

# COUNTY OF RIVERSIDE

## ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

**Environmental Assessment (E.A.) Number:** 41174  
**Project Case Type (s) and Number(s):** Change of Zone No. 7459, Tentative Tract Map No. 34097  
**Lead Agency Name:** County of Riverside Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Nicole Berumen, Project Planner  
**Telephone Number:** (951) 955-0545  
**Applicant's Name:** Vista Ranch Development  
**Applicant's Address:** 12255 Vista Panorama, Santa Ana, CA 92705  
**Engineer's Name:** Psomas  
**Engineer's Address:** 2010 Iowa Avenue, Suite #110, Riverside, CA 92507

### I. PROJECT INFORMATION

#### A. Project Description:

**Change of Zone No. 7459** proposes to change the zoning classification of the site from Light Agriculture – 10 Acre Minimum (A-1-10) to Residential Agriculture – 1 Acre Minimum (R-A-1).

**Tentative Tract Map No. 34097** proposes a Schedule "B" subdivision of 40.90 gross acres into 39 residential parcels with a minimum size of one (1) gross acre. Parcels range in size from 1.0 to 1.4 gross acres.

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

**C. Total Project Area:** 40.90 gross acres

<b>Residential Acres:</b> 40.90 (gross)	<b>Lots:</b> 39	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> 117
<b>Commercial Acres:</b> N/A	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Industrial Acres:</b> N/A	<b>Lots:</b>	<b>Sq. Ft. of Bldg. Area:</b>	<b>Est. No. of Employees:</b>
<b>Other:</b> N/A			

**D. Assessor's Parcel No(s):** 267-180-002, 267-190-001.

**E. Street References:** Northerly of Markham Street, southerly of Nandina Avenue, and easterly of Roosevelt Avenue.

**F. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 3 South, Range 4 West, Section 31

**G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant. Vacant land is located to the north and east of the project site. Vacant land and scattered large-lot, single-family homes are located to the south and west. Two watercourses traverse the site along the northerly project boundary. These watercourses proceed southerly and join in the central portion of the site before exiting at the southerly property line.

## II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

### A. General Plan Elements/Policies:

1. **Land Use:** The site's General Plan Land Use Designation is Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum). The project proposes 39 residential parcels with a minimum size of one (1) gross acre which is consistent with the Rural Community: Very Low Density Residential (RC: VLDR) (1 Acre Minimum) Land Use Designation. The project meets all other applicable land use policies.
2. **Circulation:** The proposed project will add overall trips to the area. Due to the size of the project, the existing roads will be sufficient to provide adequate access and circulation for the property. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. The proposed project will not conflict with the Conservation Goals prescribed in the Riverside County Integrated Project (RCIP). The proposed project meets all other applicable Multipurpose Open Space Element policies.
4. **Safety:** The proposed project is not located in a flood zone, a fault zone, or dam inundation area. There is no liquefaction potential for the project site. The proposed project site is not susceptible to subsidence. The project is not within a high fire area. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project. However, the project proposes to create residential lots, and the impact to noise levels would not be significant. Also the project is located within an area that has existing homes, and the project is compatible with the surrounding uses. The proposed project meets all other applicable Noise Element policies.
6. **Housing:** The project proposes the creation of additional residential lots, which contributes to the achievement of the Riverside County General Plan's goal of providing quality and diversified housing for the County's expanding population. Therefore, the project meets with all applicable Housing element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

B. **General Plan Area Plan(s):** Lake Mathews/Woodcrest

C. **Foundation Component(s):** Rural Community

D. **Land Use Designation(s):** Very Low Density Residential (RC:VLDR) (1 Acre Minimum)

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

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

**G. Adjacent and Surrounding:**

- 1. **Area Plan(s):** Lake Matthews/Woodcrest Area Plan
- 2. **Foundation Component(s):** Rural Community to the north, east, south, and west
- 3. **Land Use Designation(s):** Very Low Density Residential (VLDR) (1 Acre Minimum) to the north, east, south, and west
- 4. **Overlay(s) and Policy Area(s), if any:** N/A

