

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: EA43048
Project Case Type (s) and Number(s): GPA1224, CZ7949, & TR37154
Lead Agency Name: Riverside County Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Brett Dawson
Telephone Number: (951) 955-0972
Applicant's Name: Adkan Engineers
Applicant's Address: 6879 Airport Drive, Riverside CA 92504

I. PROJECT INFORMATION

General Plan Amendment No. 1224 includes a Technical General Plan Amendment and an Entitlement/Policy General Plan Amendment. The Technical General Plan Amendment proposes to modify 0.14 acres of Rural: Rural Residential (R: RR) and 0.32 acres of Open Space: Conservation Habitat (OS:CH) to Community Development: Medium Density Residential (CD:MDR). The Entitlement/Policy General Plan Amendment proposes to amend 4.73 acres of Community Development: Very Low Density Residential (CD: VLDR) to CD: MDR.

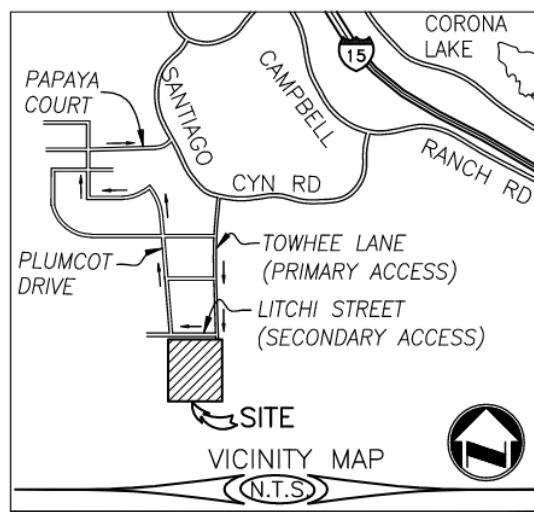
Change of Zone No. 7949 proposes to modify the zoning classification from Rural Residential (R-R) to the One-Family Dwellings (R-1) and W-1 (Watercourse, Watershed and Conservation Areas).

Tentative Tract Map No. 37154 is a Schedule "A" tract map to subdivide approximately 34 acres into 15 single family residential lots and 3 non-residential lots. Proposed lot sizes are an average of 13,305 square feet, with a minimum lot size of 8,109 square feet. Approximately 3.48 acres are to be designated for 3 open space lots. 26.8 acres will remain undisturbed open space.

The above-mentioned entitlement applications shall be considered the "Project" herein.

The site is located north of the Cleveland National Forest, south of Guffey Ranch Way, east of Maitri Road, and west of Indian Truck Trail, within the Temescal Canyon Area Plan.

FIGURE 1: Vicinity Map



SEC. 13, T.5S, R.6W

FIGURE 2: Tentative Tract Map:

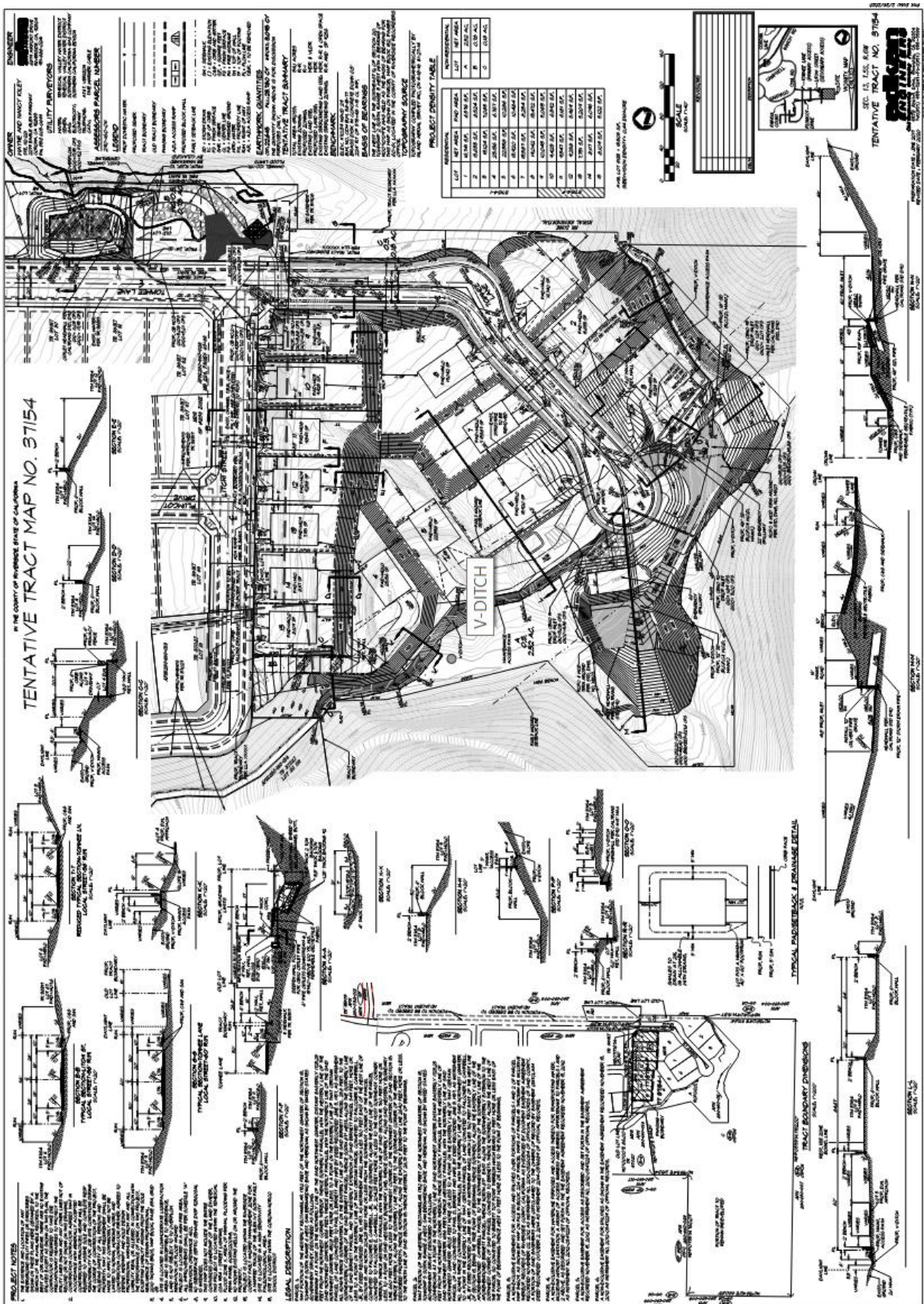
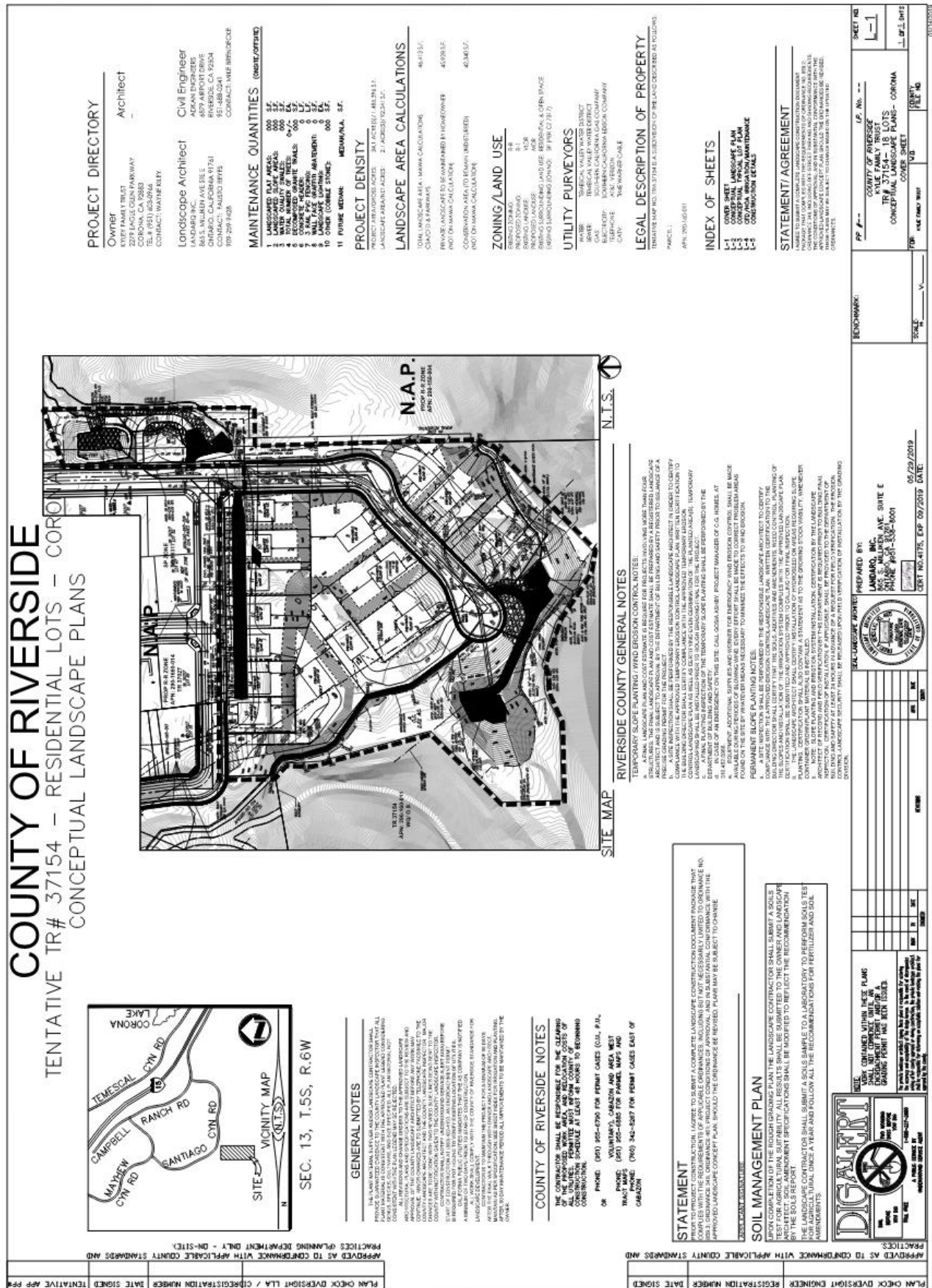
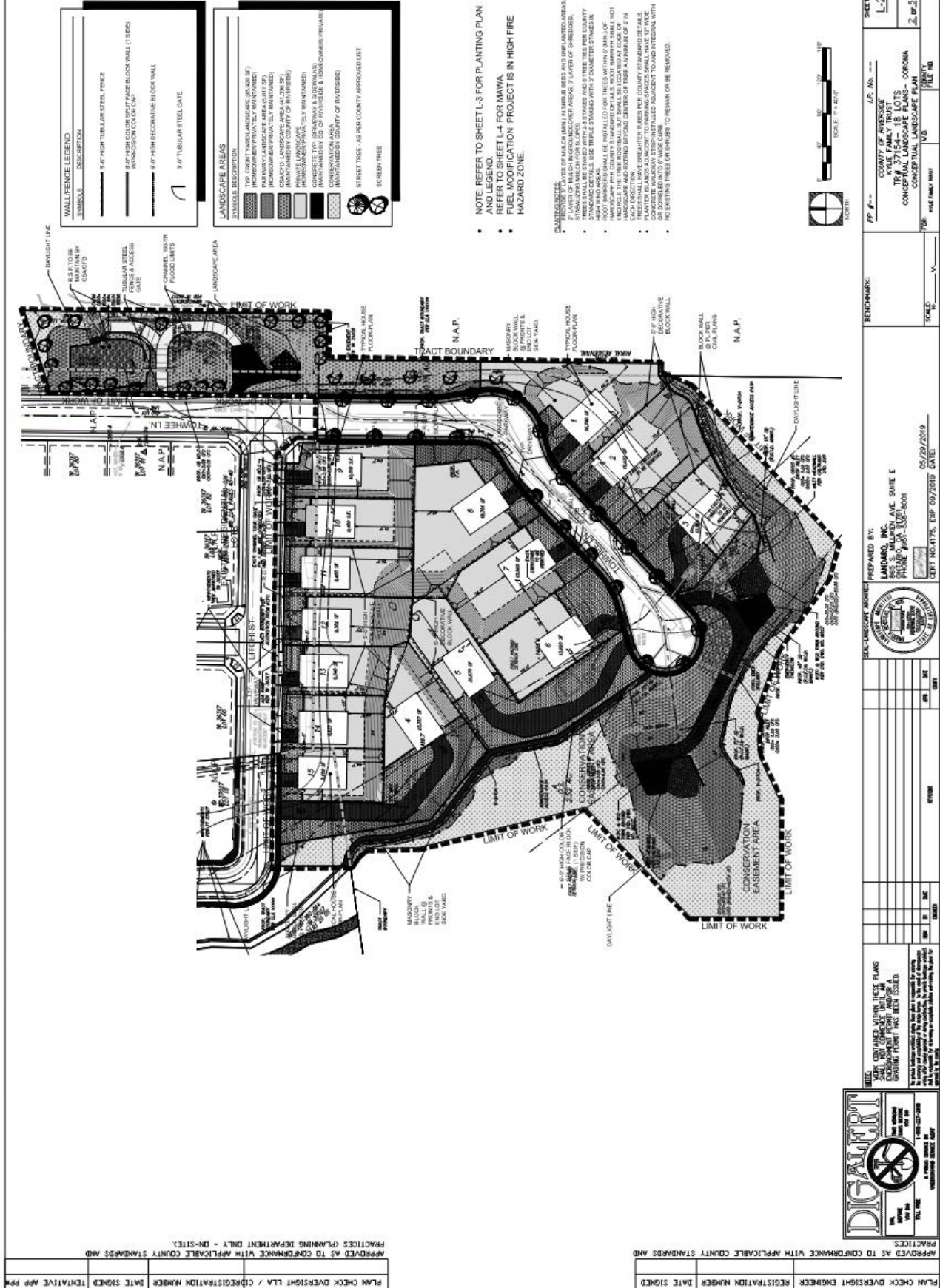


FIGURE 3: Conceptual Landscape Plan:









PLANTING LEGEND

TREES	Estimated Name	SEED	SPROUTING	SHOOTING	OTV
+	1023	3" x 10"	LOW	AS	
	1024	11" x 10"	LOW	AS	
	1025	11" x 10"	LOW	AS	
	1026	11" x 10"	LOW	AS	
	1027	11" x 10"	LOW	AS	
	1028	11" x 10"	LOW	AS	
	1029	11" x 10"	LOW	AS	
	1030	11" x 10"	LOW	AS	
	1031	11" x 10"	LOW	AS	
	1032	11" x 10"	LOW	AS	
	1033	11" x 10"	LOW	AS	
	1034	11" x 10"	LOW	AS	
	1035	11" x 10"	LOW	AS	
	1036	11" x 10"	LOW	AS	
	1037	11" x 10"	LOW	AS	
	1038	11" x 10"	LOW	AS	
	1039	11" x 10"	LOW	AS	
	1040	11" x 10"	LOW	AS	
	1041	11" x 10"	LOW	AS	
	1042	11" x 10"	LOW	AS	
	1043	11" x 10"	LOW	AS	
	1044	11" x 10"	LOW	AS	
	1045	11" x 10"	LOW	AS	
	1046	11" x 10"	LOW	AS	
	1047	11" x 10"	LOW	AS	
	1048	11" x 10"	LOW	AS	
	1049	11" x 10"	LOW	AS	
	1050	11" x 10"	LOW	AS	
	1051	11" x 10"	LOW	AS	
	1052	11" x 10"	LOW	AS	
	1053	11" x 10"	LOW	AS	
	1054	11" x 10"	LOW	AS	
	1055	11" x 10"	LOW	AS	
	1056	11" x 10"	LOW	AS	
	1057	11" x 10"	LOW	AS	
	1058	11" x 10"	LOW	AS	
	1059	11" x 10"	LOW	AS	
	1060	11" x 10"	LOW	AS	
	1061	11" x 10"	LOW	AS	
	1062	11" x 10"	LOW	AS	
	1063	11" x 10"	LOW	AS	
	1064	11" x 10"	LOW	AS	
	1065	11" x 10"	LOW	AS	
	1066	11" x 10"	LOW	AS	
	1067	11" x 10"	LOW	AS	
	1068	11" x 10"	LOW	AS	
	1069	11" x 10"	LOW	AS	
	1070	11" x 10"	LOW	AS	
	1071	11" x 10"	LOW	AS	
	1072	11" x 10"	LOW	AS	
	1073	11" x 10"	LOW	AS	
	1074	11" x 10"	LOW	AS	
	1075	11" x 10"	LOW	AS	
	1076	11" x 10"	LOW	AS	
	1077	11" x 10"	LOW	AS	
	1078	11" x 10"	LOW	AS	
	1079	11" x 10"	LOW	AS	
	1080	11" x 10"	LOW	AS	
	1081	11" x 10"	LOW	AS	
	1082	11" x 10"	LOW	AS	
	1083	11" x 10"	LOW	AS	
	1084	11" x 10"	LOW	AS	
	1085	11" x 10"	LOW	AS	
	1086	11" x 10"	LOW	AS	
	1087	11" x 10"	LOW	AS	
	1088	11" x 10"	LOW	AS	
	1089	11" x 10"	LOW	AS	
	1090	11" x 10"	LOW	AS	
	1091	11" x 10"	LOW	AS	
	1092	11" x 10"	LOW	AS	
	1093	11" x 10"	LOW	AS	
	1094	11" x 10"	LOW	AS	
	1095	11" x 10"	LOW	AS	
	1096	11" x 10"	LOW	AS	
	1097	11" x 10"	LOW	AS	
	1098	11" x 10"	LOW	AS	
	1099	11" x 10"	LOW	AS	
	1100	11" x 10"	LOW	AS	
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	1103	11" x 10"	LOW	AS	
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GROUND COVER

