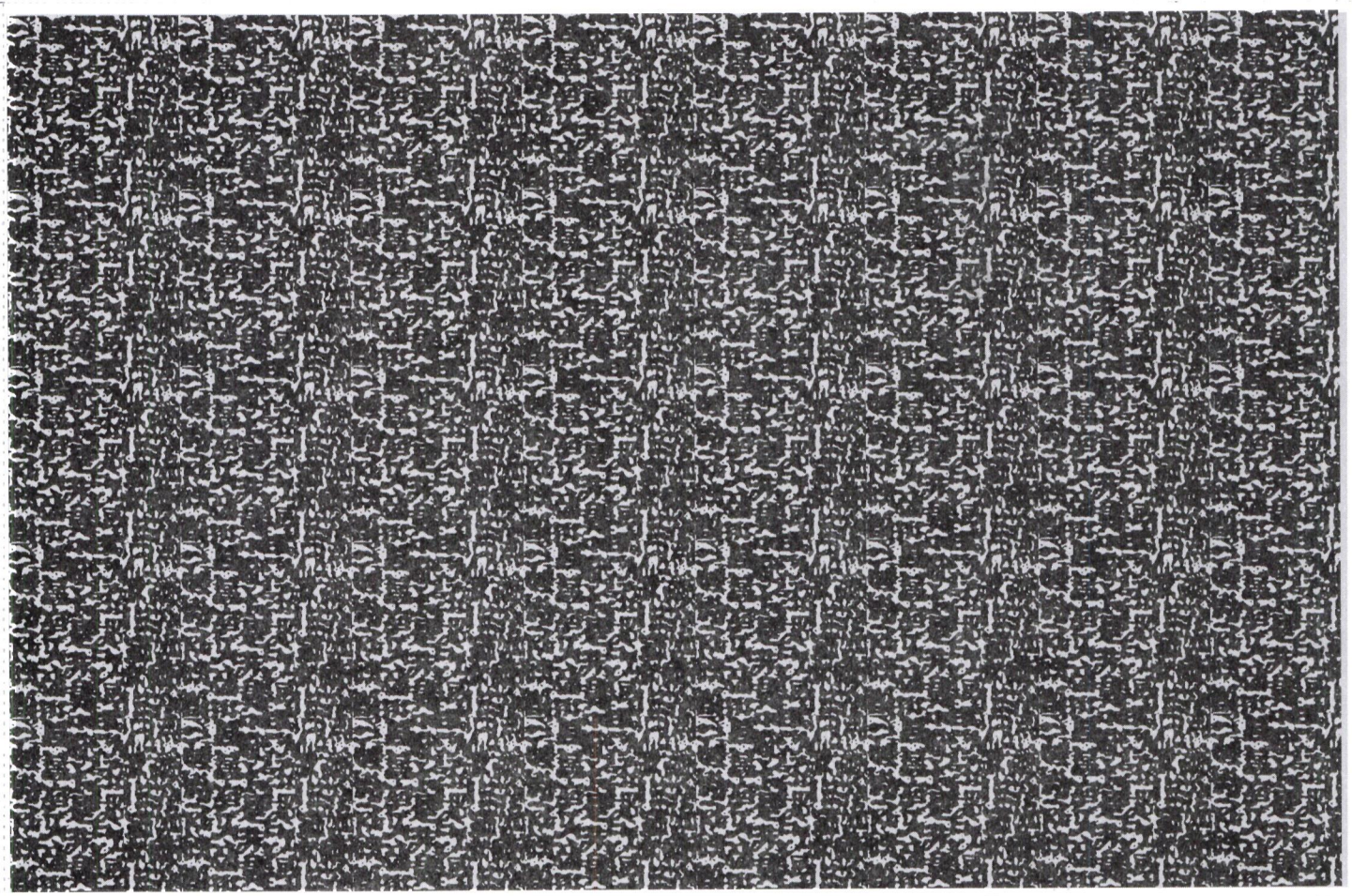
Fecha: 20 de febrero de 2026

Kimberly A. Rector, Secretaria de la Junta
Por: Naomy Sicra, Asistente de Secretaria de la Junta