**H. Adopted Specific Plan Information**

- 1. **Name and Number of Specific Plan, if any:** N/A
- 2. **Specific Plan Planning Area, and Policies, if any:** N/A

**I. Existing Zoning:** Light Agriculture – 10 Acre Minimum (A-1-10)

**J. Proposed Zoning, if any:** Residential Agriculture – 1 Acre Minimum (R-A-1)

**K. Adjacent and Surrounding Zoning:** Light Agriculture – 10 Acre Minimum (A-1-10) to the north and east, Light Agriculture – 5 Acre Minimum (A-1-5) to the south, and Light Agriculture – 10 Acre Minimum (A-1-10) and Residential Agricultural – 1 Acre Minimum (R-A-1) to the 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 checked="" type="checkbox"/> Aesthetics            | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Public Services                    |
| <input checked="" type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality                      | <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Transportation/Traffic             |
| <input checked="" type="checkbox"/> Biological Resources  | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Other                              |
| <input checked="" type="checkbox"/> Geology/Soils         | <input type="checkbox"/> Population/Housing                 | <input type="checkbox"/> 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, **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.

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Signature

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Nicole Berumen, Project Planner

Printed Name

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April 6, 2009

Date

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For Ron Goldman, 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 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

- a) The proposed project is not located in close proximity to a County-eligible scenic highway. Due to the distance from a scenic highway and the project's consistency with surrounding uses the proposed project shall not have a substantial effect upon a scenic highway corridor. Therefore, no impacts will occur.
- b) Two natural watercourse enter the site at the northerly property line. They converge in the central portion on the site just south of "B" Street before exiting at the southerly property line. The site has been designed to minimize encroachment and impact on the watercourses.

Due to the riverine, riparian habitat within the stream, this natural drainage area may be characterized as an aesthetically valuable resource. However, the proposed project will not substantially damage this scenic resource, since the stream will be protected by an Environmental Constraints Sheet (ECS). The ECS will be required to show the watercourse as an area not to be disturbed (Condition of Approval 50.EPD.1 and 2). No substantial rock outcroppings or unique or landmark features open to the public will be affected, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view. With the protection of the stream as described above, less than significant impacts will occur.

Mitigation:

- b-1) Prior to map recordation, the riverine/riparian and vernal pool areas shall be labeled as the "Riverine/Riparian Area Not to Be Disturbed" on the Environmental Constraints Sheet (ECS), which shall be reviewed and approved to the satisfaction of the County of Riverside Environmental Programs Department (EPD) (Condition of Approval 50.EPD.1).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety during the plan check process and the Environmental Programs Department.

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**2. Mt. Palomar Observatory**

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

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

Findings of Fact:

- a) The project site is located approximately 44.37 miles from Mt. Palomar Observatory and within Zone B of Ordinance 655. It has the potential to interfere with the Observatory. The project is required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. Low-pressure sodium vapor lighting or overhead high-pressure sodium vapor lighting with shield is required (Conditions of Approval 50.PLANNING.19). These requirements are considered standard conditions of approval; therefore, less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**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

Findings of Fact:

- a) The proposed project will create a new source of light which would generally accompany new residential development; however, the new source of light is not anticipated to reach a significant level due to the size and scope of the project. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Surrounding land uses include single-family residential homes on large lots. The project proposes the creation of thirty-nine single-family residential lot. The amount of light that will be created is consistent with existing levels in the area and is not considered substantial; therefore, surrounding residential properties will not be exposed to unacceptable light levels. Impacts to light levels are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, and Project Application Materials.