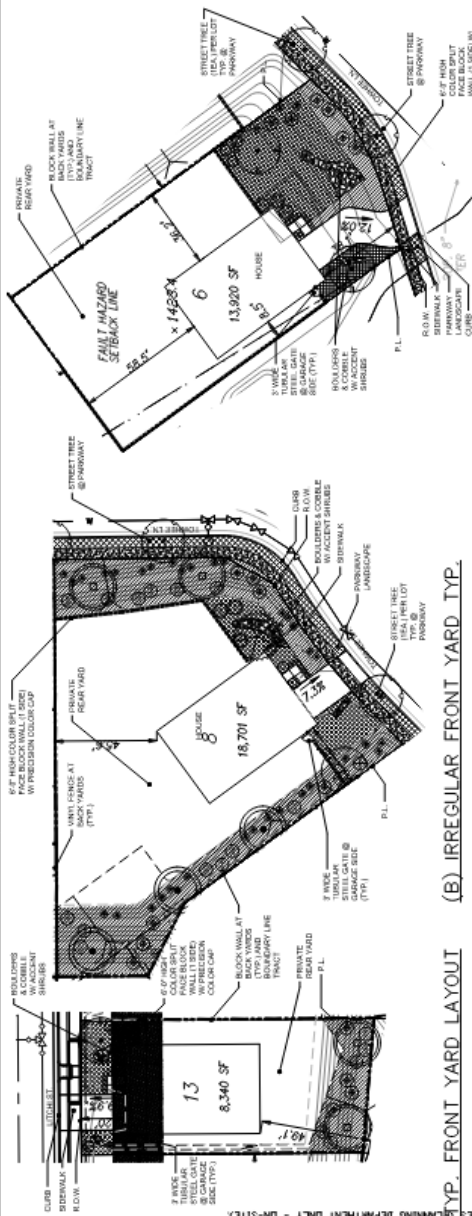
	Myosin standards 3000/Proteomix Control/Protein	Resol Sample	PLATE 1st D.C.	LOW
 (M0) AND (C0) 4H	Actinomycin, Eryth. Capet, Eryth. Capet (Marsip)	1.0M, 1.1M	1st D.C.	LOW
 (M0) AND (C0) 4H	Resolins present in culture 12-18 days (One hour in 12-18 days in culture)	-	-	-
 BOLLERS	4' is 12' 0.1M, visible areas	-	-	-
 COBLE	-	-	-	-

FRONT YARD PLANTING

TREES	Estimated Name	Estimated Age	Size	Height	DBH
	Chamaepteris (Lambertiana) 'Tree Dwarf'	15 Gals.	14-16 IN.	AS	LOW
	Rhus typhina Asian Laurel	19 IN. DBH	11 Gals.	15-16 IN. STED.	LOW
	Prunella laevis Purpurea Hybrid Mopane	15 Gals.	14-16 IN.	AS	LOW

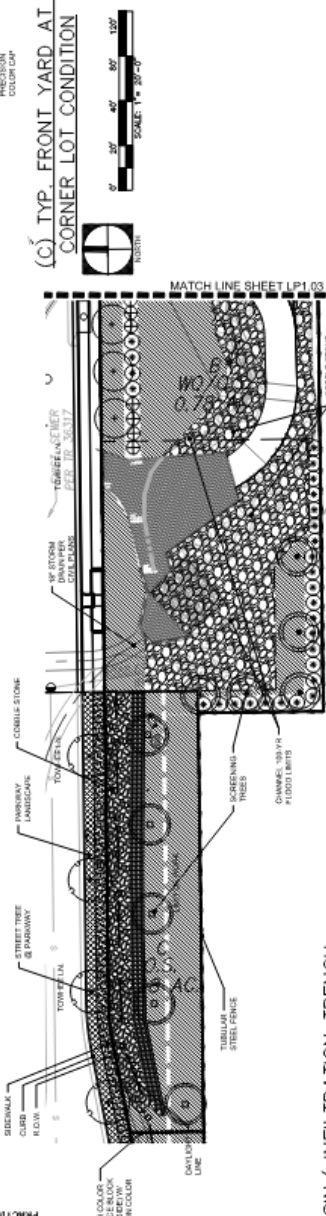
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1102 JOURNAL OF CLIMATE



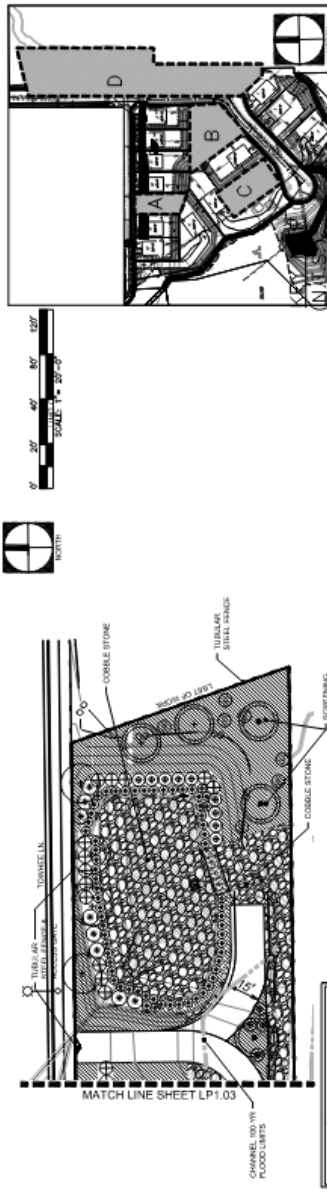
(B) IRREGULAR FRONT YARD TYP.

(A) 5 TYP. FRONT YARD LAYOUT



(C) TYP. FRONT YARD AT
CORNERS LOT CONDITION

D) BASIN/ INFILTRATION TRENCH

[illegible]

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED

PLAN CHECK OVERSIGHT ENGINEER	REGISTRATION NUMBER	DATE SIGNED

APPROVED AS TO CONFORMANCE WITH APPLICABLE COUNTY STANDARDS AND PRACTICES.

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

[illegible][illegible]

REAL-LANGUAGE MONITOR

PREPARED BY:
LANDARO, INC.
863 S. MILLIKEN AVE.
CHILANO, CA 94026
PHONE 909-391-0000

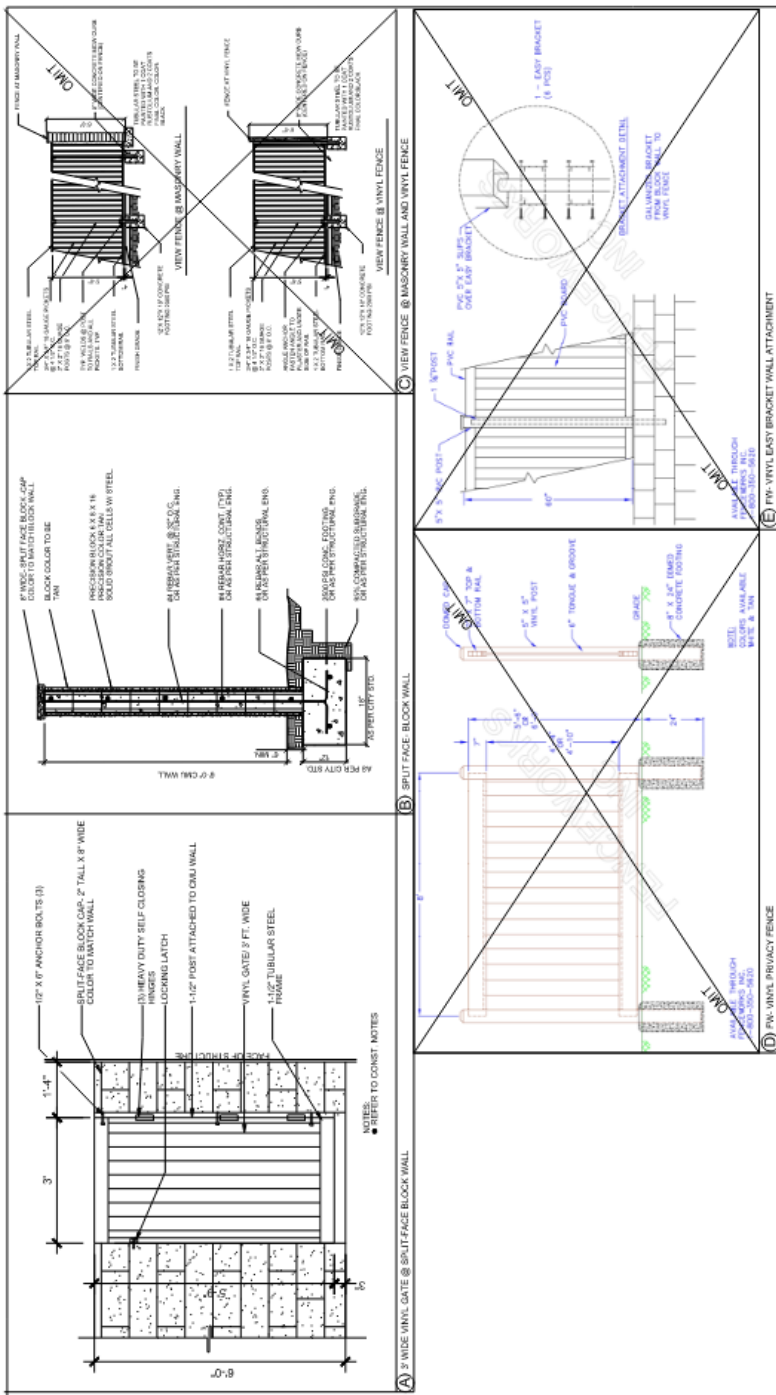
CERT NO. 4175, EX

05/29/2019
P 09/2019 DATE:

BENCHMARK:	SCALE: _____ V. _____

SP #--	COUNTY OF RIVERSIDE KYLE FAMILY TRUST TR# 37154- 18 LOTS CONCEPTUAL LANDSCAPE PLANS CONSTRUCTION DETAILS	LP
FOR: KYLE FAMILY TRUST		VD

NO. --	SHEET NO. <u>L-5</u>
- CORONA	<u>5</u> OF <u>5</u> SHEETS
COUNTY FILE NO.	003432510



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

B. Total Project Area: 34.1 Gross Acres

C. Assessor's Parcel No(s): APN 290-160-027, 290-902-002, 290-902-001

Street References: This project is located at the southwest corner of Litchi Street and Towhee Lane.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South, Range 6 West, and Section 13

E. Brief description of the existing environmental setting of the project site and its surroundings: The site currently consists of mostly vacant steep terrain. The northeasterly portion of the site consists of two houses, several storage sheds, small buildings, stables, and barns. There is a concrete-lined retention pond in the northwestern part of the property. There are two active septic tank systems on the property. The property is surrounded to the east, south, and west by natural mountainous land and to the north by a residential development which is currently under construction. There are two existing water tanks to the northwest and the properties to the north are within the Sycamore Creek Specific Plan. These adjacent properties were previously subdivided under several Tract Maps for residential development and are currently under construction. Although this project site is not within the Specific Plan, development of the site is a logical extension to the residential development surrounding it.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project's current General Plan Land Use Designation is R-R (Rural Residential) and OS-CH (Open Space). This project proposes to include a Technical General Plan Amendment and an Entitlement/Policy General Plan Amendment. The Technical General Plan Amendment proposes to modify 0.14 acre of Rural: Rural Residential (R: RR) and 0.32 acre of Open Space: Conservation Habitat (OS:CH) to Community Development: Medium Density Residential (CD:MDR). The Entitlement/Policy General Plan Amendment proposes to amend 4.73 acres of Community Development: Very Low Density Residential (CD: VLDR) to CD: MDR.
- 2. Circulation:** This project includes the subdivision of 34.1 gross acres into 15 residential lots and three open space lots. New circulation infrastructure will be constructed in support of this subdivision and the design and locations of the new roads is consistent with the Circulation Element of the Riverside County General Plan.
- 3. Multipurpose Open Space:** This project includes a 34.1 gross acre Tract Map subdivision, which will result in creating 15 residential lots and three open space lots. The remaining open space lots will be established as small pocket parks, water quality basins, and open space areas throughout the subdivision. Open space requirements have been met and this project is consistent with the Multipurpose Open Space Element of the Riverside County General Plan.
- 4. Safety:** Adequate protections related to access, grading, and infrastructure improvements have been addressed through site design and technical studies. This project is consistent with the Safety Element of the Riverside County General Plan.

5. **Noise:** This project includes a residential subdivision into 15 lots and three open space lots. The project will not generate excessive noise, exceeding the County standards. As a result, this project is consistent with the Noise Element of the Riverside County General Plan.
6. **Housing:** This project will result in the addition of 15 new residential lots and related infrastructure improvements. This project is consistent with the Housing Element of the Riverside County General Plan.
7. **Air Quality:** The proposed project would consist of the development of 15 single-family homes, onsite roads, sidewalks, and a water detention system on approximately 8.2 acres of the 34.1-acre project site. The remainder of the project site would remain undeveloped. Sufficient standards related to the grading and construction of the new homes will be implemented to ensure consistency with the Air Quality Element of the Riverside County General Plan.
8. **Healthy Communities:** The subdivision of the 34.1-acre project site includes a walkable street network and a large conservation area. Though the tract does not include any parks itself, residents will have access to the parks in the communities to the north and east by trails and streets. This project is consistent with the Healthy Communities Element of the Riverside County General Plan. Project site is not within an Environmental Justice Communities.

B. General Plan Area Plan(s): Temescal Canyon

C. Foundation Component(s): Community Development, Open Space, and Rural

D. Land Use Designation(s): This project proposes a Technical General Plan Amendment and an Entitlement/Policy General Plan Amendment. The Technical General Plan Amendment proposes to modify 0.14 acres of Rural: Rural Residential (R: RR) and 0.32 acre of Open Space: Conservation Habitat (OS:CH) to Community Development: Medium Density Residential (CD:MDR). The Entitlement/Policy General Plan Amendment proposes to amend 4.73 acres of Community Development: Very Low Density Residential (CD: VLDR) to CD: MDR.

E. Overlay(s), if any: None

F. Policy Area(s), if any: None

G. Adjacent and Surrounding:

1. **General Plan Area Plan(s):** Temescal Canyon
2. **Foundation Component(s):** Open Space to the east, west, and south; Community Development and Open Space to the north.
3. **Land Use Designation(s):** Conservation Habitat to the east, west, and south; Very Low Density Residential and Conservation to the north.
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** None

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** SP 256 (0.33 acre; APNs 290-902-002, 290-902-001

2. **Specific Plan Planning Area, and Policies, if any:** : PA-17C

I. **Existing Zoning:** Rural Residential (R-R), SP Zone

J. **Proposed Zoning, if any:** One-Family Dwelling (R-1) and W-1 (Watercourse, Watershed and Conservation Areas)

K. **Adjacent and Surrounding Zoning:** Specific Plan No. 256 (Sycamore Creek) Planning Area 17C Medium Density Residential to the north; Rural Residential to the south, east, and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

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

effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

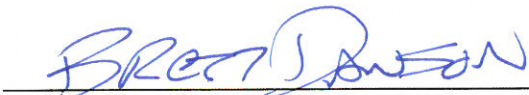
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist.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

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

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


Signature

6/14/22
Date


Printed Name

For: John Hildebrand
Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

- a) The project site is located just under one mile away from the I-15 Freeway, which is a designated scenic highway corridor. Due to the project site's distance from the corridor, varying terrain and the existing surrounding residential developments, the site will not be visible from I-15. Therefore, there will be no impacts.
- b) The project site contains 113 Coastal Live Oak trees and 209 Scrub Oak Trees. As many as possible of the existing oak trees will be retained due to the "Clustering" of homes, and layout of the development. The majority of the site will not be disturbed and no trees in the open space area will be disturbed. The aesthetics of the trees make the development area more enhanced and existing trees in the development area will be retained, if possible. Best Management Practices will be utilized so that the retained oak trees would be protected during construction through the following practices:

- Erecting temporary or permanent protective devices around tree(s) so the no substantial disruption or removal occurs to the structural or feeder roots of the oak tree(s)
- Prohibiting mechanical activity (e.g. digging, trenching, vehicular/equipment access) within the root zone of the oak tree(s)
- Prohibiting the placement if fill material within the root zone of the oak tree(s) unless as adequate drainage and aerification system is provided for the oak tree(s)

No other unique scenic resources are located on-site. The site is adjacent to other residential tracts to the north, as well as two water tanks to the west. This project will result in the subdivision of property for 15 residential lots and remainder lots to be used for open space and conservation. Impacts will be less than significant.

- c) The project is bounded to the north and east by single family residences, or land approved for single family residences, so the project's land use is consistent with those surrounding it. Residences planned for the project will not exceed the height allowable per the Riverside County Zoning Ordinance. The Proposed project will leave roughly 26.8 acres in their natural condition. Therefore, the project would not conflict with applicable zoning and other regulations governing scenic quality. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

☐
☐
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☐

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

Findings of Fact:

- a) Riverside County Ordinance No. 655 identifies portions of the County that have the potential to adversely affect the Mt. Palomar Observatory. Specifically, Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile distance of the observatory, while Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the observatory. The Project site is located approximately 42 miles northwest of the Mt. Palomar Observatory. All lighting proposed as part of the Project is required to comply with the Riverside County Ordinance No. 915 (Regulating Outdoor Lighting) as well as Ordinance No. 655 (Regulating Light Pollution), which would serve to minimize impacts associated with project lighting. Lighting would be required to utilize low sodium bulbs and would be shielded, pointing downward so that the nighttime sky is not impacted. Residential nighttime lighting is required to not "spill over" or "trespass" onto adjacent properties. The projects compliance with Ordinance No. 655 and the distance separating the project site and the Mt. Palomar Observatory would not create or contribute to sky glow that could adversely affect operations at the Observatory. Impacts would be less than significant.