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND PLOT PLAN THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 24, 2026 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to adopt the mitigated negative declaration for the project and approve General Plan Amendment No. 220007, Change of Zone No. 2200028 and Plot Plan No. 220032 to allow for the proposed 36 unit apartment complex project at this site. APN: 438-220-002. This proposed project is located northerly of Acacia Street, easterly of Columbia Street, southerly of Florida Avenue, and westerly of Cornell Street in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors ADOPT the MITIGATED NEGATIVE DECLARATION (SCH No.2026010592) for this project and APPROVE General Plan Amendment No. 220007, Change of Zone No. 2200028, and Plot Plan No. 220032.

On February 18, 2026, the Planning Commission approved staff's recommendation to the Board of Supervisors by a vote of (4 - 0). The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: https://planning.rctlma.org/Public-Hearings.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSELUIS APARICIO, PROJECT PLANNER, AT 951-955-6035 OR EMAIL JLAPARICIO@RIVCO.ORG

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If you challenge the above item in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the Planning Department or Board of Supervisors at, or prior to, the public hearing. Be advised that as a result of the public hearing and the consideration of all public comment, written and oral, the Board of Supervisors may amend, in whole or in part, the project and/or the related environmental document. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the project, may be changed in a way other than specifically proposed.

Alternative formats available upon request to individuals with disabilities. If you require reasonable accommodation, please contact Clerk of the Board at (951) 955-1069.

Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

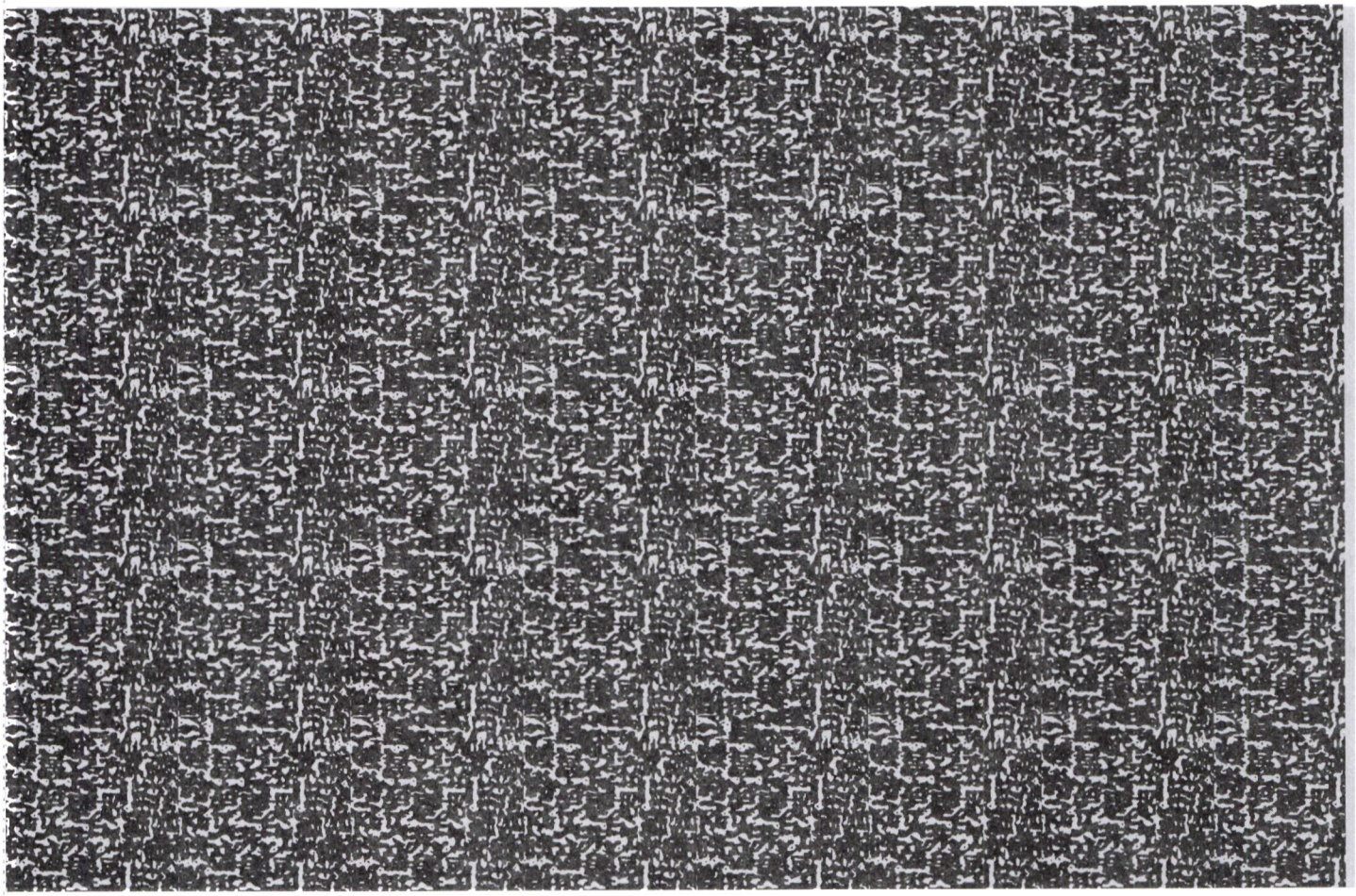
Dated: February 20, 2026

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA ENMIENDA AL PLAN GENERAL, CAMBIO DE ZONA Y PLANO DE PARCELA TERCER DISTRITO DE SUPERVISIÓN

POR LA PRESENTE SE NOTIFICA que se llevará a cabo una audiencia pública ante la Junta de Supervisores del Condado de Riverside, California, en la Sala de Juntas del Primer Piso, Centro Administrativo del Condado, 4080 Lemon Street, Riverside, **el martes 24 de marzo de 2026 a las 10:00 A.M.**, o tan pronto como sea posible después, en la que se escuchará a todas las personas interesadas para considerar la recomendación de la Comisión de Planificación de adoptar la declaración negativa mitigada para el proyecto y aprobar la Enmienda al Plan General No. 220007, el Cambio de Zona No. 2200028 y el Plano de Parcela No. 220032 para permitir el proyecto propuesto de complejo de apartamentos de 36 unidades en este sitio. APN: 438-220-002. Este proyecto propuesto se encuentra al norte de la calle Acacia, al este de la calle Columbia, al sur de la avenida Florida y al oeste de la calle Cornell, en el Tercer Distrito Supervisor.

El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores ADOPTE la DECLARACIÓN NEGATIVA MITIGADA (SCH No. 2026010592) para este proyecto y APRUEBE la Enmienda al Plan General No. 220007, el Cambio de Zona No. 2200028 y el Plano de Parcela No. 220032.

El 18 de febrero de 2026, la Comisión de Planificación aprobó la recomendación del personal a la Junta de Supervisores por un voto de (4-0). Los documentos de la reunión del Departamento de Planificación para el proyecto propuesto se pueden consultar en línea bajo la fecha de la audiencia de la Comisión de Planificación en la página de Audiencias Públicas del sitio web del Departamento de Planificación: https://planning.rctlma.org/Public-Hearings.

PARA MÁS INFORMACIÓN SOBRE ESTE PROYECTO, POR FAVOR CONTACTE A JOSÉ LUIS APARICIO, PLANIFICADOR DEL PROYECTO, AL 951-955-6035 O ENVÍE UN CORREO ELECTRÓNICO A JLAPARICIO@RIVCO.ORG.

Cualquier persona que desee testificar a favor o en contra del proyecto puede hacerlo por escrito entre la fecha de este aviso y la audiencia pública, o puede presentarse y ser escuchada en el momento y lugar indicados anteriormente. Todos los comentarios por escrito recibidos antes de la audiencia pública serán entregados a la Junta de Supervisores, y la Junta de Supervisores considerará dichos comentarios, además de cualquier testimonio oral, antes de tomar una decisión sobre el proyecto.