Findings of Fact:

a) The proposed project is located on land designated as Unique Farmland and Farmland of Local Importance as shown on the Riverside County Land Information System (RCLIS). Therefore, the project will convert Unique Farmland and Farmland of Local Importance. It should be noted, however, that the 39 single-family homes proposed on this project site are in conformance to the Very Low Density Residential (VLDR) land use designation assigned under the Riverside County Integrated Project (RCIP) Land Use Map. The Riverside County Integrated Project (RCIP) EIR, prepared in 2003, analyzed the effect of these land use designations on farmland and issued a Statement of Overriding Consideration, stating that the benefits of the RCIP Land Use Map, proposed under the 2003 RCIP, outweigh the impacts to farmland. With adherence to the VLDR land use designation, this project would not involve additional or new impacts not previously analyzed in the RCIP EIR. Therefore, no impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project is located within Woodcrest No. 4 Agricultural Preserve ; therefore, the applicant was required to complete a Diminishment of the subject parcels prior to approval of this case. With completion of this Diminishment, the proposed project will have a less than significant impact on an Agricultural Preserve and will not conflict with existing agricultural uses, or a Williamson Act (agricultural preserve) contract.
- c) The proposed project is located adjacent to agriculturally zoned property. The project will cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"). Therefore, the applicant or land divider will be required to place a notification on the ECS prior to map recordation stating that Lots 1-6, 9-32, 35-36 and 39 of the proposed project are located partially or wholly within 300 feet of land zoned for agricultural purposes (Condition of Approval 50.PLANNING.13). The land divider will also be required to notify all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses (Condition of Approval 50.PLANNING.27). With the inclusion of this note on the ECS, less than significant impacts related to agriculturally zoned properties are anticipated.
- d) The proposed project is located within a Farmland Designation. However, the project will not involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore, there is no impact.

Mitigation:

- c-1) The following Environmental Constraints Note shall be placed on the ECS: " Lots 1-6, 9-32, 35-36 and 39, as shown on this map, are located partly or wholly within, or within 300 feet of, land zoned for primarily agricultural purposes by the County of Riverside. It is the declared policy of the County of Riverside that no agricultural activity, operation, or facility, or appurtenance thereof, conducted or maintained for commercial purposes in the unincorporated area of the County, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after the same has been in operation for more than three (3) years, if it wasn't a nuisance at the time it began (Condition of Approval 50.PLANNING.13).
- c-2) The land divider shall submit a detailed proposal for the notification of all initial and future purchasers of dwelling units within the subject project of the existence of dairies and/or other agricultural uses within the vicinity of the property and potential impacts resulting from those uses. Said notification shall be in addition to any notice required by Ordinance No. 625 (Riverside County Right-to-Farm Ordinance). Said approved notification shall be provided to all initial and all future purchasers of dwelling units within the subject project (Condition of Approval 50.PLANNING.27).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety during the plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AIR QUALITY</b> Would the project				
<b>5. Air Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook Table 6-2, CARB, and AQMD

Findings of Fact:

The South Coast Air Quality Management District (SCAQMD) is responsible for developing a regional air quality management plan to ensure compliance with state and federal air quality standards. The SCAQMD has adopted the 2003 Air Quality Management Plan (AQMP). The primary implementation responsibility assigned to the County (i.e. local governments) by the 2003 AQMP is the implementation of air quality control measures associated with transportation facilities. This project does not propose any transportation facilities that would require transportation control measures, and therefore will not obstruct implementation of the AQMP.