Mitigation: No mitigation is required.

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

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

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

Findings of Fact:

a-b) All lighting proposed as part of the project will be required to comply with Riverside County outdoor lighting requirements (Ord. No. 915). Ord. No. 915 requires that *"All outdoor luminaries shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way. Outdoor luminaries shall not blink, flash, or rotate."* Compliance with Ord. No. 915 would be assured through future County review of building permit applications. In compliance with Ord. No. 915, and typical of a residential community, lighting elements that would be installed as part of the project would be of low intensity and residential in character, and would not expose residential property in the area to unacceptable light levels. All proposed street lighting on-site or off-site also would be required to comply with provisions of the County's Public Road Standards, which implement the provisions of County Ordinance No. 461. The County's Public Road Standards require that all street lights installed within the following requirement: "Luminaries shall be cut off, high pressure sodium type..." The requirement to provide fully cut off high pressure sodium street lights would ensure that street lights constructed as part of the Project would not create a new source of substantial light or glare which would affect day or nighttime views. Compliance with Ord. No. 915 and the County's Public Road Standards will ensure that the proposed project will not create a new source of light or glare which would adversely affect daytime or nighttime views in the area, nor would the Project expose residential property to unacceptable property to unacceptable light levels. Impacts would be less than significant and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," Riverside County GIS database, Project Application Materials, "A Guide to the Farmland Mapping and Monitoring Program 2016 Edition" prepared by California Department of Conservation. Riverside County Resolution No. 84-526 Amending the Rules and Regulations Governing Agricultural Preserves in Riverside County, Agricultural Preserve Disestablishment No. 1061 Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC) Report, 1/23/19.

Findings of Fact:

a) According to the Farmland Mapping and Monitoring Program (FMMP), the project site is comprised of 100% Other Lands. Below are the defining factors of these designations:

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

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

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

As proposed, the General Plan Amendment, Change of Zone, and Tentative Tract Map will result in the ultimate development of 15 single-family residences and no loss of farmland will occur. The Tentative Tract Map exhibit indicates and notes that this proposed project is a Schedule A subdivision of 34.1 acres into 15 parcels and three open space lots; minimum 7,200 square foot lots. Because the project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, no impacts will occur.

b) The project site is currently within the Temescal Canyon Area Plan and zoned Rural Residential, which is not considered an agricultural zone according to Section 21.3b of Riverside County Ordinance No. 348. Therefore, the project will not conflict with agricultural uses and no impacts will occur in regards to this issue area.

Approximately 0.12 acre of the proposed project is located within Glen Ivy Agricultural Preserve No. 1 (Map No. 34). The Agricultural Preserve was established in September 29, 1969 with the adoption of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Map No. 34, and a Land Conservation Contract was executed for the project site and took effect as of January 1, 1970, according to recorded Instrument No. 103175. Since its establishment, various amendments were approved to diminish the preserve to its current area of approximately 7.2 gross (7.07 net) acres. The last amendment, Map No. 740, was approved in October 25, 1994. The Notice of Nonrenewal for the remaining area within the preserve was recorded on October 27, 2016 as Instrument No. 2016-0473389; thus, the Contract will terminate on December 31, 2025. The property owner may petition to cancel the contract sooner than the termination date. An application for the Disestablishment of the Agricultural Preserve and Petition for Cancellation of Contract of An Agricultural Preserve, AG01061, was applied for in January 17, 2017.

Rules and Regulations Governing Agricultural Preserve in Riverside County pursuant to Riverside County Resolution No. 84-526 requires that applications involving agricultural preserve be reviewed by the Comprehensive Agricultural Preserve Technical Advisory Committee (CAPTAC). CAPTAC provides findings and a recommendation to Board of Supervisors.

The CAPTAC findings are described in Section 605, subsection (4) of the Resolution 84-526. The findings include: (a) whether a notice of nonrenewal has been served pursuant to the Williamson Act Section 401 of these Rules, (b) whether the cancellation is likely to result in the removal of adjacent lands from agricultural use, (c) whether the proposed alternative use of land is consistent with the provisions of the County general plan, (d) whether the cancellation will result in discontinuous patterns of urban development, and (e) whether there is proximate noncontracted land which is available and suitable for the use to which it is proposed the contracted land be put, or, whether the development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.

AG01061 was presented to CAPTAC on January 23, 2019. CAPTAC considered the alternative land use of residential that is proposed by Tentative Tract Map No. 37027 (TR37027), General Plan Amendment No. 1215 (GPA01215) and Change of Zone No. 7929 (CZ07929). At the time the project was presented to CAPTAC the Glen Ivy Agricultural Preserve No. 1 Map 34, as amended by Map 740 included parcel 290-160-013.

According to the CAPTAC report, “[b]ased on its evaluation, CAPTAC could make the five findings necessary to conclude that the proposed disestablishment is consistent with the Land Conservation Act of 1965 (Act). Based on its findings, CAPTAC concluded that the proposed cancellation is consistent with the Act, and as a result, CAPTAC is recommending that the Riverside County Board of Supervisors grant the proposed disestablishment”.

Notably for this project, TR37154, a lot line adjustment was recorded after the occurrence of the CAPTAC meeting. Lot Line Adjustment No. 200004 (LLA200004) was recorded in 2021 and modified the northernly and easterly line of the parcel APN 290-160-011. With the recordation of LLA20004, the corners of the parcels associated with TR37027, which were identified as APNs 290-160-013 and 290-160-014 are now included in parcel 290-160-011. The new parcel numbers for 290-160-011, 290-160-013, and 290-160-014 respectively are 290-160-027, 290-160-026, and 290-160-024. Consequently, 0.12 acres of the parcel associated with TR37154, parcel 290-160-027, is within Agricultural Preserve. Though CAPTAC did not consider TR37154 when AG1061 was presented in January 2019, the proposed agricultural case does not require another review by CAPTAC due to the parcel boundary shift. CAPTAC evaluated and made its finding based on a similar residential project with large conservation areas. CAPTAC would make the same findings for the current residential subdivision as the made for the prior residential subdivision.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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With the completion of the cancelation of the contract and disestablishment of the agricultural preserve, less than significant impacts will occur because the lands associated to the project will no longer be subject to a Williamson Act contract or an agricultural preserve, and impacts would be less than significant.

c) The applicant is proposing a change of zone from Rural Residential (R-R) to One-Family Dwelling (R-1) and W-1 (Watercourse, Watershed and Conservation Areas).. Ordinance No. 625 defines land zoned for primarily agricultural purposes as A-1, A-P, A-2, A-D, and C/V. Property directly north of the project site is zoned MDR for Specific Plan #256 (Sycamore Creek) and property to the east, west is zoned Open Space Conservation, and south is zoned Rural Residential. Uses permitted in these zoning classifications allow for single-family development and multiple-family dwellings. The proposed change of zone to One-Family Dwelling (R-1) will not result in an incompatibility with agriculturally-zoned properties because the surrounding properties are not agricultural. Therefore, no impacts will occur.

d) According to the Farmland Mapping and Monitoring Program (FMMP) and the Riverside County GIS Database (Map My County), the tract is classified as Other Lands. According to project-specific site surveys, the land is not used for agricultural purposes. The land is not being used for farming purposes. The proposed Change of Zone, General Plan Amendment, and Tentative Tract Map will not result in the Project site being converted from agricultural uses to (15) residential lots. Therefore, no impacts will occur on the site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," Project Application Materials

Findings of Fact:

a-c) The site falls within an inholding area in the Cleveland National Forest. The inholding area is privately owned, zoned for development and is not considered part of the Cleveland National Forest. No lands within the Project site are zoned for forest land, timberland, or timberland zoned Timberland Production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. As a result, no impacts will occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:

6. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook, Air Quality and GHG Emissions Impact Analysis County of Riverside by Vista Environmental on May 15, 2019

Findings of Fact:

a) The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and regional plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes the SCAQMD AQMP. Therefore, this section discusses any potential inconsistencies of the proposed project with the AQMP.

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

The SCAQMD CEQA Handbook states that "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 AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- (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, short-term regional construction air emissions would not result in significant impacts based on SCAQMD regional thresholds of significance discussed above in Section 8.1 or local thresholds of significance discussed above in Section 8.2. The ongoing operation of the proposed project would generate air pollutant emissions that are inconsequential on a regional basis and would not result in significant impacts based on SCAQMD thresholds of significance discussed above in Section 8.1. The analysis for long-term local air quality impacts showed that local pollutant concentrations would not be projected to exceed the air quality standards. Therefore, a less than significant long-term impact would occur and no mitigation would be required.

Therefore, based on the information provided above, the proposed project would be consistent with the first criterion.

Criterion 2 - Exceed Assumptions in the AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed project with the assumptions in the AQMP. The emphasis of this criterion is to insure that the analyses conducted for the proposed project are based on the same forecasts as the AQMP. The AQMP is developed through use of the planning forecasts provided in the RTP/SCS and FTIP. The RTP/SCS is a major planning document for the regional transportation and land use network within Southern California. The RTP/SCS is a long-range plan that is required by federal and state requirements placed on SCAG and is updated every four years. The FTIP provides long-range planning for future transportation improvement projects that are constructed with state and/or federal funds within Southern California. Local governments are required to use these plans as the basis of their plans for the purpose of consistency with applicable regional plans under CEQA. For this project, the County of Riverside General Plan's Land Use Plan defines the assumptions that are represented in AQMP.

The proposed approximately 8.2 acres of the 34.1-acre project site that would be developed is currently designated as Very Low Density Residential (VLDR) that allows one dwelling unit per acre in the General Plan and is zoned Rural Residential (R-R) that allows for up to 2 dwelling units per acre. The remainder of the project site is designated as Open Space. The proposed project consists of the development of 15 single-family homes on approximately 8.2 acres, which would result in a density of 1.8 dwelling units per acre. Therefore, the proposed would require a General Plan Amendment to Medium Density Residential (MDR) that allows 2 to 5 dwelling units per acre and would also include a zone change to One-Family Dwellings (R-1). Although, the proposed project would require a General Plan Amendment and zone change, the proposed project would only nominally exceed the number of dwelling units that are currently allowed on the project site and the proposed land use designations and zoning would conform with the adjacent land uses. As such, the proposed project is not anticipated to exceed the AQMP assumptions for the project site and is found to be consistent with the AQMP for the second criterion.

Based on the above, the proposed project will not result in an inconsistency with the SCAQMD AQMP. Therefore, a less than significant impact will occur in relation to implementation of the AQMP.

- b) The proposed project would 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. The following section calculates the potential air emissions associated with the construction and operations of the proposed project and compares the emissions to the SCAQMD standards.

Construction Emissions

The construction activities for the proposed project are anticipated to include demolition of the existing structures, concrete lined pond, and concrete lined flood control channel on the project site, site preparation and grading of approximately 8.2 acres of the project site that would be disturbed as part of the project, building construction of 15 single-family homes, paving of onsite roads, sidewalks and driveways, and application of architectural coatings. The construction emissions have been analyzed for both regional and local air quality impacts.

Construction-Related Regional Impacts

The CalEEMod model has been utilized to calculate the construction-related regional emissions from the proposed project and the input parameters utilized in this analysis have been detailed in Section 7.1. The worst-case summer or winter daily construction-related criteria pollutant emissions from the proposed project for each phase of construction activities are shown below in Table A and the CalEEMod daily printouts are shown in Appendix A. Since it is possible that building construction, paving, and architectural coating activities may occur concurrently, Table A also shows the combined criteria pollutant emissions from building construction, paving, and architectural coating phases of construction.

Table A – Construction-Related Regional Criteria Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Demolition¹						
Onsite ²	3.51	35.78	22.06	0.04	2.18	1.73
Offsite ³	0.12	1.74	0.91	0.01	0.28	0.08
Total	3.63	37.52	22.97	0.05	2.46	1.81
Site Preparation¹						
Onsite ²	4.34	45.57	22.06	0.04	10.52	6.67
Offsite ³	0.12	0.74	0.93	0.00	0.25	0.07
Total	4.46	46.31	22.99	0.04	10.77	6.74
Grading¹						
Onsite	6.40	73.39	45.89	0.09	7.02	4.48
Offsite	0.25	5.33	1.68	0.02	0.68	0.20
Total	6.65	78.72	47.57	0.11	7.70	4.68
Building Construction⁴						
Onsite	2.12	19.19	16.85	0.03	1.12	1.05
Offsite	0.37	2.55	2.85	0.01	0.84	0.24
Total	2.49	21.74	19.70	0.04	1.96	1.29
Paving						
Onsite	1.65	12.92	14.65	0.02	0.68	0.62
Offsite	0.07	0.04	0.55	0.00	0.17	0.05
Total	1.72	12.96	15.20	0.02	0.85	0.67

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Architectural Coatings						
Onsite	10.48	1.53	1.82	0.00	0.09	0.09
Offsite	0.06	0.03	0.44	0.00	0.13	0.04
Total	10.54	1.56	2.26	0.00	0.22	0.13
Combined Building Construction, Paving, and Architectural Coatings	14.75	36.26	37.16	0.06	3.03	2.09
Maximum Daily Construction Emissions	14.75	78.72	47.57	0.11	10.77	6.74
SCQAMD Thresholds	75	100	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:

¹ Demolition, Site Preparation and Grading based on adherence to fugitive dust suppression requirements from SCAQMD Rule 403.

² Onsite emissions from equipment not operated on public roads.

³ Offsite emissions from vehicles operating on public roads.

⁴ The Building Construction phase emissions based on the worst-case year 2020 emissions rates

Source: CalEEMod Version 2016.3.2.

Table A shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds during either demolition, site preparation, grading or the combined building construction, paving, and architectural coatings phases. Therefore, a less than significant regional air quality impact would occur from construction of the proposed project.

Construction-Related Local Impacts

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin.

The local air quality emissions from construction were analyzed through utilizing the methodology described in *Localized Significance Threshold Methodology* (LST Methodology), prepared by SCAQMD, revised October 2009. The LST Methodology found the primary criteria pollutant emissions of concern are NOx, CO, PM10, and PM2.5. In order to determine if any of these pollutants require a detailed analysis of the local air quality impacts, each phase of construction was screened using the SCAQMD's Mass Rate LST Look-up Tables. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily onsite emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality. Table B shows the onsite emissions from the CalEEMod model for the different construction phases and the calculated localized emissions thresholds that have been detailed above in Section 8.2. Since it is possible that building construction, paving, and architectural coating activities may occur concurrently, Table B also shows the combined local criteria pollutant emissions from building construction, paving and architectural coating phases of construction.

Table B – Construction-Related Local Criteria Pollutant Emissions

Phase	Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Demolition ¹	35.78	22.06	2.18	1.73
Site Preparation ¹	45.57	22.06	10.52	6.67
Grading ¹	73.39	45.89	7.02	4.48

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Combined Building Construction, Paving, and Architectural Coatings	33.64	33.32	1.89	1.76
- Building Construction	19.19	16.85	1.12	1.05
- Paving	12.92	14.65	0.68	0.62
- Architectural Coatings	1.53	1.82	0.09	0.09
Maximum Daily Construction Emissions	73.39	45.89	10.52	6.67
SCAQMD Thresholds for 25 meters (82 feet)²	270	1,577	13	8
Exceeds Threshold?	No	No	No	No

Notes:

¹ Demolition, Site Preparation and Grading based on adherence to fugitive dust suppression requirements from SCAQMD Rule 403.

² The nearest sensitive receptors are proposed single-family homes that will be located as near as 60 feet (18 meters) north of the project site. According to SCAQMD Methodology, all receptors closer than 25 meters are based on the 25 meter threshold.

Source: Calculated from SCAQMD's Mass Rate Look-up Tables for five acres in Air Monitoring Area 25, Lake Elsinore.

The data provided in Table B shows that none of the analyzed criteria pollutants would exceed the local emissions thresholds during either the demolition, site preparation, grading or the combined building construction, paving, and architectural coatings phases. Therefore, a less than significant local air quality impact would occur from construction of the proposed project.

Operational Emissions

The on-going operation of the proposed project would result in a long-term increase in air quality emissions. This increase would be due to emissions from the project-generated vehicle trips, emissions from energy usage, and onsite area source emissions created from the on-going use of the proposed project. The following section provides an analysis of potential long-term air quality impacts due to regional air quality and local air quality impacts with the on-going operations of the proposed project.

Operations-Related Regional Criteria Pollutant Analysis

The operations-related regional criteria air quality impacts created by the proposed project have been analyzed through use of the CalEEMod model and the input parameters utilized in this analysis have been detailed in Section 7.1. The worst-case summer or winter VOC, NO_x, CO, SO₂, PM₁₀, and PM_{2.5} daily emissions created from the proposed project's long-term operations have been calculated and are summarized below in Table C and the CalEEMod daily emissions printouts are shown in Appendix A.

The data provided in Table C below shows that none of the analyzed criteria pollutants would exceed the regional emissions thresholds. Therefore, a less than significant regional air quality impact would occur from operation of the proposed project.