Si impugna el artículo anterior en la corte, es posible que esté limitado a plantear únicamente aquellos asuntos que usted u otra persona hayan planteado en la audiencia pública descrita en este aviso, o en la correspondencia escrita al Departamento de Planificación o a la Junta de Supervisores, durante o antes de la audiencia pública. Tenga en cuenta que, como resultado de la audiencia pública y la consideración de todos los comentarios públicos, tanto escritos como orales, la Junta de Supervisores puede enmendar, total o parcialmente, el proyecto y/o el documento ambiental relacionado. En consecuencia, las designaciones, los estándares de desarrollo, el diseño o las mejoras, o cualquier propiedad o terreno dentro de los límites del proyecto, pueden ser modificados de una manera distinta a la específicamente propuesta.

Formatos alternativos disponibles bajo petición para personas con discapacidad. Si necesita una adaptación razonable, póngase en contacto con el Secretaria de la Junta al (951) 955-1069.

Por favor, envíe toda la correspondencia escrita a: Secretaria de la Junta, 4080 Lemon Street, primer piso, Post Office Box 1147, Riverside, CA 92502-1147 o envíe un correo electrónico a cob@rivco.org.

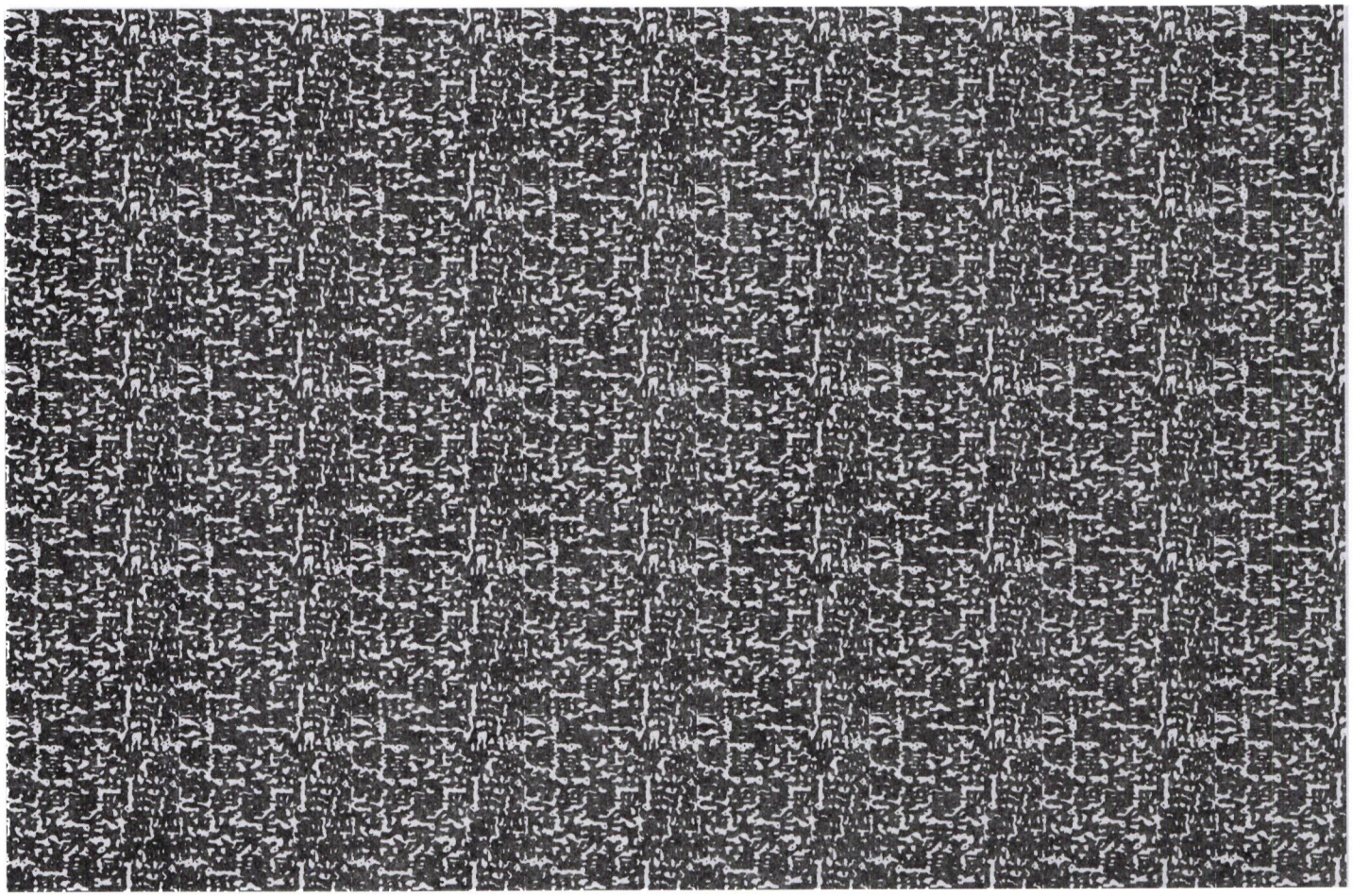
Fecha: 20 de febrero de 2026

Kimberly A. Rector, Secretaria de la Junta
Por: Naomy Sicra, Asistente de Secretaria de la Junta

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND PLOT PLAN THIRD SUPERVISORIAL DISTRICT