- a) The 2003 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the General Plan land use designations, and population estimates. The population proposed by this project will not obstruct the implementation of the 2003 AQMP. Therefore, there is no impact.
- b) Air quality impacts would occur during site preparation, including grading and equipment exhaust. Major sources of fugitive dust are a result of grading and site preparation during construction by vehicles and equipment and generated by construction vehicles and equipment traveling over exposed surfaces, as well as by soil disturbances from grading and filling. These short-term, construction-related impacts will be reduced below a level of significance by dust control measures implemented during grading (Condition of Approval 10.BS GRADE.4). This is a standard condition of approval therefore is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to an applicable federal or state ambient air quality standard. Therefore, less than significant impacts are expected.
- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include residential homes, which are considered sensitive receptors; however, the project is not expected to generate substantial point-source emissions. The project will not include major transportation facilities, commercial or manufacturing uses, or generate significant odors. Therefore, there is no impact.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project proposes a residential development and will not create objectionable odors affecting a substantial number of people. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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 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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: GIS database, WRCMSHCP, On-site Inspection, PDB 5448 Determination of Biologically Equivalent or Superior Preservation prepared by Jeff W. Kidd dated August 3, 2008.

Findings of Fact:

- a) The proposed project is not located within a Multiple Species Habitat Conservation Plan (MSHCP) Criteria Cell. However, the onsite natural watercourse meets the criteria outlined under Section 6.1.2 of the MSHCP for riverine/riparian habitat and must be avoided. The Environmental Constraints Sheet (ECS) will be required to show the watercourse as an area not to be disturbed (Condition of Approval 50.EPD.1 and 2). The provision of the non-disturbance area on the ECS will meet the goals of adopted Habitat Conservation Plans, Natural Conservation Community Plans, or other approved local, regional, or state conservation plans. Therefore, the impact is considered less than significant after mitigation.
- b) The County of Riverside Environmental Programs Department did not identify the presence of any endangered or threatened species which are listed in the Title 14 of the California Codes of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12). However, as stated in Finding of Fact 6a, the natural watercourse will be completely avoided, lessening impacts to biological resources protected under the MSHCP. Therefore, no impacts related to threatened or endangered species are anticipated.
- c) The project has been required to avoid the natural watercourse which traverses the site (refer to Finding of Fact 6a). The avoidance of said watercourse will reduce impacts, either directly or through habitat modifications, on those species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service. The Environmental Programs Department determined that the natural watercourse qualified as a riverine/riparian habitat pursuant to the MSHCP, Section 6.1.2. Therefore, the natural watercourse must be avoided. Impacts are expected to be less than significant after mitigation.
- d) With avoidance of the natural watercourse, the proposed project will not interfere 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. Therefore, less than significant impacts to wildlife corridors are anticipated.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The project site does contain drainage features and riparian/riverine habitat (refer to Finding of Fact 6a). However, the riparian/riverine habitat will be completely avoided through an Environmental Constraints Sheet (ECS) on the Final Map prior to recordation (Condition of Approval 50.EPD.1). Therefore, less than significant impacts after mitigation are expected.
- f) The Environmental Programs Department did not identify the natural watercourse as 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. Therefore, the project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act. Therefore, there is no impact.
- g) Trees are located within the area designated as riverine/riparian habitat. However, this habitat will be protected pursuant to the MSHCP through an ECS on the Final Map prior to recordation as described in Finding of Fact 6a (Condition of Approval 50.EPD.1). The proposed project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. Therefore, less than significant impact will occur after mitigation.

**Mitigation**

- a-1) The drainage onsite meets the criteria outlined under Section 6.1.2 of the MSHCP for Riverine/Riparian habitat and must be avoided. The Environmental Constraints Sheet (ECS) will be required to show the watercourse as an area not to be disturbed (Condition of Approval 50.EPD.1 and 2).

**Monitoring:** Monitoring shall be conducted by the Environmental Programs Department and the Department of Building and Safety during the plan check process.

**CULTURAL RESOURCES** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>7. Historic Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** On-site Inspection, Project Application Materials, Phase I Cultural Resources Assessment (PD-A 4393) prepared by Archaeological Associates dated December 15, 2007.