Table C – Operational Regional Criteria Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)					
	VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area Sources ¹	0.70	0.26	1.35	0.00	0.03	0.03
Energy Usage ²	0.01	0.12	0.05	0.00	0.01	0.01
Mobile Sources ³	0.30	2.15	3.58	0.01	1.08	0.30
Total Emissions	1.01	2.53	4.98	0.01	1.12	0.34
SCQAMD Operational Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:

¹ Area sources consist of emissions from hearths, consumer products, architectural coatings, and landscaping equipment.

² Energy usage consist of emissions from natural gas usage (excluding hearths).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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³ Mobile sources consist of emissions from vehicles and road dust.
Source: Calculated from CalEEMod Version 2016.3.2.

Pursuant to the Sierra Club v. Friant Ranch Supreme Court Ruling (Case No. S219783, December 24, 2018), which found on page 6 of the ruling that EIRs need to “makes a reasonable effort to substantively connect a project’s air quality impacts to likely health consequences.” Also, on page 24 of the ruling it states “The Court of Appeal identified several ways in which the EIR could have framed the analysis so as to adequately inform the public and decision makers of possible adverse health effects. The County could have, for example, identified the Project’s impact on the days of nonattainment per year.”

Table C above shows that the primary source of operational air emissions would be created from mobile source emissions that would be generated throughout the Air Basin. As such, any adverse health impacts created from the proposed project should be assessed on a basin-wide level. As indicated above in **Error! Reference source not found.**, the Air Basin has been designated by E PA for the national standards as a non-attainment area for ozone, PM2.5, and partial non-attainment for lead. In addition, PM10 has been designated by the State as non-attainment. It should be noted that VOC and NOx are ozone precursors, as such they have been considered as non-attainment pollutants. According to the 2016 AQMP, in 2016 the total emissions of: VOC was 500 tons per year; NOx was 522 tons per year; SOx was 18 tons per year; and PM2.5 was 66 tons per year. Since the 2016 AQMP did not calculate total PM10 emissions, the total PM10 emissions were obtained from *The California Almanac of Emissions and Air Quality 2013 Edition*, prepared by CARB, for the year 2020. The project contribution to each criteria pollutant in the South Coast Air Basin is shown in Table D.

Table D – Project’s Contribution to Criteria Pollutants in the South Coast Air Basin

Emissions Source	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO ₂	PM10	PM2.5
Project Emissions ¹	1.01	2.53	4.98	0.01	1.12	0.34
Total Emissions in Air Basin ²	1,000,000	1,044,000	4,246,000	36,000	322,000	132,000
Project’s Percent of Air Emissions	0.0001%	0.0002%	0.0001%	0.00003%	0.00035%	0.00026%
SCQAMD Operational Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:

¹ From the project’s total operational emissions shown above in Table C.

² VOC, NOx, CO, SO₂ and PM2.5 from 2016 AQMP and PM10 from the California Almanac of Emissions and Air Quality 2013 Edition.

As shown in Table D, the project would increase criteria pollutant emissions by as much as 0.00035 percent for PM10 in the South Coast Air Basin. Due to these nominal increases in the Air Basin-wide criteria pollutant emissions, no increases in days of non-attainment are anticipated to occur from operation of the proposed project. As such, operation of the project is not anticipated to result in a quantitative increase in premature deaths, asthma in children, days children will miss school, asthma-related emergency room visits, or an increase in acute bronchitis among children due to the criteria pollutants created by the proposed project. Impacts would be less than significant.

Operations-Related Local Air Quality Impacts

Project-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The proposed project has been analyzed for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the potential local CO emission impacts from the project-generated vehicular trips and from the potential local air quality impacts from on-site operations. The following analyzes the vehicular CO emissions and local impacts from on-site operations.

Local CO Hotspot Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with project CO levels to the State and Federal CO standards of 20 ppm over one hour or 9 ppm over eight hours.

At the time of the 1993 Handbook, the Air Basin was designated nonattainment under the CAAQS and NAAQS for CO. With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations in the Air Basin and in the state have steadily declined. In 2007, the Air Basin was designated in attainment for CO under both the CAAQS and NAAQS. SCAQMD conducted a CO hot spot analysis for attainment at the busiest intersections in Los Angeles¹ during the peak morning and afternoon periods and did not predict a violation of CO standards. Since the nearby intersections to the proposed project are much smaller with less traffic than what was analyzed by the SCAQMD, no local CO Hotspot are anticipated to be created from the proposed project and no CO Hotspot modeling was performed. Therefore, a less than significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed project.

Local Criteria Pollutant Impacts from Onsite Operations

Project-related air emissions from onsite sources such as architectural coatings, landscaping equipment, and onsite usage of natural gas appliances may have the potential to create emissions areas that exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The local air quality emissions from onsite operations were analyzed using the SCAQMD's Mass Rate LST Look-up Tables and the methodology described in LST Methodology. The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality. Table E shows the onsite emissions from the CalEEMod model that includes area sources, energy usage, and vehicles operating in the immediate vicinity of the project site and the calculated emissions thresholds.

Table E – Operations-Related Local Criteria Pollutant Emissions

Onsite Emission Source	Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Area Sources	0.26	1.35	0.03	0.03
Energy Usage	0.12	0.05	0.01	0.01
Onsite Vehicle Emissions ¹	0.27	0.45	0.14	0.04
Total Emissions	0.65	1.85	0.18	0.08
SCAQMD Thresholds for 25 meters (82 feet)²	371	1,965	4	2
Exceeds Threshold?	No	No	No	No

Notes:

¹ The four intersections analyzed by the SCAQMD were: Long Beach Boulevard and Imperial Highway; Wilshire Boulevard and Veteran Avenue; Sunset Boulevard and Highland Avenue; and La Cienega Boulevard and Century Boulevard. The busiest intersection evaluated (Wilshire and Veteran) had a daily traffic volume of approximately 100,000 vehicles per day with LOS E in the morning and LOS F in the evening peak hour.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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¹ Onsite vehicle emissions based on 2.5 percent of the gross vehicular emissions, which is the estimated portion of vehicle emissions occurring within a quarter mile of the project site (0.25 mile / CalEEMod default trip length of 10.16 mile = 2.5%).

² The nearest sensitive receptors are proposed single-family homes that will be located as near as 60 feet (18 meters) north of the project site. According to SCAQMD Methodology, all receptors closer than 25 meters are based on the 25 meter threshold.

Source: Calculated from SCAQMD's Mass Rate Look-up Tables for five acres in Air Monitoring Area 23, Metropolitan Riverside County.

The data provided in Table E shows that the on-going operations of the proposed project would not exceed the local NO_x, CO, PM₁₀ and PM_{2.5} thresholds of significance discussed above in Section 9.2. Therefore, the on-going operations of the proposed project would create a less than significant operations-related impact to local air quality due to onsite emissions and no mitigation would be required. Therefore, the proposed project would not result in a cumulatively considerable net increase of any criteria pollutant.

c) The proposed project would not expose sensitive receptors to substantial pollutant concentrations. The local concentrations of criteria pollutant emissions produced in the nearby vicinity of the proposed project, which may expose sensitive receptors to substantial concentrations have been calculated above in Section 9.3 for both construction and operations, which are discussed separately below. The discussion below also includes an analysis of the potential impacts from toxic air contaminant emissions. The nearest existing sensitive receptor to the project site is a ranch home located as near as 350 feet to the north of the project site. In addition, there are proposed single-family homes as near as 60 feet to the north that are part of part of Tract Map No. 36317.

Construction-Related Sensitive Receptor Impacts

The construction activities for the proposed project are anticipated to include demolition of the existing structures, concrete lined pond, and concrete lined flood control channel on the project site, site preparation and grading of approximately 8.2 acres of the project site that would be disturbed as part of the project, building construction of 15 single-family homes, paving of onsite roads, sidewalks and driveways, and application of architectural coatings. Construction activities may expose sensitive receptors to substantial pollutant concentrations of localized criteria pollutant concentrations and from toxic air contaminant emissions created from onsite construction equipment, which are described below.

Local Criteria Pollutant Impacts from Construction

The local air quality impacts from construction of the proposed project has been analyzed above in Section 9.3 and found that the construction of the proposed project would not exceed the local NO_x, CO, PM₁₀ and PM_{2.5} thresholds of significance discussed above in Section 8.2. Therefore, construction of the proposed project would create a less than significant construction-related impact to local air quality and no mitigation would be required.

Toxic Air Contaminants Impacts from Construction

The greatest potential for toxic air contaminant emissions would be related to diesel particulate matter (DPM) emissions associated with heavy equipment operations during construction of the proposed project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of "individual cancer risk". "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the use of standard risk-assessment methodology. It should be noted that the most current cancer risk assessment methodology recommends analyzing a 30 year exposure period for the nearby sensitive receptors (OEHHA, 2015).

Given the relatively limited number of heavy-duty construction equipment, the varying distances that construction equipment would operate to the nearby sensitive receptors, and the short-term construction schedule, the proposed project would not result in a long-term (i.e., 30 or 70 years)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantial source of toxic air contaminant emissions and corresponding individual cancer risk. In addition, California Code of Regulations Title 13, Article 4.8, Chapter 9, Section 2449 regulates emissions from off-road diesel equipment in California. This regulation limits idling of equipment to no more than five minutes, requires equipment operators to label each piece of equipment and provide annual reports to CARB of their fleet's usage and emissions. This regulation also requires systematic upgrading of the emission Tier level of each fleet, and currently no commercial operator is allowed to purchase Tier 0 or Tier 1 equipment and by January 2023 no commercial operator is allowed to purchase Tier 2 equipment. In addition to the purchase restrictions, equipment operators need to meet fleet average emissions targets that become more stringent each year between years 2014 and 2023. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed project. As such, construction of the proposed project would result in a less than significant exposure of sensitive receptors to substantial pollutant concentrations.

Operations-Related Sensitive Receptor Impacts

The on-going operations of the proposed project may expose sensitive receptors to substantial pollutant concentrations of local CO emission impacts from the project-generated vehicular trips and from the potential local air quality impacts from onsite operations. The following analyzes the vehicular CO emissions. Local criteria pollutant impacts from onsite operations, and toxic air contaminant impacts.

Local CO Hotspot Impacts from Project-Generated Vehicle Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential impacts to sensitive receptors. The analysis provided above in Section 9.3 shows that no local CO Hotspots are anticipated to be created at any nearby intersections from the vehicle traffic generated by the proposed project. Therefore, operation of the proposed project would result in a less than significant exposure of offsite sensitive receptors to substantial pollutant concentrations.

Local Criteria Pollutant Impacts from Onsite Operations

The local air quality impacts from the operation of the proposed project would occur from onsite sources such as architectural coatings, landscaping equipment, and onsite usage of natural gas appliances. The analysis provided above in Section 9.3 found that the operation of the proposed project would not exceed the local NOx, CO, PM10 and PM2.5 thresholds of significance discussed above in Section 8.2. Therefore, the on-going operations of the proposed project would create a less than significant operations-related impact to local air quality due to on-site emissions and no mitigation would be required.

Operations-Related Toxic Air Contaminant Impacts

Particulate matter (PM) from diesel exhaust is the predominant TAC in most areas and according to *The California Almanac of Emissions and Air Quality 2013 Edition*, prepared by CARB, about 80 percent of the outdoor TAC cancer risk is from diesel exhaust. Some chemicals in diesel exhaust, such as benzene and formaldehyde have been listed as carcinogens by State Proposition 65 and the Federal Hazardous Air Pollutants program. Due to the nominal number of diesel truck trips that are anticipated to be generated by the proposed project, a less than significant TAC impact would occur during the on-going operations of the proposed project and no mitigation would be required. Therefore, operation of the proposed project would result in a less than significant exposure of sensitive receptors to substantial pollutant concentrations.

d) The proposed project would not create objectionable odors affecting a substantial number of people. Individual responses to odors are highly variable and can result in a variety of effects. Generally, the impact of an odor results from a variety of factors such as frequency, duration, offensiveness, location,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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and sensory perception. The frequency is a measure of how often an individual is exposed to an odor in the ambient environment. The intensity refers to an individual's or group's perception of the odor strength or concentration. The duration of an odor refers to the elapsed time over which an odor is experienced. The offensiveness of the odor is the subjective rating of the pleasantness or unpleasantness of an odor. The location accounts for the type of area in which a potentially affected person lives, works, or visits; the type of activity in which he or she is engaged; and the sensitivity of the impacted receptor.

Sensory perception has four major components: detectability, intensity, character, and hedonic tone. The detection (or threshold) of an odor is based on a panel of responses to the odor. There are two types of thresholds: the odor detection threshold and the recognition threshold. The detection threshold is the lowest concentration of an odor that will elicit a response in a percentage of the people that live and work in the immediate vicinity of the project site and is typically presented as the mean (or 50 percent of the population). The recognition threshold is the minimum concentration that is recognized as having a characteristic odor quality, this is typically represented by recognition by 50 percent of the population. The intensity refers to the perceived strength of the odor. The odor character is what the substance smells like. The hedonic tone is a judgment of the pleasantness or unpleasantness of the odor. The hedonic tone varies in subjective experience, frequency, odor character, odor intensity, and duration. Potential odor impacts have been analyzed separately for construction and operations below.

Construction-Related Odor Impacts

Potential sources that may emit odors during construction activities include the application of coatings such as asphalt pavement, paints and solvents and from emissions from diesel equipment. The objectionable odors that may be produced during the construction process would be temporary and would not likely be noticeable for extended periods of time beyond the project site's boundaries. Due to the transitory nature of construction odors, a less than significant odor impact would occur and no mitigation would be required.

Operations-Related Odor Impacts

The proposed project would consist of the development of 15 single-family homes. Potential sources that may emit odors during the on-going operations of the proposed project would primarily occur from the trash storage areas. Pursuant to County regulations, permanent trash enclosures that protect trash bins from rain as well as limit air circulation would be required for the trash storage areas. Due to the distance of the nearest receptors from the project site and through compliance with SCAQMD's Rule 402 and County trash storage regulations, no significant impact related to odors would occur during the on-going operations of the proposed project. Therefore, a less than significant odor impact would occur and no mitigation would be required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

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

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County GIS database, Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003). "Western Riverside County Multiple Species Habitat Conservation Plan Consistency Analysis and Biology report" dated May 2019, prepared by LSA Associates Inc. "Determination of Biologically Equivalent or Superior Preservation" dated May 2019, prepared by LSA Associates Inc.

Findings of Fact:

a) The project site or study area is located within the northwesterly corner of the larger project area and consists of approximately 10 acres, which includes the grading limits of Tract 37154. Staging areas will be confined to within the grading limits of the project. No off-site improvements will occur. Off-site access and utility improvements have been completed by adjacent development. The project site is not within the Multi Species Habitat Conservation Plan (MSHCP) Criteria Area; however, the project is part of a Habitat Assessment and Negotiation Strategy (HANS), specifically HANS/PAR 582/Intake 648. The project will dedicate approximately 27 acres of the southerly portion of APN 290-160-011 for conservation in accordance with HANS/PAR 582/Intake 648.

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

The on-site drainage feature is considered to be an MSHCP Section 6.1.2 riverine resource. This drainage feature is approximately 1,439 feet long and flows from the southwest to the northeast through study area. It drains into a flood control feature, at the northerly study area boundary, that discharges

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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to a concrete box culvert structure at Towhee Lane, and then joins the natural flow path toward the northeast. The drainage is ephemeral and vegetated by ruderal vegetation and California live oak woodland and individual California live oak trees. California live oak woodland/trees associated with the drainage feature are considered to be riparian habitat protected under MSHCP Section 6.1.2. The project will result in 0.20 acre of permanent and 0.03 acre of temporary effects to riparian/riverine resources, and 0.38 acre of permanent and 0.01 acre of temporary effects to riverine resources. The drainage feature will be entirely developed within the project footprint. The total riparian/riverine resources in the study area comprises 0.29 acre, and the total riverine resources in the study area comprises 0.40 acre. Based on the functions and values analysis, the drainage feature has low and, in some cases, low to moderate functions and values. This is because the drainage conveys ephemeral flows, is vegetated by a monotypic stand of riparian vegetation consisting of California live oak trees, and does not support wetlands vegetation. With the development of the project site with construction of storm water improvements and through implementation of avoidance, minimization and mitigation measures described in the following section, these functions and values will not be substantially affected.

6.1.3 Protection of Narrow Endemic Plant Species; 6.3.2 Additional Survey for CASSA Plants

The project is located within NEPSSA 1, which indicates the need for habitat assessment for the following plant species: Munz’s onion (*Allium munzii*), San Diego ambrosia (*Ambrosia pumila*), Slender-horned spineflower (*Dodecahema leptoceras*), Many-stemmed dudleya (*Dudleya multicaulis*), Spreading navarretia (*Navarretia fossalis*), California Orcutt grass (*Orcuttia californica*), San Miguel savory (*Satureja chandleri*), Hammitt’s clay-cress (*Sibaropsis hammittii*), San Miguel savory (*Satureja chandleri*). Suitable habitat does not exist on the site for any of these species; therefore, the project will have no effects to NEPSSA plant species. The project is not within a mapped survey area for Criteria Area Species Survey Area (CASSA) plant species.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The following Urban Wildlands Interface Guidelines will be incorporated as appropriate:

Drainage. Proposed developments in proximity to the MSHCP Conservation Area shall incorporate measures, including those required through the National Pollutant Discharge Elimination System (NPDES) requirements, to ensure that the quantity and quality of runoff discharged to the MSHCP Conservation Area is not altered in an adverse way when compare with existing conditions. In particular, measures shall be put in place to avoid discharge of untreated surface runoff from developed and paved areas into the MSHCP Conservation Area. Storm water improvements shall be designed to prevent or reduce the release of toxins, chemicals, petroleum products, exotic plant materials, and other elements that might degrade or harm biological resources or ecosystem processes within the MSHCP Conservation Area.