NOTICE IS HEREBY GIVEN that a public hearing at which all interested persons will be heard, will be held before the Board of Supervisors of Riverside County, California, on the 1st Floor Board Chambers, County Administrative Center, 4080 Lemon Street, Riverside, on **Tuesday, March 24, 2026 at 10:00 A.M.** or as soon as possible thereafter, to consider the Planning Commission's recommendation to adopt the mitigated negative declaration for the project and approve General Plan Amendment No. 220007, Change of Zone No. 2200028 and Plot Plan No. 220032 to allow for the proposed 36 unit apartment complex project at this site. APN: 438-220-002. This proposed project is located northerly of Acacia Street, easterly of Columbia Street, southerly of Florida Avenue, and westerly of Cornell Street in the Third Supervisorial District.

The Riverside County Planning Department recommends that the Board of Supervisors ADOPT the MITIGATED NEGATIVE DECLARATION (SCH No.2026010592) for this project and APPROVE General Plan Amendment No. 220007, Change of Zone No. 2200028, and Plot Plan No. 220032.

On February 18, 2026, the Planning Commission approved staff's recommendation to the Board of Supervisors by a vote of (4 - 0). The Planning Department meeting documents for the proposed project may be viewed online under the Planning Commission hearing date on the Public Hearing page of the Planning Department website: https://planning.rctlma.org/Public-Hearings.

FOR FURTHER INFORMATION REGARDING THIS PROJECT, PLEASE CONTACT JOSELUIS APARICIO, PROJECT PLANNER, AT 951-955-6035 OR EMAIL JLAPARICIO@RIVCO.ORG