**Findings of Fact:**

- a) The results of the records search conducted at the Eastern Information Center at UC Riverside failed to identify any historic sites within the project boundaries. The results of the field study were also negative. The Phase I Cultural Resource report also found no historic resources were located at the property. Therefore, the proposed project will not alter or destroy a historic site and there will be no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The Phase I Cultural Resource report found no historic resources were located at the property. The proposed project is not anticipated to cause substantial adverse change in the significance of a historical resource as defined in the California Code of Regulations, Section 15064.5. Therefore, no impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Project Application Materials, Phase I Cultural Resources Assessment (PD-A 4393) prepared by Archaeological Associates dated December 15, 2007.

Findings of Fact:

- a) The results of the records search conducted at the Eastern Information Center (EIC) at UC Riverside indicated that the property had not been previously surveyed for cultural resources. Although the property has been extensively disturbed, the field study resulted in the discovery of two prehistoric archaeological sites (both characterized as bedrock milling stations). No surface finds or indications of subsurface deposits were observed at either prehistoric location. Subsequent significance evaluations of the prehistoric resources resulted in the conclusion that neither site is considered significant within the meaning of CEQA and therefore not eligible for inclusion in the California Register of Historical Resources (CRHR). All of the resources have been thoroughly recorded with the Eastern Information Center at UC Riverside.

The County Archaeologist has required that if during ground disturbance activities, unique cultural resources are in fact discovered that were not assessed by the archaeological report and/or this Environmental Assessment conducted prior to project approval, all ground-disturbance activities within 100 feet of the find shall be halted. Grading of further ground disturbance shall not resume until an agreement has been reached by the Planning Director, the developer, the archeologist, and the appropriate Native American tribal representative (Condition of Approval 10.PLANNING.2). This is a standard condition of approval and not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant

- b) The proposed project is not located within an area that has historically had any archeological resources. Therefore, the project is not anticipated to cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5. Therefore, the impact is considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) The project site is not anticipated to contain human remains. However, the project has been conditioned to halt activities if any human remains are found, including those interred outside of formal cemeteries (Condition of Approval 10.PLANNING.1). This is a standard condition of approval and not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- d) There are no existing religious or sacred uses within the project area. Therefore, the proposed project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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"

Findings of Fact:

- a) The proposed project site is within an area designated as having low potential for paleontological resources. It is not anticipated that the proposed project will directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project is not located within the Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. The project site is located approximately 11.3 miles from the active Elsinore fault zone. No active faults were determined to project toward or through the project site. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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:

a) The proposed project site is located within an area where no potential for liquefaction exists. Therefore, it is not anticipated that the proposed project will be subject to seismic-related ground failure including liquefaction. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**12. Ground-shaking Zone**

Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) The project site is located within an area that is designated as having very high susceptibility of having general ground-shaking risk. However, the proposed project is not located within the Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. International Building Code (IBC) related to building standards will mitigate this impact to less than significant levels. Building Codes are standard requirements and are not considered mitigation pursuant to CEQA. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>13. Landslide Risk</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: On-site Inspection, Riverside County General Plan Figure S-5 “Regions Underlain by Steep Slope”

Findings of Fact:

- a) The proposed project is not anticipated to 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 landslides, lateral spreading, collapse, or rockfall hazards. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>14. Ground Subsidence</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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: Project Application Materials, GIS database

Findings of Fact:

- a) The proposed project is not located in an area designated as susceptible to subsidence. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>15. Other Geologic Hazards</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?				

Source: On-site Inspection, Project Application Materials

Findings of Fact:

- a) The proposed project is not located within an area that is subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. Therefore, there is no impact.

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

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>16. Slopes</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Change topography or ground surface relief features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The project proposes minimal grading which may slightly alter the site’s natural topography. However, this impact is less than significant. The proposed project will not substantially alter ground surface relief features. Therefore, the impact is considered less than significant.
- b) The proposed project has been conditioned to limit the steepness of slopes to a ratio of 2:1 unless otherwise approved (Condition of Approval 10.BS GRADE.5). This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- c) No infiltration lines will be disturbed during project grading or construction, since no lines currently exist onsite. Therefore, the proposed project will not result in grading that affects or negates subsurface sewage disposal systems. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>17. Soils</b>	<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 Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Geology Review