Toxics. Land uses in proximity to the MSHCP Conservation Area that are potentially toxic or may adversely affect wildlife species, habitat, and water quality include the use of chemicals and fertilizers for agricultural and commercial and residential uses, and petroleum product runoff from paved surfaces. These potential toxicants are not anticipated to be substantially increased by the proposed project. As discussed above, any storm water improvements will be designed to prevent or reduce toxic loads.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Lighting. Night lighting shall be directed away from the MSHCP Conservation Area to protect species within the Conservation Area from direct night lighting. Shielding shall be incorporated in project designs to ensure ambient lighting in the MSHCP Conservation Area is not increased.

Noise. Proposed noise-generating activities and land uses potentially affecting the MSHCP Conservation Area shall be minimized by incorporating setbacks, berms, walls, or other noise reduction methods per applicable guidelines related to residential noise standards.

Invasive Species. Any proposed landscaping adjacent to the MSHCP Conservation Area shall not be composed of invasive, nonnative plants listed in Table 6-2 of the MSHCP.

Barriers. The project will incorporate barriers along the edges of the project site to minimize undirected public access, illegal trespass, off-road vehicle traffic, domestic animal predation, and dumping in the MSHCP Conservation Area. Boundary barriers may include rocks/boulders, fencing, and walls with Western Riverside County Regional Conservation Authority (RCA) Wildlife Area signage.

Grading/Land Development. Manufactured slopes shall not extend across the parcel line of the MSHCP Conservation Area. All land disturbances associated with construction and operation of the project, including fire management/fuel modification, will be wholly contained within the proposed project parcel boundary.

An MSHCP consistency analysis was conducted for the identification of potential jurisdictional waters and to address compliance with the MSHCP and the California Environmental Quality Act. The project would be required to demonstrate conformance with the MSHCP prior to the issuance of grading permits. MSHCP conformance would include the completion of the HANS process; compliance with the riparian/riverine areas and vernal pools guidelines; compliance with the protection of narrow endemic plant species guidelines; Completion of a Determination of Biological Equivalent or Superior Preservation (DBESP); payment of the MSHCP local development fees; and conformance with the urban/wildlands interface guidelines. With completion of the compliance documentation above, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts would be less than significant.

b-c) The site does not contain riparian habitat suitable for riparian bird species, such as least Bell's vireo (*Vireo bellii pusillus*), southwestern willow flycatcher (*Empidonax traillii extimus*), and yellow-billed cuckoo (*Coccyzus americanus occidentalis*), protected under the MSHCP. Therefore, these riparian bird species are considered absent and no project-related effects will occur. No vernal pools as defined in the MSHCP or fairy shrimp habitat occur on the project site. Therefore, vernal pools and fairy shrimp are considered absent and no project-related effects will occur. The project site is not within the MSHCP survey area for burrowing owl (*Athene cunicularia hypugaea*). The project site is not located within an MSHCP-designated survey area for any other species and does not contain Delhi series soils.

The project site provides suitable habitat for nesting birds protected under the Migratory Bird Treaty Act (MBTA) and/or Sections 3503–3801 of the California Fish and Game Code. To avoid potential effects to fully protected raptors, special-status bird species, and other nesting birds protected by the California Fish and Game Code, and for compliance with MSHCP Incidental Take Permit Condition 5, the following measures will be implemented:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation Measure BIO-4 states that a nesting bird pre-construction survey shall be conducted by a qualified biologist three (3) days prior to ground-disturbing activities. Should nesting birds be found, an exclusionary buffer will be established by the qualified biologist. The buffer may be up to 500 feet in diameter depending on the species of nesting bird found. This buffer will be clearly marked in the field by construction personnel under guidance of the qualified biologist and construction or clearing will not be conducted within this zone until the qualified biologist determines that the young have fledged or the nest is no longer active. Nesting bird habitat within the BSA will be resurveyed during bird breeding season if there is a lapse in construction activities longer than seven days. Implementation of mitigation measure BIO-4 would reduce impacts to less than significant levels.

d) The project site is not within the MSHCP Criteria Area; however, the project is part a Habitat Assessment and Negotiation Strategy (HANS), specifically HANS/PAR 582/Intake 648. The project will dedicate approximately 27 acres of the southerly portion of APN 290-160-011 for conservation in accordance with HANS/PAR 582/Intake 648.

e) A single drainage feature runs from the southwest to the northeast through study area. It drains into a flood control feature, at the northerly study area boundary, that discharges to a concrete box culvert structure at Towhee Lane, and then joins the natural flow path toward the northeast. The drainage is ephemeral and vegetated by ruderal vegetation and California live oak woodland and individual California live oak trees. California live oak woodland/trees associated with the drainage feature are considered to be riparian habitat protected under MSHCP Section 6.1.2. The drainage feature is considered to be an MSHCP Section 6.1.2 riverine resource. The drainage feature will be entirely developed within the project footprint. The total riparian/riverine resources in the study area are 0.29 acre, and the total riverine resources in the study area are 0.40 acre.

Based on the functions and values analysis, the drainage feature has low and, in some cases, low to moderate functions and values. This is because the drainage conveys ephemeral flows, supports limited riparian vegetation, and does not support wetlands vegetation. With the development of the project site with appropriate storm water infrastructure, and through implementation of avoidance, minimization, and mitigation measures BIO-1 and BIO-2 described below, these functions and values will not be substantially affected. Impacts will be less than significant with mitigation incorporated.

f) The subject drainage feature is a naturally occurring, earthen drainage channel that conveys ephemeral flows. The drainage exhibits indicators of OHWMs that include sediment and debris deposits. The vegetation associated with this drainage feature consists of upland, non-hydric plant species associated with ruderal vegetation, California live oak woodland, and individual California live oak trees. Therefore, due to the lack of hydric vegetation, this drainage feature is considered a nonwetland water of the U.S. subject to USACE regulatory authority.

The concrete-lined recreational pond contained standing water at the time of the field survey as a result of recent winter rains. The recreational pond does not qualify as a vernal pool because it is artificially created, concrete-lined, and contains no vegetation or soils. No other ponded areas or features resembling vernal pools were observed during the site visit, nor were any seen in aerial photographs. The soils mapped and observed within the project area are loamy sand and sandy loam, which are unlikely to support ponding sufficient for vernal pool formation. Therefore, no vernal pools will be affected by the project. Impacts are considered less than significant.

g) The study area contains a total of 55 individual California live oak trees. At this time, it is estimated that the project will affect approximately 35 California live oak trees within the project footprint. The

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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project would be required to implement Mitigation Measure BIO-3, which would require a submittal of a monitoring plan and replacement of trees. Compliance with Mitigation Measure BIO-3 would reduce impacts to oak trees to less than significant levels.

Mitigation:

BIO-1: The project will result in direct effects as a result of the permanent loss of 0.20 acre of riparian/riverine resources and 0.38 acre of permanent effects to riverine resources. To compensate for the permanent loss of riparian/riverine resources, the project will mitigate in the form of 0.68 reestablishment credits (1:1) and 1.36 acres of rehabilitation credits (2:1). This adequately mitigates for permanent impacts at a 3:1 ratio, and compensates for permanent impacts through one or a combination of the following: off-site habitat enhancement/preservation, off-site participation in an in-lieu fee program for habitat restoration (reestablishment/rehabilitation), and/or purchase of credits from McCollum and Sweetwater Riverpark Mitigation Bank for habitat restoration (reestablishment/rehabilitation). Documentation of the purchase of reestablishment/rehabilitation credits shall be provided to the Environmental Programs Division of Riverside County prior to recordation or grading permit, whichever ever comes first.

BIO-2: Project indirect effects that will result from the project construction include temporary effects of 0.03 acre to riparian/riverine resources and 0.01 acre of temporary effects to riverine resources. Additional indirect effects that may occur include construction-related fugitive dust and contaminants, habitat modification, and an increase in invasive species. To avoid and minimize indirect effects, the project will incorporate the following:

- Prior to clearing or construction, highly visible barriers (e.g., orange construction fencing) will be installed along the boundaries of the project footprint. All construction equipment shall be operated in a manner to prevent accidental damage to areas outside the project footprint. No structure of any kind, or incidental storage of equipment or supplies, will be allowed within these protected zones. Silt fence barriers will be installed at the project boundary to prevent accidental deposition of fill material in areas where vegetation is adjacent to planned grading activities.

Prior to issuance of a grading permit, the Environmental Programs Division of Riverside County shall conduct a site visit to ensure fencing has been installed to prevent impacts to sensitive areas.

- All equipment maintenance, staging, and dispensing of fuel, oil, or any other such activities will occur in developed or designated non-sensitive upland habitat areas. The designated upland areas will be located in such a manner as to prevent any spill runoff from riverine areas.

- A weed abatement program will be developed to minimize the importation of nonnative plant material during and after construction. Eradication strategies would be employed should an invasion occur. Prior to issuance of a grading permit, the weed abatement program shall be provided to the Environmental Programs Division for review and approval.

- A biologist will monitor construction for the duration of the project construction to ensure that vegetation removal, best management practices (BMPs), and all avoidance and minimization measures are properly constructed and followed.

- Riverine areas temporarily affected by the project will be recontoured to their original grades. These areas are sparsely vegetated in the alluvial stream bottoms and are anticipated to revegetate naturally over time to the extent that they will support vegetation.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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BIO-3: To mitigate for project effects to California live oak trees, an oak tree mitigation and monitoring plan will be developed for project effects to California live oak trees. The project will mitigate for impacts to California live oak trees through one of the following:

- On-site replacement of California live oak trees at a 10:1 replacement ratio. Prior to project construction, a detailed oak tree restoration plan will be prepared and include site preparation methods, number of oak trees to be planted, installation methods, performance standards, maintenance and monitoring success criteria, and reporting measures. This report will be provided to the Environmental Programs Division of Riverside County (EPD) for review and approval prior to issuance of a grading permit. Additionally EPD shall conduct a site visit to confirm that mitigation as outlined in the restoration plan was completed prior to finalization of the first building permit.
- Off-site purchase of oak tree restoration credits from an approved mitigation bank or habitat conservation organization, such as the Brook Forest Mitigation Bank or Cleveland Corridor Conservation Bank.
- A combination of on-site and off-site oak tree replacement/restoration as discussed above, may be incorporated in order to offset the direct and indirect impacts to the onsite live oak trees.

BIO-4: To avoid potential effects to fully protected raptors, special-status bird species, and other nesting birds protected by the California Fish and Game Code, and for compliance with MSHCP Incidental Take Permit Condition 5, the following measures will be implemented:

- A nesting bird pre-construction survey will be conducted by a qualified biologist three days prior to ground-disturbing activities. Should nesting birds be found, an exclusionary buffer will be established by the qualified biologist. The buffer may be up to 500 feet in diameter depending on the species of nesting bird found. This buffer will be clearly marked in the field by construction personnel under guidance of the qualified biologist and construction or clearing will not be conducted within this zone until the qualified biologist determines that the young have fledged or the nest is no longer active. Nesting bird habitat within the BSA will be resurveyed during bird breeding season if there is a lapse in construction activities longer than seven days. The results of the pre-construction survey shall be provided to the Environmental Programs Division of Riverside County Planning, for review and approval, prior to the issuance of a grading permit.

Monitoring: Monitoring and surveys shall be conducted by a qualified biologist in coordination with the Riverside County biologist.

CULTURAL RESOURCES Would the project:

8. Historic Resources

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

Source(s): On-site Inspection, Project Application Materials, "Phase 1 Environmental Site Assessment Report Tentative Tract No. 37154" by Remediation Sciences dated July 2016, "Cultural Resources Assessment, Kylie Properties Tract 37154, Riverside County, California" by Gini Austermann, M.A., RPA and Casey Tibbet, M.A of LSA Associates dated February 2018.

Findings of Fact:

a-b) A cultural resources records search, literature review, and pedestrian survey were conducted for the project. The background research noted the presence of a historic residence and associated features. These features were also identified during the fieldwork completed for this project. Documented and recorded were a historic residence, a small concrete reservoir and associated features. These features were evaluated using the California Register of Historical Resources (CRHR) significance criteria resulting in the determination that none of the features met the criteria to be placed on the CRHR.

A portion of the project was not accessible for survey due to steep slopes and impenetrable vegetation and although the study did not result in the identification of any significant historical resources, there is the potential that previously unidentified subsurface resources may be present. Therefore, archaeological monitoring will be required so that in the event subsurface resources are identified during grading activities they will be properly evaluated and handled in an appropriate manner. With the inclusion of mitigation measure CUL-1 impacts in this regard would be less than significant.

Mitigation: CUL-1 Project Archaeologist

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. 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.

Monitoring: Archaeological monitoring will be required by a qualified archaeologist in coordination with the County Archaeologist.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): On-Site Inspection, Project Application Materials, "Phase 1 Environmental Site Assessment Report Tentative Tract No. 37154" by Remediation Sciences dated July 2016, "Cultural Resources Assessment, Kylie Properties Tract 37154, Riverside County, California" by Gini Austermann, M.A., RPA and Casey Tibbet, M.A of LSA Associates dated February 2018.

Findings of Fact:

a-b) A cultural resources records search, literature review, and pedestrian survey were conducted for the project. No previously undocumented prehistoric or archaeological cultural resources were identified by the field survey. Although no archaeological resources were identified, this type of resource has been found in the area. Because of this and also due to the inability to survey 100% of the project area due to dense brush, an archaeologist will be required to be present during ground disturbing activities. If any previously unidentified resources are found, they will be properly evaluated and handled in an appropriate manner. With the inclusion of CUL-1 mitigation measure, impacts to archaeological resources would be less than significant.

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

Mitigation: Archaeological monitoring will be required. See CUL-1 in previous section.

Monitoring: Archaeological monitoring will be required by a qualified archaeologist in coordination with the County archaeologist.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a-b) Energy related to land use is primarily associated with direct energy consumption. The proposed project would result in the need for the use of energy during both the construction and the operation of the residential development. Construction of the residential units are expected to occur over a relatively short period of time (Building Permits generally expire within six months to one year) in relation to the overall life of the completed residential structure. Site preparation and grading will use fossil fuels for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground moving and hauling equipment, and construction workers' vehicles on site. Upon occupancy of the residences, operational energy consumption would typically result from on-site electricity, HVAC (Heating, Ventilation, and Air Conditioning), and the occupants' use of automobiles. Grading activities would be required to adhere to local, regional, and state standards, as well as best management practices. Construction of the structures would be subject to the California Building Code/Title 24, which includes Energy Efficiency and Green Building standards that address energy consumption. Given the scale and size of the proposed project, it would be consistent with the applicable measures in the Climate Action Plan (CAP) and the General Plan policies focusing on energy consumption and would not conflict with the state's renewable energy goals. Based on the site's environmental conditions, it is anticipated that the project would not result in significant impacts due to wasteful, inefficient or unnecessary consumption of energy resources during the construction of these residential structures, and therefore any impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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," Riverside County GIS database (Map My County), Geologist Comments. "Preliminary Geotechnical Investigation, Tentative Tract Map No. 37154, APN 290-160-011, Temescal Valley, Riverside County, California," dated January 30, 2017 by Aragon Geotechnical, Inc (AGI). "Fault Hazard Investigation, Tentative Tract Map No. 37154, APN 290-160-011, Temescal Valley, Riverside County, California," dated May 31, 2017 by Aragon Geotechnical, Inc (AGI).

Findings of Fact:

a) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed project. The site is not located within a designated Alquist-Priolo Earthquake Fault Zone. However, it is wholly within a Riverside County Fault Zone established along the mapped southeastern extension of the Glen Ivy South fault. Active fault traces have been identified and located by Aragon Geotechnical, Inc, within the tract limits, and building setbacks have been recommended. The Fault Hazard Investigation by Aragon Geotechnical Inc., made several conclusions:

- A recommended setback of 50' from documented active faults will reduce risks to structures and people from ground rupture hazards to below a level of significance.
- The site lacks liquefaction opportunity due to a lack of shallow groundwater.
- Induced landslide hazard risks (collectively deep-seated landslides, shallow earth flows, slumps, or rockfall) are low. People and structures will not be vulnerable to hazards due to distance and topographical barriers.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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These conclusions demonstrate that any potential impacts can be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

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Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," Riverside County GIS database (Map My County), Geologist Comments. "Preliminary Geotechnical Investigation, Tentative Tract Map No. 37154, APN 290-160-011, Temescal Valley, Riverside County, California," dated January 30, 2017 by Aragon Geotechnical, Inc (AGI). "Fault Hazard Investigation, Tentative Tract Map No. 37154, APN 290-160-011, Temescal Valley, Riverside County, California," dated May 31, 2017 by Aragon Geotechnical, Inc (AGI).

Findings of Fact:

Based on the information obtained from "Map My County" and local safety element maps, the project site is located in an area with low to moderate potential for liquefaction. The Preliminary Geotechnical Report states that the potential for earthquake-induced liquefaction or lateral spreading beneath the proposed structures is considered very low or negligible. AGI's predicted shallow-groundwater conditions would be ephemeral and should in any event remain within dense older soils that are not susceptible to liquefaction.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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Source(s): Riverside County GIS database (Map My County), Geologist Comments. "Preliminary Geotechnical Investigation, Tentative Tract Map No. 37154, APN 290-160-011, Temescal Valley, Riverside County, California," dated January 30, 2017 by Aragon Geotechnical, Inc (AGI). "Fault Hazard Investigation, Tentative Tract Map No. 37154, APN 290-160-011, Temescal Valley, Riverside County, California," dated May 31, 2017 by Aragon Geotechnical, Inc (AGI).

