COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 40788
Project Case Type (s) and Number(s): Change of Zone No. 06535, and Tentative Tract Map No. 29599R1
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92505-1409
Contact Person: Josias Gonzalez, Urban & Regional Planner
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Applicant's Name: SMR Ventures
Applicant's Address: 2710 Loker Ave. West Ste. 350, Carlsbad, CA, 92010
Engineer's Name: Stantec Consulting, Inc.
Engineer's Address: 277 Rancheros Ave. #300, San Marcos, CA, 92069

I. PROJECT INFORMATION

A. Project Description:

Specific Plan No. 323, Amendment No. 1 modifies the existing Spring Mountain Ranch Specific Plan No. 323 by re-designating Planning area 7 from Commercial use to High Density Residential. The maximum number of dwelling units proposed increases from 1,461 in the original plan, to 1,558 in the amended plan.

Change of Zone No. 06535

Tentative Tract Map No. 29599 Revised Map No. 1, Amended No. 1 Proposes to reduce the number of lots proposed within TR29599, which is a Schedule A subdivision, from 145 residential lots to 143 residential lots with a minimum lot size of 7,000 square feet. Also included are 8 open space lots, 2 drainage lots and one tank lot.

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

C. Total Project Area: 148 gross acres

Residential Acres:	**Lots:** 143	**Units:**	**Projected No. of Residents:**
Commercial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Industrial Acres:	**Lots:**	**Sq. Ft. of Bldg. Area:**	**Est. No. of Employees:**
Other:			

D. Assessor's Parcel No(s): 255-220-007; 255-230-001, 003 & 009; 255-240-008, 009, 010, & 014.

E. Street References: The project site is located northeast of the City of Riverside, Northerly of Pigeon Pass Rd., southerly of Center St. and easterly of Mt. Vernon Ave.

F. Section, Township & Range Description or reference/attach a Legal Description: Section 10, Township 2 South, Range 4 West

Brief description of the existing environmental setting of the project site and its surroundings: The project site is currently vacant land that has already been graded as part of the master grading for Spring Mountain Ranch.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project is in conformance with the Land Use Element of the General Plan.

2. **Circulation:** Adequate circulation facilities exist and are proposed to serve the proposed project. The proposed project is in conformance with the Circulation Element of the General Plan.

3. **Multipurpose Open Space:** The proposed project is in conformance with the Multipurpose Open Space Element of the General Plan, and will create a park for recreation and public use.

4. **Safety:** The proposed project is not located within a special hazard zone (including fault zone and high liquefaction area, etc.). The proposed project has allowed for the sufficient provision of emergency response services to the future tenants of this project. The proposed project is in conformance with the Safety Element of the General Plan.

5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area has been provided for in the design of the project. The proposed project is in conformance with the Noise Element of the General Plan.

6. **Housing:** The proposed project is in conformance with the Housing Element of the General Plan.

7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project is in conformance with the Air Quality Element of the General Plan.

B. General Plan Area Plan(s): Highgrove Area Plan

C. Foundation Component(s): Community Development

D. General Plan Land Use Designation(s): Community Development: Commercial Retail

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

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:

Area Plan: Highgrove Area Plan

Foundation Components: Specific Plan to the north and east, City of Riverside to the south and west.

General Plan Land Use Designations: Open space: Recreation (OS: R) to the north, and Community Development: Medium Density Residential (CD: MDR) to the east. City of Riverside to the south and west.

Overlays and Policy Areas: N/A

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Spring Mountain Ranch Specific Plan No. 323

2. **Specific Plan Planning Area, and Policies, if any:** Planning area 7.

I. Existing Zoning: Specific Plan

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Specific Plan (SP) to the north and east, and the City of Riverside to the south 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.

☐ Aesthetics	☐ Hazards & Hazardous Materials	☐ Public Services
☐ Agriculture Resources	☐ Hydrology/Water Quality	☐ Recreation
☐ Air Quality	☐ Land Use/Planning	☐ Transportation/Traffic
☐ Biological Resources	☐ Mineral Resources	☐ Utilities/Service Systems
☐ Cultural Resources	☐ Noise	☐ Other
☐ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance

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 **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
☐ 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.

	January 2, 2007
Signature	Date
Josias Gonzalez, Planner	For Ron Goldman, Planning Director
Printed Name	

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources a) Have a substantial effect upon a scenic highway corridor within which it is located?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source: Riverside County Integrated Plan (RCIP), Circulation Element, Figure C-9 "Riverside County Scenic Highways."