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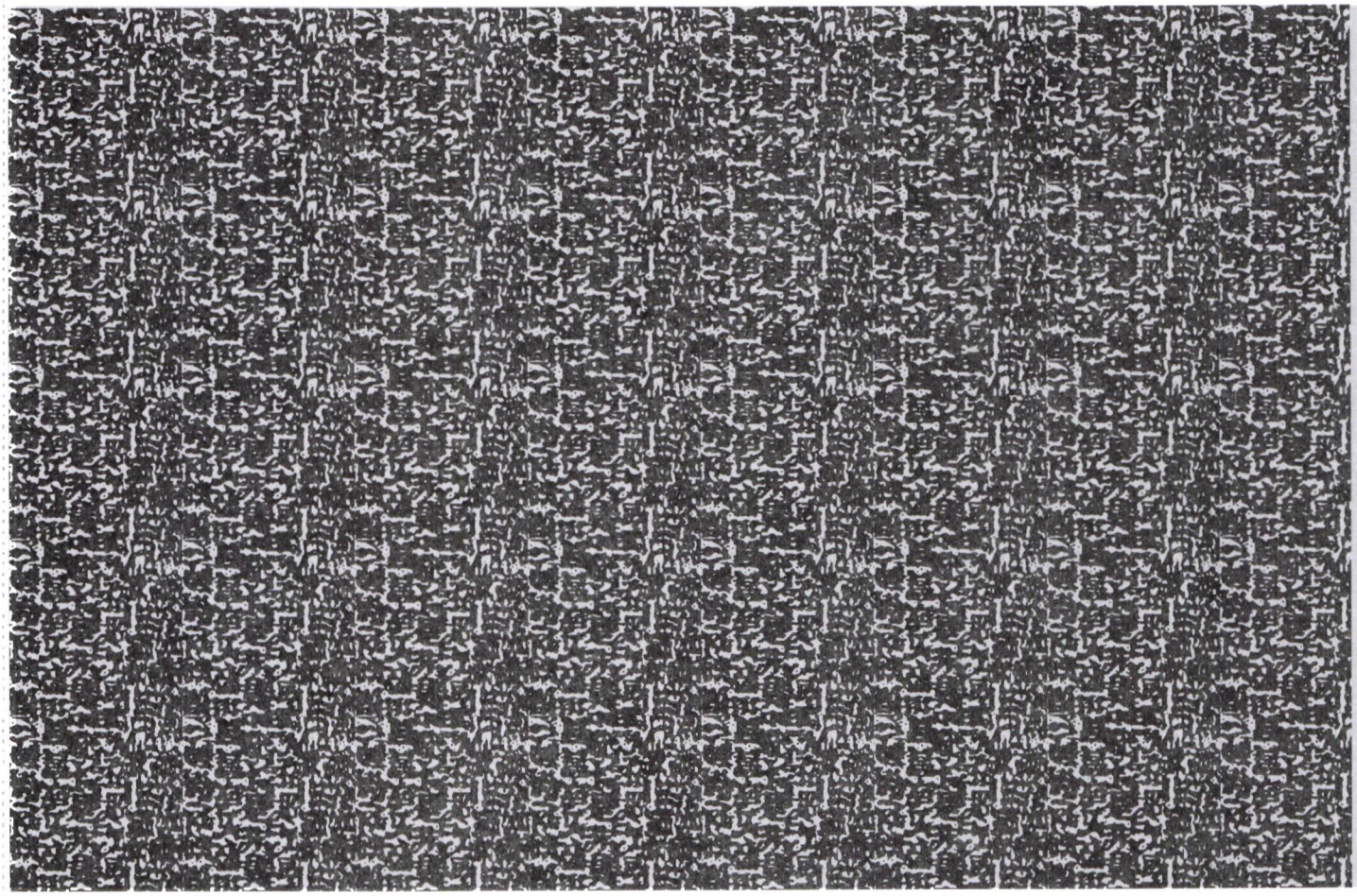
Please send all written correspondence to: Clerk of the Board, 4080 Lemon Street, 1st Floor, Post Office Box 1147, Riverside, CA 92502-1147 or email cob@rivco.org

Dated: February 20, 2026

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

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AVISO DE AUDIENCIA PÚBLICA ANTE LA JUNTA DE SUPERVISORES DEL CONDADO DE RIVERSIDE SOBRE LA ENMIENDA AL PLAN GENERAL, CAMBIO DE ZONA Y PLANO DE PARCELA TERCER DISTRITO DE SUPERVISIÓN

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El Departamento de Planificación del Condado de Riverside recomienda que la Junta de Supervisores ADOPTE la DECLARACIÓN NEGATIVA MITIGADA (SCH No. 2026010592) para este proyecto y APRUEBE la Enmienda al Plan General No. 220007, el Cambio de Zona No. 2200028 y el Plano de Parcela No. 220032.