Findings of Fact:

a) The project site is located within a seismically active region and as a result, significant ground shaking will likely impact the site within the design life of the proposed Project. As stated in the Preliminary Geotechnical Report, intensity of ground shaking at the site may be higher or lower based on complex variables such as depth and consistency of earth materials, topography, geologic structure, direction of fault rupture, and seismic wave reflection, refraction, and attenuation rates. Ultimate development of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the project site will result in the construction of 15 single family residences for the proposed residential tract (TR37154), a Schedule "A" map with a General Plan Amendment and Change of Zone. AGI noted the Glen Ivy South Fault running through the project site and recommends a 50-foot setback from the fault trace. Residential structures are not proposed within this buffer zone. Compliance with the Geotechnical Report's recommendations in regards to the building design and the California Building Code (CBC) earthquake standards will ensure that impacts related to seismic ground shaking will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

14. Landslide Risk

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

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Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Riverside County GIS database (Map My County), Geologist Comments. "Preliminary Geotechnical Investigation, Tentative Tract Map No. 37154, APN 290-160-011, Temescal Valley, Riverside County, California," dated January 30, 2017 by Aragon Geotechnical, Inc (AGI). "Fault Hazard Investigation, Tentative Tract Map No. 37154, APN 290-160-011, Temescal Valley, Riverside County, California," dated May 31, 2017 by Aragon Geotechnical, Inc (AGI).

Findings of Fact:

Induced landslide hazard risks are low. People and structures will not be vulnerable to hazards from known susceptible areas due to distance and topographical barriers. The bedrock and rock upslope for future Lots 1-4 have high strength (from a soil mechanics point of view), and pass AGI's evaluations for mass-wasting potential along discontinuity surfaces. Based on regional experience, brow disturbances would not be unexpected. AGI's recommended slope terrace would capably contain the limited displaced chunks anticipated from a severe earthquake event. Therefore implementation of Mitigation Measure GEO-1, with the proposed bench above lots 1-4 would reduce impacts to less than significant levels

Mitigation:

GEO-1 Prior to issuance of building permits, the applicant shall show compliance with the slope stabilization measures provided in Aragon Geotechnical, Inc's (AGI) Geotechnical Investigation. AGI's Geotechnical Map shows a conceptual bench above lots 1-4 that should adequately catch runoff and small rocks shed from the historical slope to the southeast. An 8 ft. minimum mid-slope bench shall be constructed and retained to mitigate nuisance slough, capture runoff, and provide maintenance access.

Monitoring: No monitoring is required. Riverside County Building and Safety to verify compliance.

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

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Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," "Preliminary Geotechnical Investigation, Tentative Tract Map No. 37154, APN 290-160-011, Temescal Valley, Riverside County, California," dated January 30, 2017 by Aragon Geotechnical, Inc (AGI). "Fault Hazard Investigation, Tentative Tract Map No. 37154, APN 290-160-011, Temescal Valley, Riverside County, California," dated May 31, 2017 by Aragon Geotechnical, Inc (AGI).

Findings of Fact:

According to AGI's Preliminary Geotechnical Investigation, landsliding, liquefaction, and subsidence susceptibility maps have been prepared for western Riverside County as part of the County General Plan. Local safety element maps place the project site in "low" to "moderate" liquefaction potential classifications. Many aspects of the field investigation for the Geotechnical Investigation Report were geared to evaluating liquefaction and settlement potentials in younger fan alluvium, based on site specific estimates of historical high groundwater and soil relative densities. The report states that the site lacks liquefaction opportunity due to a lack of shallow groundwater. Historical high groundwater elevations appear to be at least 50 to 55 feet below the lowest ground surfaces. Much of the future tract would overlie crystalline bedrock that projects above these depths. In deeper alluvial sediments, soil susceptibility is low. Older fan deposits possess SPT N-values universally exceeding 50 at or below historical high groundwater. The site thus passes screening criteria used to differentiate sites with liquefaction hazard from those that have no hazard. Additionally, according to the report, no grading or utility improvements are proposed in unstable areas. Therefore, impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

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Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map" Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," "Preliminary Geotechnical Investigation, Tentative Tract Map No. 37154, APN 290-160-011, Temescal Valley, Riverside County, California," dated January 30, 2017 by Aragon Geotechnical, Inc (AGI). "Fault Hazard Investigation, Tentative Tract Map No. 37154, APN 290-160-011, Temescal Valley, Riverside County, California," dated May 31, 2017 by Aragon Geotechnical, Inc (AGI).

Findings of Fact:

The Geotechnical Investigation categorically rules out tsunamis, seiche, and dam breaking hazards. The project site is inland, not adjacent to lakes or reservoir impoundments, and not within mapped inundation pathways for embankment failures of West Dam, Saddle Dam, or East Dam at Diamond Valley Lake.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Man-made Corona Lake, located north of the tentative tract, also poses zero hazard as it is much lower in elevation. Intervening terrain and relative elevations will protect project improvements from hypothetical failure of the Temescal Valley Water District tank next to the northwestern corner of the property. The hazard probability is less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," "Phase I ESA for Tentative Tract No. 37154 APN 290-160-011" by Remediation Sciences, dated July 13, 2016; "Preliminary Geotechnical Investigation, Tentative Tract Map No. 37154, APN 290-160-011, Temescal Valley, Riverside County, California," dated January 30, 2017 by Aragon Geotechnical, Inc (AGI); "Fault Hazard Investigation, Tentative Tract Map No. 37154, APN 290-160-011, Temescal Valley, Riverside County, California," dated May 31, 2017 by Aragon Geotechnical, Inc (AGI).

Findings of Fact:

a) The Geotechnical Investigation Report expects new slopes of up to roughly 26 feet high within the project. AGI recommended that permanent manufactured slopes be designed and built according to the following bullet points:

- All fill slopes should be designed at maximum slope inclinations of 2:1.
- Fill slopes should be compacted as generally recommended under Site Grading, and surfaces should be free of slough or loose soils in their finished condition. Fill compaction of 90 percent relative compaction or better at the slope face should be verified by appropriate testing. Vertical track-walking with dozers is the preferred finishing method as this best management practice slows the development of erosional rills and gullies. It is our opinion that fill slopes designed and built to this standard using on-site materials will be globally and surficially stable. Because fills and fill slopes will entail deep removals significantly below proposed finish grades, shear keys will not be required.
- Cut slopes in younger fan alluvium should be reconstructed as stabilization fill slopes with minimum dimensions as shown on the grading detail included in Appendix B of AGI's Geotechnical Investigation. This recommendation will be pertinent to proposed slopes bordering the western side of the development area along Towhee Lane.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- For lots 1-4: cut slopes 26' or less in height are proposed below an AGI-recommended bench, the latter starting near Elev. 1445 and sloped to drain toward the south. The bench would actually be a narrow, preserved strip of the existing bedrock cut. New descending slopes will intercept weathered monzogranite, phyllite, and quartzite. Analyses indicate the new slopes should be stable and should perform satisfactorily at inclinations up to a 1.5:1 maximum recommended inclination. The proposed 2:1 slopes are preferable. Flatter slopes are easier for homeowner maintenance and for landscaping, although plant materials may be difficult to establish on any tract rock slopes.
- Brow ditches are recommended for all cut slopes the intersect ascending adjacent ground. Existing historical cut slopes will likely perform better if left untouched with retention of existing mature chaparral.
- Should any slope steeper than 3:1 *and* taller than 35 feet be proposed, then the slope should be re-analyzed by AGI for global stability. Any new bedrock slope, other than cuts already evaluated within or next to Lots 1-4, should be separately analyzed and verified as stable regardless of height, if steeper than 2:1.
- Erosion control measures should be implemented for all completed slopes as soon as practicable, per applicable Riverside County ordinances.

b) There are slopes proposed to be higher than 10 feet and/or steeper than a 2:1 slope. Effects that may be caused by slopes higher than 10 feet will be mitigated by incorporating terrace drains and by compliance with the California Building Code. Effects that may be caused by slopes steeper than 2:1 will be mitigated by incorporating retaining walls and geogrid throughout. Erosional control measures will be taken with planting and landscaping along all slopes. Slopes exceeding 2:1 will be designed by a Geotechnical Engineer to ensure maximum stability. Incorporation of Mitigation Measure GEO-2 will ensure impacts will be less than significant.

c) According to the ESA by Remediation Sciences (RS), there are two reported active septic tanks on the project site. One is located in the proposed street near proposed Lot 2; the location of the other septic tank is unknown. In the site's current conditions, the known septic tank is located near the northwestern part of the northern house found on the property. Both tanks are of an unknown depth. Septic systems do not address contaminants other than microbes. They allow chemicals that are improperly disposed down the drain to discharge to the subsurface soil and groundwater. Degreasers, drain cleaners, bug killer, paint, gasoline, garden chemicals, and used motor oil are among the chemicals that should never be dumped to septic tanks but sometimes are. RS suggests that the bottom of the septic tanks be inspected during their decommissioning by an environmental professional to determine that the soil below the tanks is not impacted by the aforementioned chemicals. Implementation of Mitigation Measure HAZ-1 (refer to Section 21. Hazards and Hazardous Materials) would reduce soil contamination impacts from septic tanks to less than significant levels. The proposed developed site would connect to an existing nearby sewer system as served by Temescal Valley Water District and would not have on-site sub-surface sewage disposal systems. Therefore, impacts would be considered less than significant.

Mitigation:

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEO-2 Prior to issuance of building permits, Riverside County Building and Safety shall verify that any slopes exceeding 2:1 shall be designed by a Geotechnical Engineer to ensure maximum stability.

Monitoring: No monitoring is required. Riverside County Building and Safety to review and approve design.

18. Soils	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1803.5.3 of the California Building Code (2019), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s) U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, "Preliminary Geotechnical Investigation, Tentative Tract Map No. 37154, APN 290-160-011, Temescal Valley, Riverside County, California," dated January 30, 2017 by Aragon Geotechnical, Inc (AGI). "Fault Hazard Investigation, Tentative Tract Map No. 37154, APN 290-160-011, Temescal Valley, Riverside County, California," dated May 31, 2017 by Aragon Geotechnical, Inc (AGI).

Findings of Fact:

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) through preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction. BMPs as administered in the SWPPP by a qualified SWPP Designer (QSD) are required pursuant to the National Pollution Discharge Elimination System (NPDES) permit requirements and are not considered mitigation pursuant to CEQA. Impacts will be less than significant.

b) The California Building Code defines expansive as having an expansion index greater than 20. Per the Preliminary Geotechnical Investigation, blended site soils should have negligible expansion potential. Initial cuts in unit Q might produce soils with expansion indices in the 20-30 range; however, these are likely to end up in the deepest portions of fills and should be isolated from bearing zones. The project may be located on expansive soil; however, California Building Code (CBC) requirements pertaining to all structures will mitigate the potential impact to less than significant. As CBC requirements are applicable to all structures, they are not considered mitigation for CEQA implementation purposes. Therefore, impacts are considered less than significant.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. Tract 37154 will have a sewer system. No impact will occur.

Mitigation: No mitigation is required.

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, "Preliminary Geotechnical Investigation, Tentative Tract Map No. 37154, APN 290-160-011, Temescal Valley, Riverside County, California," dated January 30, 2017 by Aragon Geotechnical, Inc (AGI). "Fault Hazard Investigation, Tentative Tract Map No. 37154, APN 290-160-011, Temescal Valley, Riverside County, California," dated May 31, 2017 by Aragon Geotechnical, Inc (AGI).

Findings of Fact:

The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

20. Greenhouse Gas Emissions

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County Climate Action Plan. "Air Quality and Greenhouse Gas Emissions Impact Analysis Tentative Tract Map No. 37154 County of Riverside" by Vista Environmental, May 15, 2019.

Findings of Fact:

a) The proposed project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. The proposed project would consist of the development of 15 single-family homes. The proposed project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste disposal, water usage, and construction equipment. The project's GHG emissions have been calculated with the CalEEMod model based on the construction and operational parameters detailed in Section 7.1 above. A summary of the results is shown below in Table F and the CalEEMod model run annual printouts are provided in Appendix B.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Table F – Project Related Greenhouse Gas Annual Emissions

Category	Greenhouse Gas Emissions (Metric Tons per Year)			
	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ¹	3.85	0.00	0.00	3.88
Energy Usage ²	54.14	0.00	0.00	54.39
Mobile Sources ³	224.16	0.01	0.00	224.45
Solid Waste ⁴	3.58	0.21	0.00	8.87
Water and Wastewater ⁵	4.75	0.03	0.00	5.78
Construction ⁶	27.29	0.01	0.00	27.45
Total Emissions	317.77	0.26	0.00	324.82
County of Riverside CAP Threshold of Significance				3,000

Notes:

¹ Area sources consist of GHG emissions from consumer products, architectural coatings, and landscaping equipment.

² Energy usage consists of GHG emissions from electricity and natural gas usage.

³ Mobile sources consist of GHG emissions from vehicles.

⁴ Waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.

⁵ Water includes GHG emissions from electricity used for transport of water and processing of wastewater.

⁶ Construction emissions amortized over 30 years as recommended in the SCAQMD GHG Working Group on November 19, 2009.

Source: CalEEMod Version 2016.3.2.

The data provided in Table F shows that the proposed project would create 324.82 MTCO₂e per year. According to the County of Riverside CAP threshold of significance detailed above in Section 8.5, if a project creates less than 3,000 MTCO₂e per year, the GHG emissions from the proposed project is determined to be less than significant. It should also be noted, that the proposed homes will be required to meet the 2019 Title 24 Part 6 building standards, since building construction will not start until after January 1, 2020, when these standards go into effect. The 2019 Title 24 Part 6 building standards require all new homes to be designed to use net zero energy, through a combination of energy efficiency measures as well as requiring all new homes to install rooftop photovoltaic systems that are of adequate size to generate enough electricity to meet the net-zero energy requirements. The County also requires that the all new developments to institute the water conservation measures that are detailed in the California Green Building Code. For these reasons, a less than significant generation of greenhouse gas emissions would occur from construction and operation of the proposed project.

b) The proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing GHG emissions. The County of Riverside adopted the *County of Riverside Climate Action Plan (CAP)* on December 2015 and updated December 2019. The CAP utilizes a GHG emissions reduction target of a 15 percent decrease from 2008 levels by the year 2020, in order to meet the requirements of AB 32 and SB 375. The CAP has developed a process for determining significance of GHG impacts from new development projects that includes (1) applying an emissions level that is determined to be less than significant for small projects, and (2) utilizing Screening Tables to mitigate project GHG emissions that exceed the threshold level. The CAP has provided a threshold of 3,000 MTCO₂e per year, which was based on capturing 90 percent of emission from all projects in the County, to be used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. As detailed above in Section 9.6, the proposed project would generate 324.82 MTCO₂e per year, which is within the 3,000

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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MTCO₂e per year threshold. It should also be noted, that the proposed homes will be required to meet the 2019 Title 24 Part 6 building standards that require all new homes to be designed to use net zero energy, through a combination of energy efficiency measures as well as requiring all new homes to install rooftop photovoltaic systems that are of adequate size to generate enough electricity to meet the net-zero energy requirements. For these reasons, the proposed project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): Project Application Materials. "Environmental Site Assessment Report Tentative Tract No. 37154" by Remediation Sciences, dated July 13, 2016.

Findings of Fact:

a) The project proposes residential uses. Therefore, the proposed project is not anticipated to involve the routine transport, use, or disposal of hazardous materials. However, during construction, hazardous materials such as oil, diesel fuel, and gasoline may be transported to and used at the project site. The California State Department of Toxic Substances Control operates programs for proper hazardous waste disposal and transport and takes enforcement actions against those who mishandle or dispose of hazardous wastes improperly. The Riverside County Department of Environmental Health, also requires licensed hazardous waste haulers to collect and transport hazardous wastes. Compliance with the requirements of the California State Department of Toxic Substances Control and the Riverside County Department of Environmental Health would reduce the impact to less than significant levels. Compliance with the requirements of the California DTSC and Riverside County of Environmental

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Health is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

b) Based on project materials and site surveys, it is not anticipated that any past use on the site would have resulted in the presence of any hazardous materials on the site. To ensure this is addressed a Phase I Environmental Site Assessment (ESA) was prepared by Remediation Sciences for the project site. Based on review and evaluation of the findings identified as a result of this Phase I ESA, there is no evidence that there are any Recognized Environmental Conditions in connection with the subject property. The ESA states that there are two septic systems at the site. Septic systems do not address contaminants other than microbes. Hence, they allow chemicals that are improperly disposed down the drain to discharge to the subsurface soil and groundwater. Degreasers, drain cleaners, bug killer, paint, gasoline, garden chemicals and used motor oil are among the chemicals that should never be dumped to septic tanks but are sometimes. The ESA suggests that the bottom of the septic tanks be inspected during its decommissioning of the septic tanks by an environmental professional to determine that the soil below the tanks is not impacted by the chemicals discussed above. Implementation of mitigation measure HAZ-1 will reduce potential impacts to less than significant levels.

c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evaluation plan. The project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. The project has adequate emergency access and has allowed for an additional fire access road to the northwest. Therefore, there is no impact.

d) Todd Academy elementary school is located approximately one mile north of the site. There are no schools that are located within ¼ mile of the proposed project site. However, the project is for a residential subdivision and does not propose the transportation of hazardous materials; therefore, no impact would occur.

e) Utilizing the Department of Toxic Substances Control's EnviroStor database (accessed on November 5, 2021), it was determined that the proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: (0060 – Planning – MM Haz 1) Prior to Grading Permits, the decommissioning of the septic tanks shall be inspected by an environmental professional with suitable expertise in soil contamination to determine the soil below the tank is not impacted by potential chemicals. If deemed necessary by the environmental professional, soils will be tested at a suitable laboratory and resulting reports and documentation will be submitted to Riverside County Department of Health for review and approval prior to obtaining a grading permit.