Findings of Fact:

a) This project is not located within the vicinity of a scenic highway corridor, and therefore will have no effect upon a scenic highway corridor.

b) The project site will not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Source: Riverside County GIS database (GIS); Riverside County Ordinance Number 655; Staff Review of project proposal.

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

Findings of Fact: This project is not within 45 miles of Mt. Palomar Observatory and therefore will not interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655.

Mitigation: No mitigation measure is necessary.

Monitoring: No monitoring measures are necessary.

3. Other Lighting Issues a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒
b) Expose residential property to unacceptable light levels?	☐	☐	☐	☒

Source: On-site Inspection, Project Application Description, Environmental Impact Report No. 424.

Findings of Fact: All impacts to Air Quality have been adequately addressed in Environmental Impact Report No. 424 (page VI.B 118 & 119).

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

AGRICULTURE RESOURCES Would the project				
4. Agriculture a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	☐	☐	☐	☒
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 “Right-to-Farm”)?	☐	☐	☐	☒
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Source: Riverside County General Plan Figure OS-2 “Agricultural Resources,” Environmental Impact Report No. 424, GIS database, and Project Application Materials.

Findings of Fact: All impacts to Agricultural Resources have been adequately analyzed in Environmental Impact Report No. 424 (page VI.B 107, 108 & 109).

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

Mitigation: No additional mitigation measures are necessary.

Monitoring: No additional monitoring measures are necessary.

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, Environmental Impact Report No. 424

Findings of Fact: All impacts to Air Quality have been adequately addressed in Environmental Impact Report No. 424 (page VI.B 67 through 82).

Mitigation: No additional mitigation measures are necessary.

Monitoring: No additional monitoring measures are necessary.

BIOLOGICAL RESOURCES Would the project				
6. Wildlife & Vegetation	☐	☐	☐	☒
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?				
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☐	☐	☐	☒
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	☐	☐	☐	☒
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source: Multi-Species Habitat Conservation Plan (MSHCP) Review by County Biologist; Ordinance No. 663; California Code of Regulations (Title 14, Sections 670.2 and 670.5); Title 50 (Code of Federal Regulations, Sections 17.11 and 17.12). Environmental Impact Report No. 424.

Findings of Fact: This project is within a criteria cell of the MSHCP and is subject to the Riverside County HANS process. All impacts to Natural Resources have been adequately addressed in Environmental Impact Report No. 424 (page VI.B 19 through 36).

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

CULTURAL RESOURCES Would the project				
7. Historic Resources a) Alter or destroy an historic site?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☐	☐	☐	☒

Source: Site visit; Staff Review of project proposal, RCIP, Multipurpose Open Space Element, Figure OS-7 “Historical Resources;” California Code of Regulations, Section 15064.5. Environmental Impact Report No. 424.

Findings of Fact: All impacts to Historic Resources have been adequately addressed in Environmental Impact Report No. 424 (page VI.B 47 through 52).

Mitigation: No mitigation measures are necessary.

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

Monitoring: No monitoring measures are necessary.

8. Archaeological Resources a) Alter or destroy an archaeological site.	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☐	☐	☒	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☐	☐	☐	☒

Source: RICP, Open Space Element, Figure OS-6 "Relative Archaeological Sensitivity of Diverse Landscapes".

Findings of Fact:

a) This area has been completely disturbed. It is not identified as an area of relative Archeological Sensitivity of Diverse Landscapes map of the RCIP, Multipurpose Open Space Element (Figure OS-6). Therefore, this project will have no impact on archeological resources.
b) This project will not have an impact on the significance of an archeological resource as define in the California Code of regulations, Section 15064.5.
c) This project is not anticipate to disturbed any known human remains, including those interred outside of formal cemeteries. However, as a precaution, this project has been conditioned to halt construction and immediately contact the State Health and Safety Code, Section 7050.5 if human remains are found. If remains are determined to be prehistoric, the coroner shall notify the Native American Heritage Commission, which will determine and notify the appropriate Native American tribe who is the most likely descendant. The descendant shall inspect the site of discovery and make a recommendation as to the appropriate mitigation. After the recommendation has been made, the property owner, a Native American Tribe representative, and a County representative shall meet to determine the appropriate mitigation measure and corrective actions to be implemented.
d) This project will not restrict existing or religious or sacred uses within the potential impact area.