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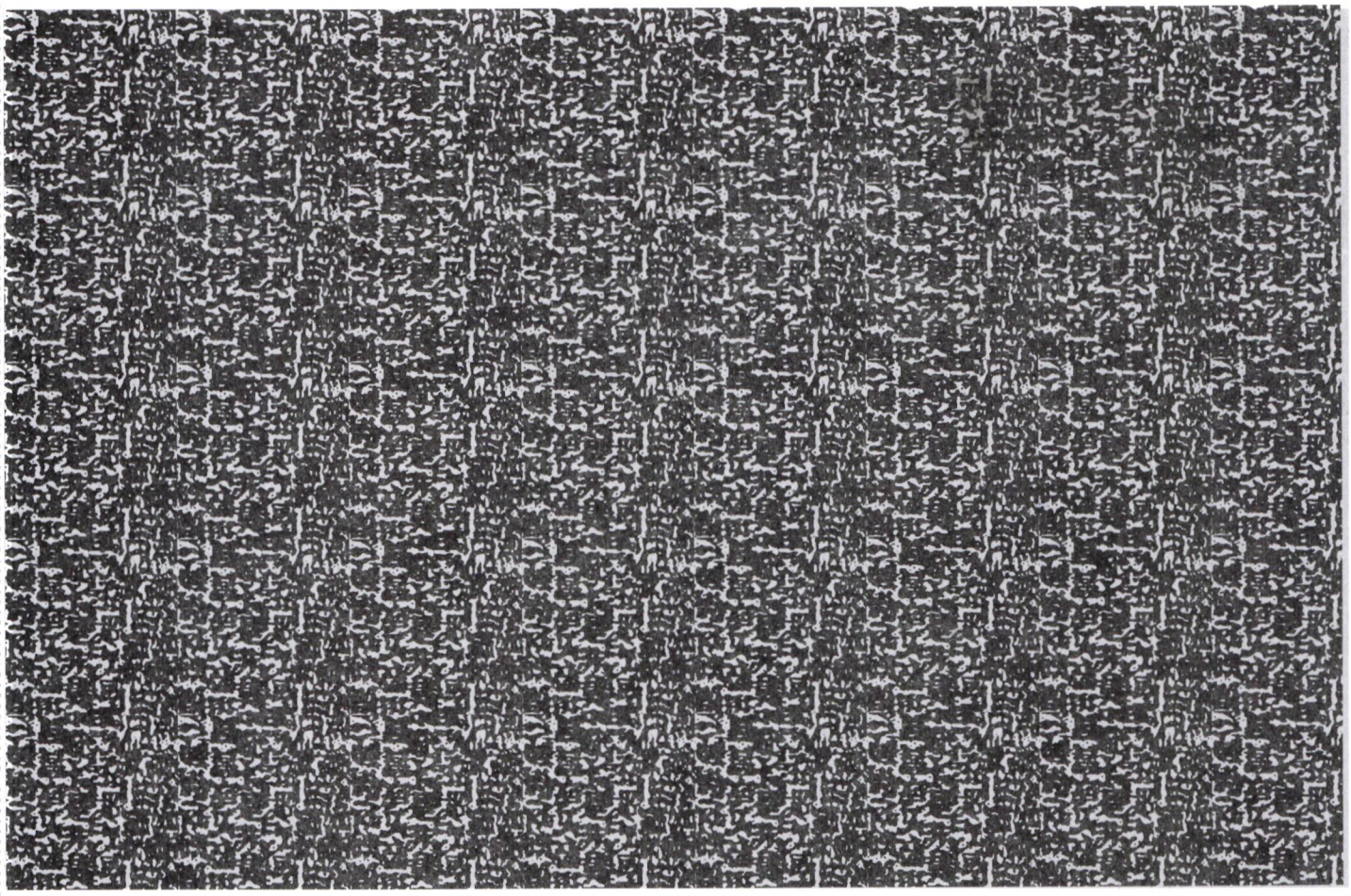
Fecha: 20 de febrero de 2026

Kimberly A. Rector, Secretaria de la Junta
Por: Naomy Sicra, Asistente de Secretaria de la Junta

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NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF SUPERVISORS OF RIVERSIDE COUNTY ON GENERAL PLAN AMENDMENT, CHANGE OF ZONE AND PLOT PLAN THIRD SUPERVISORIAL DISTRICT