Monitoring: No monitoring is required.

22. Airports

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

☐
☐
☐
☒

b) Require review by the Airport Land Use Commission?

☐
☐
☐
☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-b) The project site is not located within the boundary of an Airport Master Plan or Influence Area. Therefore, the project will not be inconsistent with such a plan. The project will not require the review of the Airport Land Use Commission. Therefore, no impact will occur.

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

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
drainage systems or provide substantial additional sources of polluted runoff?				
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County GIS database. Hydrology/Hydraulic Study for Kiley Family Trust Tract 37154 by Adkan Engineers January 8, 2020.

Findings of Fact:

a) Water quality and waste discharge requirements for the project are to comply with the California Porter-Cologne Water Quality Control Act and the Federal Water Pollution Control Act Amendment of 1972 (Clean Water Act). The Clean Water Act (CWA) has a provision (Section 402) that authorizes the National Pollutant Discharge Elimination System (NPDES) permit program to cover point source pollution discharging to a water body. The project has also prepared a preliminary Water Quality Management Plan (WQMP) which identifies pollutants of concern, establishes Best Management Practices (BMPs), and establishes long-term maintenance responsibilities for the project. When grading and building plans are submitted for the future residential development of the site, standard conditions of approval will ensure that any water quality standards or waste discharge requirements are not violated by requiring the land divider to provide adequate drainage facilities and disposing of any off-site drainage flows (refer to the hydrology report and WQMP

prepare <https://us06web.zoom.us/j/85801212748>

d for the project for specific details). The project would be required to comply with the WQMP and recommended BMPs, and recommendations outlined in the hydrology study. These recommendations would be reviewed and approved by the relevant County and other agency departments so that no water quality standards are violated during construction or operational activities. The project will not violate any water quality standards or waste discharge requirements. The project's implementation of a Water Quality Management Plan (WQMP) with post-construction BMPs to receive stormwater runoff, and compliance with state and federal requirements will assist in reducing impacts to less than significant levels.

b) The geotechnical report and Phase I Environmental Site Assessment for the proposed Project stated that the groundwater was not observed during subsurface exploration to the maximum explored depth of 61.5 feet. Groundwater is not anticipated to be encountered during grading. The project will be served by Temescal Valley Water District and no water wells are proposed for the project that would draw supplies from groundwater. Ultimate development of the site will require review and approval by the Building and Safety department and will be subject to conditions of approval that will ensure that grading and construction of single-family residences will not interfere with any groundwater supply. Therefore, less than significant impacts will occur.

Development of the Project site would increase impervious surface coverage on the site, which would in turn reduce the amount of direct infiltration of runoff into the ground. However, infiltration would occur in the landscaped areas, the water retention basin and open space area. Therefore, with incorporation of regional management efforts for groundwater resources as part of the Project Design, the Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would not interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, and impacts would be less than significant.

c) The project site drains to the northeast; runoff is eventually intercepted by existing concrete swales and discharged into existing inlet structures. Onsite flow joins Tract 36317's bypass storm drain along Santiago Canyon Road, which outlets into the Temescal Wash.

The Hydraulic study determined that the proposed facilities demonstrate the ability to convey the 10- and 100-year storm events safely and efficiently. The post development impacts created by the additional impervious surface will be treated by the use of the on-site infiltration basin or bioretention basin. The hydrologic condition of concern has been mitigated by mimicking the pre-development hydrograph with the post development hydrograph, for a 2-year return frequency storm. Therefore, the proposed project will not create a significant impact to the surrounding environment or developments. Although the project would minimally introduce impervious surfaces, the project would not substantially alter the existing drainage pattern and impacts would be less than significant.

d) Much of the project site will remain as open space and would remain pervious. Only a minimal amount of impervious surfaces would be introduced with project development and operations. The project would implement an integrated storm drain system and apply BMPs to minimize the amount of water-borne pollutants that could be carried off the project site. Riprap, terrace drains, and landscaping are proposed surrounding drainage areas to minimize erosion and siltation on-site. Runoff generated would be routed through a series of reinforced concrete pipes under Towhee Lane to the existing flood control outlet structure located at the northeastern corner of the tract. After detention/treatment, the flows would eventually discharge into the Temescal Wash and erosion and siltation off-site would be minimized. Therefore, impacts would be considered less than significant.

e-f) The proposed development will collect the majority of the off-site runoff from the canyon watershed through multiple v-ditches and two headwalls. The runoff will be routed through a series of reinforced concrete pipes under Towhee Lane to the existing flood control outlet structure located at the northeastern corner of the tract. The on-site flows will be directed into proposed catch basins located at the northeastern corner of Towhee Lane and Litchi Street. These volumes will be directed to the proposed infiltration trench through a series of reinforced concrete pipes. Any storm event volumes which exceed the anticipated 2-year, 24-hour storm event will overflow and discharge into the existing flow path, comingling with the off-site flows routed through the tract. According to the hydrology study, the rational hydrologic calculations substantiate the design of the proposed project to indicate adequate sizing of the proposed inlets, storm drain and site infiltration trenches. The site has been shown to mitigate all required storm events using the unit hydrograph analysis in the hydrology study. Implementation of the project would not increase runoff resulting in flooding or create polluted runoff water which would exceed the capacity of existing or planned stormwater drainage system. Impacts would be less than significant.

g-h) Refer to the analysis above. According to FEMA, the project site is not located in a flood zone. Under existing conditions, the project site does not convey any flood flows. The project is not in a flood hazard zone as the nearest body of water (Corona Lake) is approximately 1.3 miles east of the site with varying elevations in between and is divided by the I-15 freeway so risk of impacts related to seiches are remote. Further, the site is approximately 23 miles northwest of the Pacific Ocean and is divided by the Santa Ana mountains, which makes impacts resulting from a tsunami hazard highly unlikely. Therefore, it will not redirect flood flows or release pollutants in case of inundation and there are no impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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i) Refer to discussions above. During construction, the project has the potential to generate pollutants and impact water quality. Construction activities may include, but not be limited to, grading, trenching, paving, landscaping, painting, which could result in the generation of potential water quality pollutants such as chemicals, silt and debris. The project would be required to obtain a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit for construction activities. The project would also be required to comply with the Regional Water Quality Control Board's Water Quality Control Plan for the Santa Ana River Basin. This compliance involves that preparation of and implementation of a Storm Water Pollution Prevention Plan (SWPPP). Compliance with these regulations would ensure that potential pollutants are prevented, minimized and appropriately treated prior to being discharged from the project site.

The project would also be required to implement a Water Quality Management Plan (WQMP) per the NPDES permit. Implementation of the WQMP would identify structural source control Best Management Practices (BMPs) as well as operational source control BMPs, which would minimize, prevent and treat storm water runoff flows before they are discharged from the site. Therefore, the project would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

24. Land Use

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source(s): Riverside County General Plan, Riverside County GIS database, Project Application Materials

Findings of Fact:

a)The project site is bounded to the north with similar single-family development, and to the east with land slated for similar single-family development. The Project site has an existing General Plan Land Use Designation of Community Development: Very Low Density Residential (CD-VLDR), Rural-Residential (R-R), and Open Space: Conservation Habitat (OS-CH) within the Temescal Canyon Area Plan. The applicant is proposing a Technical General Plan Amendment and an Entitlement/Policy General Plan Amendment. The Technical General Plan Amendment proposes to modify 0.14 Rural: Rural Residential (R: RR) and 0.32 acres of Open Space: Conservation Habitat (OS:CH) to Community Development: Medium Density Residential (CD:MDR). The Entitlement/Policy General Plan Amendment proposes to amend 4.73 acres of Community Development: Very Low Density Residential

(CD: VLDR) to CD: MDR, 0.88 acres of R:RR to Open Space: Conservation (OS: C), and 2.16 acres of CD: VLDR to OS: C.

General Plan Amendment No. 1224 is categorized as a Technical Amendment and an Entitlement/Policy Amendment to the General Plan. The proposed development is consistent with the residential development located north of the Project site within Specific Plan No. 256 (SP No. 256) Planning Area 17C Medium Density Residential. The following table below summarizes the Foundation and Land Use Designation changes proposed by GPA No. 1224:

Existing Foundation Component	Proposed Foundation Component	Existing Land Use Designation	Proposed Land Use Designation	Approx. Acres	Reason for Proposed GPA
Technical General Plan Amendment					
Open Space	Community Development	Open Space: Conservation Habitat (OS:CH)	CD: Medium Density Residential (CD:MDR)	0.32	Adjusted area delineated area for conservation
Rural	Community Development	R:RR	CD:MDR	0.14	Adjusted designation for Towhee Lane
Entitlement/Policy General Plan Amendment					
Community Development	No change	Very Low Density Residential (CD:VLDR)	CD:MDR	4.73	Consistent with residential development within Specific Plan No. 256 – Medium Density Residential
Rural	Open Space	Rural Residential (R:RR)	Conservation (OS: C)	0.88	Water Quality Basin
Community Development	Open Space	CD:VLDR	OS:C	2.16	Riverside County Flood Control
<p>* 26.71 acres of parcel 290160027 will remain Open Space – Conservation Habitat</p> <p>* Parcels 290902002 and 290902901 are included in this project and are within Specific Plan No. 256 Planning Area 17 C – Medium Density Residential. The total acres of these two parcels combined is approximately 0.33 acres. The properties were owned by Riverside County Flood Control and no General Plan Land Use changes are proposed.</p>					

The proposed amendment would not change any policy direction or intent of the General Plan. This project is a General Plan Amendment, which involves changes to the General Plan of a technical nature, including technical corrections discovered in the process of implementing the General Plan. includes a Technical General Plan Amendment and Entitlement/Policy General Plan Amendment. The Technical General Plan Amendment proposes to modify 0.14 Rural: Rural Residential (R: RR) and 0.32 acres of Open Space: Conservation Habitat (OS:CH) to Community Development: Medium Density Residential (CD:MDR). The Technical General Plan Amendment also proposes to modify the 0.14 acres of (R:RR) that was previously used as a driveway to CD: MDR, this area is lot 1 of the associated tentative tract map. The Entitlement/Policy General Plan Amendment proposes to amend 4.73 acres of Community Development: Very Low Density Residential (CD: VLDR) to CD: MDR, 0.88 acres of R:RR to Open Space: Conservation (OS: C), and 2.16 acres of CD: VLDR to OS: C. The Documentable errors in the General Plan may include corrections to statistics, mapping error corrections, changes in spheres of influence and city boundaries, changes in unincorporated communities, editorial clarifications, or changes in appendix information. Here, General Plan Amendment No. 1224, involves a technical correction to amend the project site's General Plan Foundation Component from Rural (RUR) to Community Development (CD) and to amend the site's General Plan Land Use Designation from Rural Residential (R-R) to Community Development: Medium Density Residential (CD: MDR). This parcel contains a sliver of land on the eastern side, that is designated Rural Rural Residential, while the remaining portion of residential land has a designation of Community Development: Very Low Density

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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residential. The sliver of land that is designated Rural Residential is not wide enough to facilitate any use of its own and splits the non-open space section of the parcel into two residential General Plan designations. If it were to be utilized as the proposed single-family lots, it would result in two single family lots to be split between two General Plan Foundation Components and Designations. This is a mapping error and can result in significant issues for the future homeowners. This General Plan Land Use Amendment will not result in any conflict with the policy area, as it's technical in nature, supports the proposed use which correlates with the surrounding uses, and corrects a previous land use designation done in error.

In conformance with the General Plan Land Use Policy LU1.1, which states, "Allow for the continued occupancy, operation, and maintenance of legal uses and structures that exist at the time of the adoption of the General Plan and become non-conforming due to use, density, and/or development requirements." And Policy LU1.2 "Encourage existing non-conforming uses to transition into conformance with the new land use designation and/or policy"

Chapter 3 – Land Use Element of the Riverside County General Plan, provides for a residential uses within the Medium Density Residential Designation. The surrounding properties consist of similar residential uses and open space, the sliver of land that is designated Rural Residential is not wide enough to facilitate any use of its own and splits the parcels General Plan designation of the non-open space area into two different residential land uses. This mapping error impedes development on that sliver of land, making it unusable. This General Plan Amendment will result a cohesive parcel, in facilitating the entitlement of residential uses to be consistent with the land use designation and the existing Medium Density Residential land uses to the north of the property and also establish a consistency between the Zoning Classification and General Plan Land Use Designation.

The proposed Project is consistent with the development pattern of the surrounding area since the surrounding single-family residences were approved with separate entitlement, and the adjacent area is comprised mostly of single-family residential units and vacant lots for residential purposes. While the subject land is currently designated Rural Residential (R-R) for 0.5-acre lots, the Change of Zone to R-1 would allow for 7,200 square foot size lots (6.05 DU/AC). Combined with the small number of dwelling units proposed (15, which results in 2.27 DU/AC), the Project would be compatible with the surrounding area. 27 acres would remain as open space and would not be disturbed. Therefore, the proposed project will not result in a substantial alteration to the present or planned land use in the area due to similar land use designations in the region and required urban type improvements. Impacts would be less than significant.

b) The proposed project is not in a location that will disrupt or divide the physical arrangement of an established community. The development does not propose any infrastructure that would the community. There is development to the north and pending development to the west of the proposed project site, but not to the south or east. Although the proposed Project site is located within the sphere of influence for the City of Corona, the City of Corona does not assign land uses to land within its sphere. The City was notified of this proposal during the initial stages of review, and to the date of drafting this document, no letters of comment have been received. Implementation of the proposed Project would have no adverse impact on the City of Corona's influence. No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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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?

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c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?

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

Findings of Fact:

a-c) According to General Plan Figure OS-6, the proposed Project site appears to be located within Mineral Resource Zone (MRZ) MRZ-3, which is in areas where the available geologic information indicates that mineral deposits are likely to exist, however the significance of the deposit is undetermined. As the Project site has no history of mineral resource recovery uses and does not appear to be located within an area that has been classified or designated as a mineral resource area by the State Board of Mining and Geology, impacts are considered less than significant. The proposed project site is located about 0.4 miles away from the existing Mayhew Canyon Quarry. The existing mining operation is required to comply with the County of Riverside Mining Ordinance NO. 555 and the Surface Mining and Reclamation Act (SMARA), which would prevent people or property from being exposed to mining hazards because a part of the intent of the regulation is to assure that residual hazards to the public health and safety are eliminated. Thus, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

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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?

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The project site is not located within an airport land use plan or within 2 miles of an existing public airport or airstrip. The proposed residential development will not be impacted by excessive airport noise levels. Therefore, no impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

27. Noise Effects by the Project

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

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

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

Findings of Fact:

a) The project proposes the construction of 15 residential units on approximately 34 acres. Approximately 27 acres will be open space and left in an undisturbed condition with no future development proposed. The County's General Plan Noise Element and Noise Ordinance No. 847 contain regulations that the project will be required to comply with.

Construction of the project would cause temporary noise and vibration to the surrounding area for a short duration. The closest sensitive receptors to the site are existing residential dwellings more than 100 feet north of the project boundary, which is separated by a drainage, open space and roadway right-of-way. However, due to the distance of the nearest residence to the site, construction noise is anticipated to dissipate, would be temporary and would be required to comply with County construction noise standards which limit hours and days of construction (as indicated below):

The project will temporarily create construction related noise and vibration. However, the project will adhere to Riverside County Ordinance No. 847 which limits the hours of construction to the following:

1. Not occur between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September; and
2. Not occur between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May.

Because of the anticipated short duration of construction activities and that the project must comply with mandatory requirements in the General Plan Noise Element and Ordinance No. 847, Impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Following construction, noise levels at the project site would increase in association with the proposed residential development. Noises generated that are common to residential development would include traffic noise and back yard noise (lawn mowers, etc.) and the project residence would be required to comply with Riverside County Ordinance No. 847, which regulates noise and provides acceptable sound level standards. Mandatory compliance with Ordinance No. 847 would ensure noise levels within the development would not impact sensitive receptors within the community. Thus, the project would 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 would be considered less than significant.

b) Project construction would require excavation and grading activities that may generate minor ground-borne vibrations. Vibration levels are dependent on various soil types and type of construction equipment used. The closest sensitive receptor to the site is are existing residential dwellings more than 100 feet north of the project boundary and separated by a drainage, open space and roadway right-of-way. As ground-borne vibration amplitudes dissipate and decrease with distance, vibration generated from construction activities is not anticipated to significantly impact the existing residence. Construction activities would be conducted during a relatively short duration and would be required to comply with Riverside County's permitted daytime construction hours. Once the proposed residential units are occupied, no activities that could cause generation of excessive ground-borne vibration or ground-borne noise is likely to occur and the project residence would be required to comply with Riverside County Ordinance No. 847. Impacts would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

28. Paleontological Resources

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

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Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Riverside County GIS Database

Findings of Fact:

This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). The proposed project site/earthmoving activities could potentially impact this resource. Compliance with the Mitigation Measure PALEO-1 below will reduce impacts to paleontological resources to less than significant levels because of the development and review of a Paleontological Resource Impact Mitigation Program. Therefore, impacts are considered less than significant with mitigation incorporated.

Mitigation:

PALEO-1 Prior to the issuance of grading permits, the applicant shall retain a qualified paleontologist

approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

The project paleontologist retained shall review the approved development plan and grading plan and shall 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 review and approval prior to issuance of a Grading Permit.

Monitoring: Mitigation Monitoring will occur through the Building and Safety Plan Check process and review and approval by the County Geologist.