Mitigation: All projects within Riverside County will be conditioned for compliance to subsection ©. As no unique mitigation measures are identified, no additional mitigation is required.

Monitoring: No monitoring measures are necessary.

9. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☐	☐	☒

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity", Environmental Impact Report No. 424

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

Findings of Fact: All impacts to Paleontological Resources have been adequately analyzed in Environmental Impact Report No. 424 (page VI.B 47 through 52).

Mitigation: No additional mitigation measures are necessary.

Monitoring: No additional monitoring measures are necessary.

GEOLOGY AND SOILS Would the project				
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	☐	☐	☐	☒
b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	☐	☐	☐	☒

Source: RCIP, Safety Element, Figure S-2 "Earthquake Fault Study Zones."

Findings of Fact:

The project site is not located within an Alquist-Priolo Fault Zone or a County Fault Hazard Zone and is not within close proximity of an existing residence. Therefore, the project site will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving the rupture of a known earthquake fault or based on substantial evidence of a known fault.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

11. Liquefaction Potential Zone a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact: According the Riverside County General Plan (RCIP Figure S-1, "Mapped Faulting in Riverside County" and RCIP Figure S-2, "Earthquake Fault Study Zones") and review by the County Geologist, the project's potential for liquefaction is considered to be low.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

12. Ground-shaking Zone Be subject to strong seismic ground shaking?	☐	☐	☐	☒

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

Source: Environmental Impact Report No. 424.

Findings of Fact: All impacts to Ground-Shaking Zone have been adequately analyzed in Environmental Impact Report No. 424 (page VI.B 59).

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Source: Environmental Impact Report No. 424.

Findings of Fact: All impacts to Landslide Risk have been adequately analyzed in Environmental Impact Report No. 424.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

14. Ground Subsidence a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	☐	☐	☐	☒

Source: RCIP Safety Element, Figures S-4 “Earthquake-Induced Slope Stability Map” and S-5 “Regions Underlain by Steep Slopes.”

Findings of Fact:

No active faults are known to exist at the project site. Potentially active fault zones are located throughout the region, and groundshaking as a result of movement along active fault zone could result in damage to proposed structures.

The project is not located on a geological unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence. Therefore, the project will have no impact on ground subsidence.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
15. Other Geologic Hazards a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source: Staff review of project proposal and County Geologist.

Findings of Fact: This project has been reviewed by the County Geologist and has been determined to have no impact on seiche, mudflow or volcanic hazard.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

16. Slopes a) Change topography or ground surface relief features?	☐	☐	☐	☒
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source: Riverside County Integrated Plan, Safety Element, Figures S-4 “Earthquake-Induced Slope Stability Map” and S-5 “Regions Underlain by Steep Slopes.” Environmental Impact Report No. 424.

Findings of Fact: All impacts to slopes have been adequately analyzed in Environmental Impact Report No. 424 (page VI.B 1 through 8).

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

17. Soils a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒

Source: Staff review of project proposal and Uniform Building Code, 1994 Edition, Table 18-1-B. Environmental Impact Report No. 424.

Findings of Fact: All impacts to soils have been adequately analyzed in Environmental Impact Report No. 424 (page VI.B 9 through 18).

Mitigation: No mitigation measures are necessary.

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

Monitoring: No monitoring measures are necessary.

18. Erosion a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	☐	☐	☐	☒
b) Result in any increase in water erosion either on or off site?	☐	☐	☐	☒

Source: Environmental Impact Report No. 424.

Findings of Fact: All impacts to Erosion have been adequately analyzed in Environmental Impact Report No. 424 (page VI.B 1 through 8).

Mitigation: No additional mitigation measures are necessary.

Monitoring: No additional monitoring measures are necessary.

19. Wind Erosion and Blowsand from project either on or off site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?	☐	☐	☒	☐

Source: RCIP, Safety Element, Figure S-8 "Wind Erosion Susceptibility Map;" Ordinance Number 460, Section 14.2, Ordinance Number 484 and Environmental Impact Report No. 424.

Findings of Fact:

The project site is not located within a blowsand area and is not subject to wind erosion. However, some dust may be generated during grading. As such, this project has been conditioned to control dust. A PM10 plan may be required at the time a grading permit is issued.

This project has been conditioned for dust control compliance. With such compliance, impacts to wind erosion and blowsand from the project either on or off-site are considered to be less than significant.