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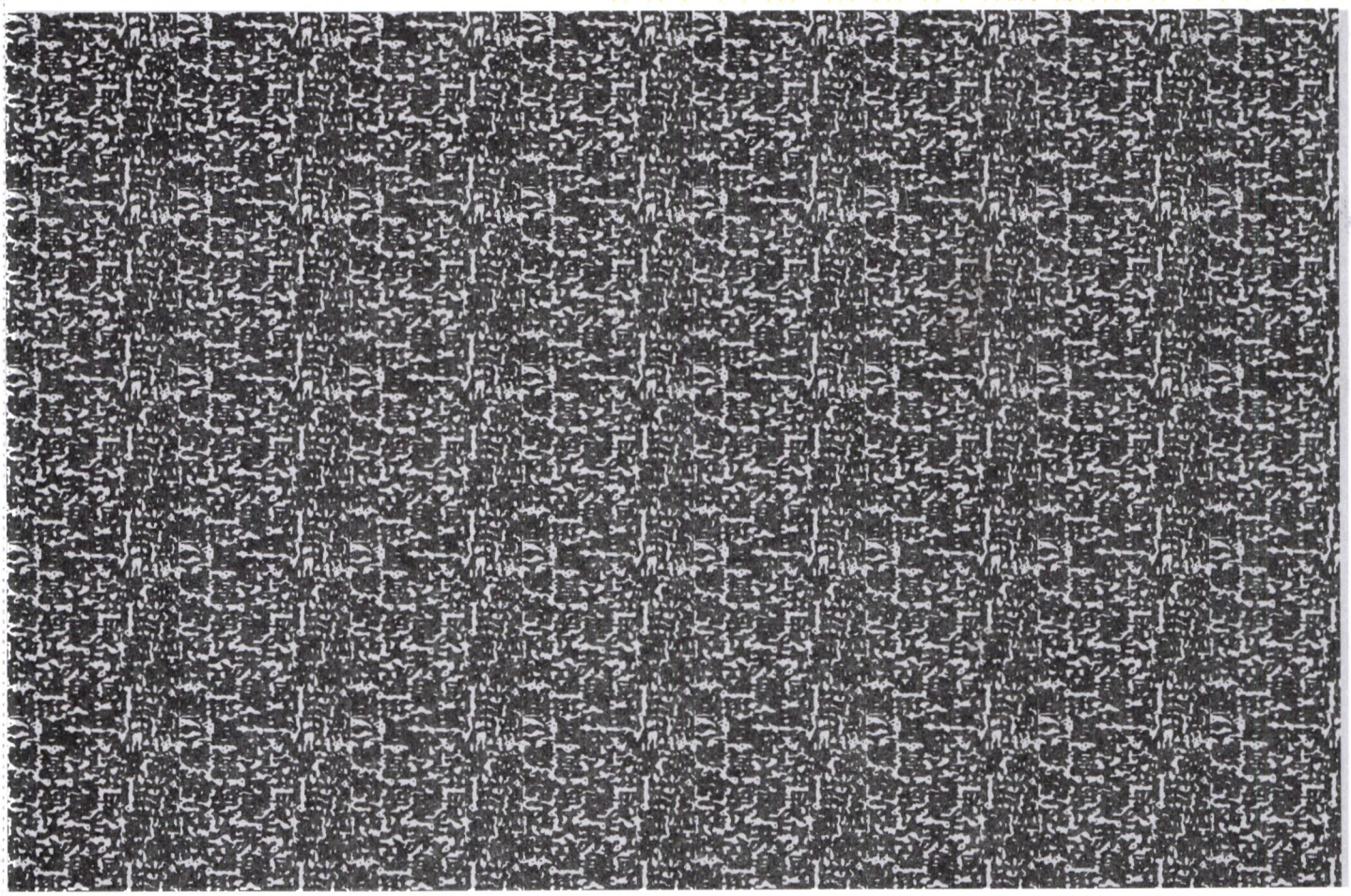
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Dated: February 20, 2026

Kimberly A. Rector, Clerk of the Board
By: Naomy Sicra, Clerk of the Board Assistant

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