POPULATION AND HOUSING Would the project:

29. Housing

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

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

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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, Riverside County General Plan Land Use Element, Riverside County Ordinance 348

Findings of Fact

a) The Project site contains two (2) dwellings, horse stables, and shade structures. The property is owned by the Kiley family. Previous tenants of the (2) dwellings have already vacated. Therefore, the proposed Project will not displace substantial numbers of residents, requiring the construction of replacement housing. The existing dwellings will be demolished before construction of the new developments occurs. Therefore, the project will have a less than significant impact.

b) The Project is anticipated to result in the construction of 15 single family residential units. No development is proposed on the site that would result in a need for additional housing or housing affordable to households earning 80% or less of the County's median income. The Project will have less than significant impact.

c) The project site is currently zoned for Rural Residential (R-R) with a density of two dwellings per acre. The project proposes a Change of Zone to One-Family Dwellings (R-1), which allows for a higher density. However, comparing the number of lots (15) to the size of the project site (34.1ac) shows a density of 0.44 dwelling units per acre. Furthermore, using Temescal Valley's ratio of 3.6 persons per household, and 15 units, the population increase would be 54 people. This would not be considered

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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substantial. The project will utilize existing public services and impacts have been analyzed in sections below. There will be less population growth than planned for this area. Therefore, would be considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:

30. Fire Services

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Riverside County General Plan Safety Element

Findings of Fact: The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. Sycamore Creek Fire Station No. 64 is the closest to the proposed project, located approximately 0.9 mile to the north of the Project site. Given the existing homes in the general area, coupled with fees paid to comply with Riverside County Ordinance No. 659, less than significant impacts to emergency response times or overall impacts on County Fire Department Facilities would be anticipated to occur. Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services. This is a standard Condition of Approval that would apply to any similar project and therefore pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

31. Sheriff Services

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

Findings of Fact: The proposed project area is serviced by the Riverside County Sheriff's Department. Because the area is already serviced by the Sheriff's Department and 15 dwelling units would be added to the service area, which is not a substantial increase for the area, a less than significant impact would occur. Further, the addition of 15 units would not cause a substantial strain on existing emergency response times or overall substantial impacts to Sherriff's Department Facilities. Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The project must comply with County Ordinance No. 659 to prevent any potential effects to sheriff services. This is a standard Condition of Approval for any similar project and therefore pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

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

32. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): School District correspondence, GIS database

Findings of Fact: The proposed project area is part of the Corona-Norco Unified School District. The School District is not currently impacted, and any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to school districts. This is a standard Condition of Approval that would apply to any project and pursuant to CEQA, is not considered mitigation. Furthermore, the addition of 15 homes would be considered an insignificant increase, and would not strain resources. Therefore, impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

33. Libraries

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

Findings of Fact: This Project is subject to the requirements of the County Ordinance No. 659, which establishes the utilities and public services mitigation fees applicable to all projects to reduce the incremental impacts to these services. The project is conditioned under Advisory Notification Document 10 Planning MAP. It is a mitigation fee that would apply to any project and therefore pursuant to CEQA is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

34. Health Services

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

Findings of Fact:

The proposed Project would likely be serviced by Kaiser in Riverside or Riverside Medical Clinic. The increase of roughly 51 people (based on 3.4 persons per household and 15 homes) would not be a significant enough increase to impact the hospitals resources. Therefore, the project will not cause an impact on health services. The Project will not require physically altering existing facilities or result in the construction of new or physically altered facilities due to the insignificant increase in population. Health services are funded through private insurance or state-funded medical programs. No impacts are anticipated.

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

Monitoring: No monitoring is required.

RECREATION Would the project:

35. Parks and Recreation

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

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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?

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

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

Findings of Fact:

a) The Project does not include the construction of additional recreational facilities such as pedestrian paths and open space lots. The proposed development will comply with Ord. No. 659, which establishes and sets forth policies, regulations, and fees relating to the funding and installation of the facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects. The proposed project will provide all required development impact fees. Therefore, impacts would be considered less than significant.

b) As previously mentioned, the proposed development will comply with Ord. No. 659 which establishes and sets forth policies, regulations, and fees relating to the funding and installation of the facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development projects. The proposed project will provide all required development impact fees. Therefore, less than significant impacts will occur.

c) The Project site is located within the CSA# 152B. In addition, all residential subdivisions are subject to Quimby fees and condition of approval 90.Planning. MAP ensures payment of these fees. Payment of such fees will offset the incremental increase in recreational use. Therefore, less than significant impacts will occur in regards to this issue area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

36. Recreational Trails

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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Include the construction or expansion of a trail system?

Source(s): Riverside County Temescal Canyon Area General Plan Figure 8 Trails and Bikeway System

Findings of Fact:

The proposed project is not along a county-designated Design Guideline Trail. The project does not propose construction or expansion of trails, nor is it required to provide recreational trails. Therefore, there are no potential impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
37. Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Project Application Materials, Air Quality and Greenhouse Gas Emissions Impact Analysis prepared by Vista Environmental, May 15, 2019

Findings of Fact:

a-b) The proposed grading activities will require the transport of grading equipment to and from the Project site, and may result in related short-term circulation activities. Based on the relatively low density of the proposed project compared to its area, the project will not result in the increase in vehicle trips that would significantly impact the effectiveness of the existing system or an applicable congestion management program subject to the required transportation related improvements. The new metric by which transportation impact is (Vehicle Miles Traveled) VMT. A separate memo analyzing VMT was prepared by Urban Crossroads. Project VMT screening criteria used to prepare the memo were, Small Projects Screening, High Quality Transit areas, Map-Based Screening, and Affordable Housing Screening. The project did not meet the criteria for High Quality Transit Areas, Map-Based Screening or Affordable Housing. However, based on the review of applicable VMT screening thresholds, a Small

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Project applies to projects with low trip generation of 110 trips per day, or projects that have GHG emissions that are less than 3,000 metric tons of Carbon Dioxide Equivalent (MTCO₂e) Table Q, Project Related Greenhouse Gas Annual Emissions, in the air quality study indicates that the project would result in 324.82 MTCO₂e annually, which is well below the County significance threshold of 3,000 MTCO₂e. The Project was not found to meet either the HQT, Map-Based, or Affordable Housing screening thresholds, however, meeting the Small Projects screening threshold is sufficient to determine a less than significant impact; no additional VMT analysis is required. Therefore, impacts are considered less than significant, no mitigation is required.

c) The future development of the project site will not require modifications to any existing public right-of-way, nor will it result in hazardous design features such as sharp curves. Driveways into the Project site will comply with the allowable slope percentage to ensure safely obtaining ingress and egress onto the Project site. The existing roadway that provides access to the Project is already designed or conditioned in accordance with County of Riverside guidelines and will provide adequate Fire Department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside Guidelines. Therefore, no impact will occur.

d) Future development of the Project site may result in the need for new or altered maintenance of roads, which is partially resolved with TUMF fees. The project has been conditioned to prepare improvement plans. The scope of these improvements is in accordance with existing standards and connect to existing surrounding streets. Therefore, the project would not require substantially altered maintenance of roads and impacts would be considered less than significant.

e) Short-term impacts will occur to the local roadway system during grading and construction. However, compliance with Ordinance No. 457 regulating construction hours of operation and Ordinance No. 499 requiring an encroachment permit from Riverside County Department of Transportation to assure that the safety of the travelling public and circulation is protected during construction will ensure that less than significant impacts will occur during construction.

f) Compliance with Riverside County Fire Departments development standards in terms of length of driveway, turnaround, slope, and gate width and opening will ensure that adequate emergency access into and out of the Project site is available. Therefore, less than significant impacts will occur with incorporation of Fire Department's development standards and condition of approval such as 80. FIRE. Permit regarding fire access lanes.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

38. Bike Trails

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

Source(s): Riverside County General Plan

Findings of Fact: Temescal Canyon Area Plan (TCAP) Figure 8, Temescal Canyon Trails and Bikeway System, depicts planned recreational trails north of this Project area. A comparison of the project's location with TCAP Figure 8 demonstrates that the proposed Project is consistent with the planned bike

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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trail designations as applied to the Project site by the TCAP. The project would not include, nor is required to construct or expand a bike system or bike lanes, No impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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)?

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

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Source(s): "Cultural Resources Assessment – Kiley Properties, Tract 37154" by LSA Associates, dated February 2018

Findings of Fact:

a-b) 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 31, 2017. No response was received from Cahuilla Band of Indians, Colorado River Indian Tribes (CRIT), Morongo Band of Mission Indians, Gabrieleno, Gabrieleno/Tongva Bands, Quechan or the Pala Band of Mission Indians or the Ramona Band of Mission Indians.

Consultations were requested by the Soboba Band of Luiseño Indians, Rincon Band of Luiseño Indians and Temecula Band of Luiseño Indians (Pechanga). Consultation was initiated with Pechanga on November 9, 2017. And during a subsequent meeting on January 26, 2018 the band told Planning that there were flakes recorded to the south of the project area. The cultural report was provided to Pechanga as well as the conditions of approval and consultation was concluded on December 30, 2018. No tribal cultural resources were identified by Pechanga.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Consultation with Rincon was initiated on January 17, 2018. Rincon was provided with the cultural report and the conditions of approval and consultation was concluded on November 30, 2018. No Tribal Cultural Resources were identified by Rincon.

Consultation was initiated with Soboba on November 22, 2017. Soboba was provided with the cultural report and the conditions of approval and consultation was concluded on November 30, 2018. No Tribal Cultural Resources were identified by Soboba.

Although no Tribal Cultural Resources were identified by any of the consulting tribes, they all expressed concern that the project area is sensitive for cultural resources and there is the possibility that previously unidentified resources might be found during ground disturbing activities. As such, the project has been conditioned for a Tribal Monitor from the consulting Tribe(s) to be present during grading activities so that any Tribal Cultural Resources found during project construction activities will be handled in a culturally appropriate manner. (TCR-3)

The project will also 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-1

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. With the inclusion of these Conditions of Approval (Mitigation Measures TCR-1 through TCR-3), impacts to any previously unidentified Tribal Cultural Resources would be less than significant. Implementation would ensure that any potential impacts are reduced to less-than significant levels. TCR-2

Mitigation:

Planning-CUL. 1 MM TCR-1 IF HUMAN REMAINS FOUND

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. 3 MM TCR-2 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance. ** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

060 – Planning-CUL.1 MM-TCR-3 Native American Monitoring

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. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, 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) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. 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 Monitoring: Native American Monitoring will be conducted by a representative from the consulting tribe(s).

Monitoring: Monitoring to be conducted by the Project Archaeologist and Native American Monitor in coordination with the County Archaeologist.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Project Application Materials, Will Serve Letter from Temescal Valley Water District dated June 20, 2017.

Findings of Fact:

a-b) Tract Map 37154 is for the subdivision of 34.1 gross acres into 15 residential lots. 26.8 acres are to remain in their natural condition. The General Plan Amendment will change the designation to Community Development: Medium Density Residential, and the Change of Zone will change the zone to One-Family Dwellings (R-1) and Watersheds, Watercourse, and Conservation Area (W-1). As stated in the letter from the Temescal Valley Water District indicated above, the Project site is located within the service boundaries of TVWD and domestic water service exists. Water service to individual lots will require the extension of water facilities within dedicated public and/or private rights-of ways, subject to

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terms, and conditions established by TVWD including but not limited to, fees and charges and water conservation measures. The project has been conditioned by Environmental Health to provide potable water (COA 15.E HEALTH.1) Less than significant impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

41. Sewer

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): Department of Environmental Health Review, Will Serve Letter from Temescal Valley Water District dated June 20, 2017.

Findings of Fact:

a-b) Tract Map 37154 is for the subdivision of 34.1 gross acres into 15 residential lots. 26.8 acres are to remain in their natural condition. The General Plan Amendment will change the designation to Community Development: Medium Density Residential, and the Change of Zone will change the zone to One-Family Dwellings (R-1) and Watersheds, Watercourse, and Conservation Area (W-1). As stated in the letter from the Temescal Valley Water District indicated above, the Project site is located within the service boundaries of TVWD and domestic sewer service exists. Sewer service to individual lots will require the extension of sewer facilities within dedicated public and/or private rights-of ways, subject to terms, and conditions established by TVWD including but not limited to, fees and charges and water conservation measures. The project has been conditioned by Environmental Health to provide potable water (COA 15.E HEALTH.1). Less than significant impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

42. Solid Waste

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a) Construction and operation of the proposed Project would result in the generation of solid waste, requiring disposal at a landfill. The Riverside County Waste Management Department operates six (6) landfills that serve Riverside County residents. Due to the Project's location, it is anticipated that solid waste generated during construction and long-term operation would be disposed of at Badlands Landfill, Land Canyon, or El Sobrante Landfill. This landfill has a permitted daily disposal capacity of between 5,000 and 16,054 tons per day. Therefore, the proposed project would be served by landfills with adequate capacity to accommodate the Project's solid waste needs during construction and long-term operation, and there will be less than significant impact.

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

In order to assist the County of Riverside in achieving the mandated goals of the Integrated Waste Management Act, the Project Applicant would be required to work with the future refuse haulers to develop and implement feasible waste reduction programs, including source reduction, recycling, and composting. Additionally, in accordance with a California Solid Waste Reuse and Recycling Act of 1991, the Project would provide adequate areas for collecting and loading recyclable materials where solid waste is collected. The collection areas are required to be shown on construction drawings and be in place before building permit final inspection. Further, Senate Bill (SB) 1383 would be required to be complied with. SB 1383 establishes statewide targets to reduce the amount of organic waste disposed of in landfills. The goal is a 50 percent reduction by 2020 and a 75 percent reduction by 2025. Another goal is to recycle at least 20 percent of currently disposed edible food by 2025 and redirect that food to people in need. As such, the Project would comply with mandates of applicable solid waste statutes and regulations, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

43. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source(s): Project Application Materials, Utility Companies

Findings of Fact:

a-f) Implementation of the Project will result in an incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements, which may include fees, of Southern California Gas, Verizon and AT&T, Temescal Valley Water District, and Riverside County Transportation Department will ensure that potential impacts to utility improvements will be required to support this Project. Less than significant impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

44. Wildfire Impacts

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

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

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

a-e) The proposed project is located within a very high fire hazard area. The project will need to be consistent with the requirements for 10-foot setbacks between structures. In addition, the site allows for secondary access for emergency vehicles. The proposed project has been reviewed by the Riverside County Fire Department and several conditions of approval have been applied based on the above regulations to help ensure the safety of the residents and structures. Some of these conditions address the location of fire hydrants, construction materials, length and grade of the driveways, gated entries, and turning radius. Conceptual fuel modification plans will be implemented with project landscape and improvement plans.

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. Sycamore Creek Fire Station No. 64 is the closest to the proposed project, located approximately 0.9 mile to the north of the Project site. Given the existing homes in the general area, coupled with fees paid to comply with Riverside County Ordinance No. 659, less than significant impacts to emergency response times or overall impacts on County Fire Department Facilities would be anticipated to occur. Any potential significant effects will be prevented by the payment of standard fees to the County of Riverside. The Project must comply with County Ordinance No. 659 to prevent any potential effects to fire services. This is a standard Condition of Approval and, pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

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, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment. As discussed in the analysis of this initial study, impacts to Aesthetics, Agriculture & Forest Resources, Air Quality, Energy, Greenhouse Gas Emissions, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Population/Housing, Public Services, Recreation, Transportation, Utilities/Service Systems and Wildfire would have a less than significant impact on the environment.

Biological Resources, Cultural Resources, Geology/Soils, Hazards/Hazardous Materials, Noise, Paleontological Resources, Tribal Cultural Resources have mitigation measures required for the project that reduce impacts to less than significant levels. Refer to the analysis sections above to reference mitigation measures in each category.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project would not 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. All the environmental topics in the analysis would have no impact, less than significant impact, or less than significant impact with mitigation incorporated.

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

☐ ☒ ☐ ☐

Source(s): Staff Review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable because any potentially significant impact has been reduced to less than significant levels with mitigation measures and conditions that must be complied with. The project is not out of the ordinary for the area because recent other residential developments have been occurring in the vicinity of the project. The project would also be in compliance with the General Plan growth projections and would abide by various regulation and management plans pertaining to, but not limited to air quality, water quality, habitat management transportation, etc.

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

☐ ☒ ☐ ☐

Source(s): Staff Review, Project Application Materials

Findings of Fact: The analysis throughout this initial study found that the environmental impacts identified for the proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly. Any impacts identified would either have no impact, less than significant impact or less than significant impact with mitigation incorporated, which would not result in environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: N/A

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

Location: County of Riverside Planning Department

4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. APPENDICES:

Appendix A: Air Quality and Greenhouse Gas Emissions Analysis Tentative Tract No. 37154
Prepared by Vista Environmental, 5-15-2019

Appendix B1: Western Riverside County Multiple Species Habitat Conservation Plan Consistency
Analysis and Biology Report, Kiley Properties - Tract 37154, by LSA Associates, Inc., 5-2019

Appendix B2: Determination of Biologically Equivalent or Superior Preservation, Kiley Properties –
Tract 37154, by LSA Associates, Inc., 5-2019

Appendix C: Phase 1 Environmental Site Assessment Report, Tentative Tract No. 37154, by
Remediation Sciences, 7-13-2016

Appendix D: Cultural Resources Assessment, Kiley Properties – Tract 37154, by LSA Associates,
Inc., 2-2018

Appendix E1: Preliminary Geotechnical Investigation, Tentative Tract Map No. 37154, by Aragon
Geotechnical, Inc., 1-30-2017

Appendix E2: Fault Hazard Investigation, Tentative Tract Map No. 37154, by Aragon Geotechnical,
Inc., 5-31-2017

Appendix F: Hydrology/Hydraulic Study for Kiley Family Trust Tract 37154, by Adkan Engineers, 1-8-
2020

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