All wind erosion and blowsand impacts have been adequately analyzed in Environmental Impact Report No. 424.

Mitigation: Any project subject to dust will be conditioned for compliance. As no unique mitigation measures are identified, no additional mitigation is required.

Monitoring: No additional monitoring measures are necessary.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. 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?	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☐	☒
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒

Source: Project Application Materials, Environmental Impact Report No. 424.

Findings of Fact: All impacts to Hazards and Hazardous Materials have been adequately addressed in Environmental Impact Report No. 424 (page VI.B 111 through 112).

Mitigation: No additional mitigation measures are necessary.

Monitoring: No additional monitoring measures are necessary.

21. Airports a) Result in an inconsistency with an Airport Master Plan?	☐	☐	☐	☒
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-19 “Airport Locations,” GIS database.

Findings of Fact:

1. According to the RCIP, the project site is outside of the Airport-Influence Area for any public or private airports. Because of the project site’s location in relation to existing airports within the area, implementation of the proposed project will not result in an inconsistency with an Airport Master Plan or require review by the Airport Land Use Commission.

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

2. The project site is not located within an airport land use plan or within two mile of a public airport or public use airport that would result in a safety hazard for people residing or working in the project area.

3. 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.

Mitigation: No additional mitigation measures are necessary.

Monitoring: No additional monitoring measures are necessary.

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

Source: RCIP, Safety Element, Figure S-11 "Wildfire Susceptibility" and GIS.

Findings of Fact:

The project site is not located within a high fire area. Figure S-11 of the Riverside County Integrated Plan designates this area as "none" in regards to fire susceptibility. Therefore, this project will not have an impact nor expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

HYDROLOGY AND WATER QUALITY Would the project				
23. Water Quality Impacts a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	☒
b) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
d) Create or contribute runoff water that would exceed	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
g) Otherwise substantially degrade water quality?	☐	☐	☐	☒
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	☐	☐	☐	☒

Source: Riverside County Flood Control District Flood Hazard Report/Condition, Environmental Impact Report No. 424.

Findings of Fact: All Water Quality Impacts have been adequately addressed in Environmental Impact Report No. 424 (page VI.B 60 through 66 and VI.B 83 through 87).

Mitigation: No additional mitigation measures are necessary.

Monitoring: No additional monitoring measures are necessary.

24. Floodplains

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

NA - Not Applicable ☒ U - Generally Unsuitable ☐ R - Restricted ☐

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	☐	☐	☐	☒
b) Changes in absorption rates or the rate and amount of surface runoff?	☐	☐	☐	☒
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☐	☐	☐	☒
d) Changes in the amount of surface water in any water body?	☐	☐	☐	☒

Source: Safety Element, Figures S-9 “100- and 500-Year Flood Hazard Zones” and S-10 “Dam Failure Inundation Zones” and GIS.

Findings of Fact: This project is not located within a FEMA Flood Zone. Therefore, it will not have an impact on the degree of suitability in 100-Year Floodplains. Additionally, other than nuisance nature

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

local runoff that may traverse the site, this project has been determined to be free from ordinary storm flood hazard. Therefore:

a) This project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.
b) This project is not anticipated to cause changed in absorption rates or the rate and amount of surface runoff.
c) This project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).
d) This project will not cause changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

LAND USE/PLANNING Would the project				
25. Land Use	☐	☐	☒	☐
a) Result in a substantial alteration of the present or planned land use of an area?				
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☒	☐

Source: RCIP, Landuse Element; GIS; Staff review of project proposal.

Findings of Fact:

a) The General Plan land use designation onsite and on surrounding parcels is Open Space, Medium Density Residential, and High Density Residential. As such, the proposed development will not substantially alter the planned land use of the area.

b) This project is located within the City Sphere of Riverside. However, the City of Riverside has reviewed this project and determined that this project will not impact the land use within the city sphere or within adjacent city or county boundaries. As such, this project will not affect the City of Riverside Sphere of Influence.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

26. Planning	☐	☐	☐	☒
a) Be consistent with the site's existing or proposed zoning?				
b) Be compatible with existing surrounding zoning?	☐	☐	☐	☒
c) Be compatible with existing and planned surrounding land uses?	☐	☐	☐	☒
d) Be consistent with the land use designations and	☐	☐	☐	☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?				
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☐	☐	☐	☒

Source: RCIP, Landuse Element; GIS; Staff review of project proposal.

Findings of Fact:

Specific Plan No. 323, Amendment No. 1 modifies the existing Spring Mountain Ranch Specific Plan No. 323 by re-designating Planning area 7 from Commercial use to High Density Residential. The maximum number of dwelling units proposed increases from 1,461 in the original plan, to 1,558 in the amended plan.

Change of Zone No. 7392 proposes to amend the existing Specific Plan zoning ordinance text to modify the zoning classification for Planning Area 7.

Tentative Tract Map No. 34592 is a Schedule A subdivision of 11.7 gross acres into 97 residential condominium units. The Tentative Tract Map is located within Planning Area 7 of the Specific Plan.

The proposed project will result in the alteration of the planned land use by re-designating the area from commercial to residential. However, planned/proposed developments within the project site's vicinity are compatible with the development proposed; therefore, the proposed project will further allow for compatible and consistent uses to be developed in the project site's vicinity.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

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

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

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

Findings of Fact: No mineral resources have been identified on the project site and there is no historical use of the site or surrounding area for mineral extraction purposes. No impacts are anticipated as a result of the implementation of the proposed project.

Mitigation: No additional mitigation measures are necessary.

Monitoring: No additional monitoring measures are necessary.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

28. Airport Noise a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒
b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Riverside County General Plan Figure S-19 “Airport Locations,” County of Riverside Airport Facilities Map.

Findings of Fact:
a) The project is not located within an airport land use plan or within two miles of a public airport, therefore the project will not expose people residing or working in the project area to excessive noise levels.

b) The project is not within the vicinity of a private airstrip, therefore the project will not expose people residing or working in the project area to excessive noise levels.

Mitigation: No additional mitigation measures are necessary.

Monitoring: No additional monitoring measures are necessary.

29. Railroad Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Project review.

Findings of Fact: The project is not located in the vicinity of railroads lines.

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

Mitigation: No additional mitigation measures are necessary.

Monitoring: No additional monitoring measures are necessary.

30. Highway Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: On-site Inspection, Project Application Materials.

Findings of Fact: The project site is not located near any highways; therefore, no impacts will occur as a result of the proposed project.

Mitigation: No additional mitigation measures are necessary.

Monitoring: No additional monitoring measures are necessary.

31. Other Noise NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source: Project Application Materials, GIS database

Findings of Fact: No other noise impacts have been identified.

Mitigation: No additional mitigation measures are necessary.

Monitoring: No additional monitoring measures are necessary.

32. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☐	☐	☒	☐

Source: Project Application Materials and Environmental Impact Report No. 424

Findings of Fact: All Noise Effects on or by the Project have been adequately addressed in Environmental Impact Report No. 424 (page VI.B 88 through 104).

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

Mitigation: No additional mitigation measures are necessary.

Monitoring: No additional monitoring measures are necessary.

POPULATION AND HOUSING Would the project				
33. Housing a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☐	☒
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒

Source: Staff review of project proposal.

Findings of Fact:

a) This project will be developed on current vacant land and will therefore have no impact on displacing substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

b) This project will have no impact on creating a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.

c) This project will be developed on current vacant land and will therefore have no impact on displacing a substantial amount of people that would necessitate additional housing elsewhere.

d) This project is not located within a County Redevelopment area, therefore it will have no impact on affecting a County Redevelopment Project Area.

e) This project will have no impact on cumulatively exceeding official regional or local population projections.

f) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.

Mitigation: No mitigation measures are necessary.

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

Monitoring: No monitoring measures are necessary.

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

34. Fire Services	☐	☐	☒	☐

Source: Ordinance No. 659, Riverside County Integrated Plan, Safety Element, Figure S-11 "Wildfire Susceptibility." Environmental Impact Report No. 424.

Findings of Fact: The proposed project will have an impact on demand for Fire services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance 659, which requires payment of the appropriate fee set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effect generated by new development projects. With compliance to Ordinance 659, impact to Fire services is viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered government facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Any project subject to Ordinance 659 will be conditioned for compliance. As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No additional mitigation measures are necessary.

Monitoring: No additional monitoring measures are necessary.

35. Sheriff Services	☐	☐	☒	☐

Source: Ordinance No. 659, Riverside County Integrated Plan, Safety Element, Figure S-13 "Inventory of Emergency Response Facilities." Environmental Impact Report No. 424.

Findings of Fact: The proposed project will have an impact on demand for Sheriff Services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance 659, which requires payment of the appropriate fee set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effect generated by new development projects. With compliance to Ordinance 659, impact to Fire services is viewed as less than significant.

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

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered government facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Any project subject to Ordinance 659 will be conditioned for compliance. As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No additional mitigation measures are necessary.

Monitoring: No additional monitoring measures are necessary.

36. Schools	☐	☐	☐	☒

Source: Environmental Impact Report No. 424.

Findings of Fact: All impacts to Schools have been adequately addressed in Environmental Impact Report No. 424.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

37. Libraries	☐	☐	☒	☐

Source: Project Review

Findings of Fact: The proposed project will have an impact on demand for Library services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance 659, which requires payment of the appropriate fee set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effect generated by new development projects. With compliance to Ordinance 659, impact to Fire services is viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered government facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Any project subject to Ordinance 659 will be conditioned for compliance. As no unique mitigation measures are identified, no additional mitigation is required.

Mitigation: No additional mitigation measures are necessary.

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

Monitoring: No additional monitoring measures are necessary.

38. Health Services	☐	☐	☒	☐

Source: Project Review

The proposed project will have an impact on demand for Health services. Prior to the issuance of a certificate of occupancy, the applicant shall comply with the provision of Ordinance 659, which requires payment of the appropriate fee set forth in the Ordinance. Ordinance 659 is established to set forth policies, regulations and fees related to the funding and construction of facilities necessary to address the direct and cumulative environmental effect generated by new development projects. With compliance to Ordinance 659, impact to Fire services is viewed as less than significant.

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered government facilities. As such, this project will not cause the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services.

Any project subject to Ordinance 659 will be conditioned for compliance. As no unique mitigation measures are identified, no additional mitigation is required.

RECREATION				
39. Parks and Recreation	☐	☐	☐	☒
a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				
b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☐	☐	☐	☒

Source: Environmental Impact Report No. 424.

Findings of Fact: All impacts to Parks and Recreation have been adequately addressed in Environmental Impact Report No. 424 (page VI.C 28 through 31).

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

40. Recreational Trails	☐	☐	☐	☒

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

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

Findings of Fact: The proposed project will create a 14' wide community trail along Mt Vernon Ave.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

TRANSPORTATION/TRAFFIC Would the project				
41. Circulation a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Result in inadequate parking capacity?	☐	☐	☐	☒
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	☐	☐	☒	☐
d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
e) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☒	☐
g) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
h) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
i) Result in inadequate emergency access or access to nearby uses?	☐	☐	☐	☒
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	☐	☐	☐	☒

Source: Environmental Impact Report No. 424

Findings of Fact: All Transportation/Traffic Impacts on or by the Project have been adequately addressed in Environmental Impact Report No. 424 (page VI.C 1 through 12).

Mitigation: No additional mitigation measures are necessary.

Monitoring: No additional monitoring measures are necessary.

42. Bike Trails	☐	☐	☐	☒

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

Source: RCIP, Circulation Element, Figure C-7 "Trails and Bikeway System."

Findings of Fact: This project is not located within the vicinity of a bike trail and will therefore have no impact on bike trails.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

UTILITY AND SERVICE SYSTEMS Would the project				
43. Water a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☐	☒
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒

Source: Environmental Impact Report No. 424.

Findings of Fact: All Water Impacts on or by the Project have been adequately addressed in Environmental Impact Report No. 424 (page VI.C 13 through 18).

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

44. Sewer a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	☐	☐	☐	☒
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒

Source: Environmental Impact Report No. 424.

Findings of Fact: All Sewer Impacts on or by the Project have been adequately addressed in Environmental Impact Report No. 424 (page VI.C 13 through 18).

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
45. Solid Waste a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	☒
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?	☐	☐	☐	☒

Source: Staff review of project proposal.
Findings of Fact:

a) This project is anticipated to dispose of solid waste. However, this impact is seen as less than significant as it is not anticipated to exceed established landfill capacities within Riverside County.

b) This project will comply with federal, state and local statues and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)).

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

46. Utilities

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

a) Electricity?	☐	☐	☐	☒
b) Natural gas?	☐	☐	☐	☒
c) Communications systems?	☐	☐	☐	☒
d) Storm water drainage?	☐	☐	☐	☒
e) Street lighting?	☐	☐	☐	☒
f) Maintenance of public facilities, including roads?	☐	☐	☐	☒
g) Other governmental services?	☐	☐	☐	☒
h) Conflict with adopted energy conservation plans?	☐	☐	☐	☒

Source: Staff review of project proposal.

Findings of Fact: The project is expected to create incremental impacts on the demand for the above-checked facilities. However, utility services are adequate and available to serve this project. Therefore, impacts on utility services are less than significant.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
OTHER				
47. Other:	☐	☐	☐	☒

Source: Staff review

Findings of Fact: No other impacts have been identified.

Mitigation: No mitigation measures are necessary.

Monitoring: No monitoring measures are necessary.

OTHER				
48. Other:	☐	☐	☐	☒

Source: Staff review

Findings of Fact: No other impacts have been identified.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

OTHER				
49. Other:	☐	☐	☐	☒

Source: Staff review

Findings of Fact: No other impacts have been identified.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE				
50. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒

Source: Staff review, Project Application Materials

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

Findings of Fact: Implementation of the proposed project would not degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

51.	Does the project have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals? (A short-term impact on the environment is one that occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	☐	☐	☐	☒

Source: Staff review, Project Application Materials

Findings of Fact: The proposed project does not have the potential to achieve short-term environmental goals, to the disadvantage of long-term environmental goals.

52.	Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects as defined in California Code of Regulations, Section 15130)?	☐	☐	☐	☒

Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

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

Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

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:

Cited As:	Source:
EIR No. 424	Spring Mountain Ranch Specific Plan No. 323, Environmental Impact Report No. 424. For: Eastbridge Partners, L.P., March 1, 2001
RCIP General Plan	Riverside County Integrated Project, County of Riverside General Plan, Final Integrated Version. Adopted October 7, 2003. *(Available at Riv Co - Planning and on the internet at www.rcip.org)*
GIS	County of Riverside. Geographic Information System Database. *(Available at Riv Co - Planning)*.
Highgrove Area Plan	County of Riverside Planning Department. Highgrove Area Plan. *Riverside County Integrated Plan, Final Version.* Adopted October 2003. *(Available at Riv Co - Planning and on the internet at* www.rctlma.org/generalplan/ap1/highgrove.html*)*.
MSHCP	County of Riverside. Multiple Species Habitat Conservation Plan, Final Version. Adopted June 17, 2003. *(Available at Riv Co - Planning)*
NRCS	Natural Resources Conservation Service. Farmland Mapping and Monitoring Program. 2000. *(Available at Riv Co - Planning).*
Ord. No. 348	Riverside County Ordinance No. 348 - Providing for Land Use Planning and Zoning Regulations and Related Functions *(Available at Riv Co - Planning)*
Ord. No. 460	Riverside County Ordinance No. 460 - Regulating the Division of Land *(Available at Riv Co - Transportation)*
Ord. No. 484	Riverside County Ordinance No. 484 - Regulating Sand Blowing *(Available at Riv Co - Clerk of the Board)*
Ord. No. 625	Riverside County Ordinance No. 625 - Right to Farm *(Available at Riv Co - Planning & Clerk of the Board)*
Ord. No. 655	Riverside County Ordinance No. 655 - Regulating Light Pollution *(Available at Riv Co - Planning & Clerk of the Board)*
Ord. No. 810.2	Riverside County Ordinance No. 810.2 – *(Available at Riv Co - Planning & Clerk of the Board)*

Thomas Guide Riverside County and San Bernardino County Street Guide. Thomas Brother's. 2006. *(Available at Riv Co - Planning).*

Waste Riverside County Waste Management Department.

Location:	Address:
Riv Co - Clerk of the Board	County of Riverside, 4080 Lemon Street, 14th Floor, Riverside, CA 92502, or on the Internet at *www.co.riverside.ca.us/depts/brdofsup/ords.htm*
Riv Co - County Geologist	County of Riverside, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
Riv Co - Dept. of Environmental Health	County of Riverside, 4080 Lemon Street, 2nd Floor, Riverside, CA 92501
Riv Co – Flood	Riverside County Flood Control and Water Conservation District, 1995 Market Street, Riverside CA 92501.
Riv Co - Planning	County of Riverside, 4080 Lemon Street, 9th Floor, Riverside, CA 92502
Riv Co - Transportation	County of Riverside, 4080 Lemon Street, 14th Floor, Riverside, Ca 92502, or on the Internet at *www.tlma.co.riverside.ca.us/tran/ordins.htm*

VII. LIST OF INITIAL STUDY PREPARERS

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