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

- a) Due to the minimal amount of grading needed, the proposed project will not result in substantial soil erosion or the loss of topsoil. Graded, but undeveloped land, shall provide drainage facility and terracing in conformance with the Uniform Building Code’s chapter on “Excavation and Grading” (Condition of Approval 10.BS GRADE.7). Therefore, the impact is considered less than significant.
- b) Review by the County Geologist did not identify expansive soils as an issue of concern. A Geologic Report was not required for the proposed project due to its location, site characteristics, and scope. Therefore, the site is considered as exhibiting a low expansion potential. Therefore, this impact is considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

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

**Source:** Project Application Materials

**Findings of Fact:**

- a) Two watercourses impact the site along the northerly property line. These watercourses proceed southerly and join in the central portion of the site before exiting at the southerly property line. The site has been designed to minimize drainage infrastructure and encroachment into the watercourses. A preliminary project-specific Water Quality Management Plan (WQMP) was submitted for this development. Swales adjacent to several streets are proposed to mitigate the site’s impact on water quality. Onsite drainage facilities located outside of road right-of-way shall be contained within drainage easements shown on the final map (Condition of Approval 50.FLOOD.3). The riverine/riparian area(s) will be labeled as “Riverine/Riparian Area Not to Be Disturbed” on the Environmental Constraints Sheet (ECS), which shall be reviewed and approved to the satisfaction of the County of Riverside Environmental Programs Department (EPD) (Condition of Approval 50.EPD.1). With implementation of these measures, the project will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. Impacts are, therefore, are considered less than significant with mitigation.
- b) Any discussed in Finding of Fact 18a, the proposed project is not anticipated to result in any increase in water erosion either on or off site with implementation of the above-stated Conditions of Approval. The project has been conditioned to protect downstream properties from damages caused by alteration of the drainage patterns, or diversion of flow by constructing adequate drainage facilities (Condition of Approval 10. TRANS. 2). Therefore, the impact is considered less than significant with mitigation.

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

- a-1) Onsite drainage facilities located outside of road right-of-way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, "Drainage easements shall be kept free of buildings and structures" (Condition of Approval 50.FLOOD.3).
- a-2) Prior to map recordation the Riverine/Riparian, Vernal Pool area(s) shown on TENTATIVE MAP will be labeled as the "Riverine/Riparian Area Not to be Disturbed" on the Environmental Constraints Sheet (ECS), which shall be reviewed and approved to the satisfaction of the County of Riverside Environmental Programs Department (EPD) (Condition of Approval 50.EPD.1).

**Monitoring:** Monitoring shall be conducted by the Department of Building and Safety during the plan check process.

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

**Source:** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

**Findings of Fact:**

- a) The project site lies within a moderate area of wind erosion. The project site is not anticipated to be impacted by blowsand from off site because current levels of wind erosion on adjacent properties that would impact this site are considered less than significant. A condition has been placed on the project to control dust created during grading activities (Condition of Approval 10 BS.GRADE.4). This is a standard condition and, therefore, is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>20. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				
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 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) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials, Department of Environmental Health Review

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaner use resulting from the addition of the thirty-nine (39) homes. Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to 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. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.
- d) There are no existing or proposed schools within one-quarter mile of the project site or in the project vicinity. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials (refer to Finding of Fact 20a). Therefore, there is no impact.
- e) 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: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>21. Airports</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- a) The project site is not located within an Airport Master Plan; therefore will not result in an inconsistency with an Airport Master Plan. Therefore, there is no impact.
- b) The project site is not located within an Airport Master Plan; therefore will not require to be reviewed by the Airport Land Use Commission. Therefore, there is no impact.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Therefore, there is no impact.
- d) The project site is not located within the vicinity of a private airstrip, or heliport, and therefore would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

- a) The proposed project is not located within a high fire area. Therefore, it is not anticipated that the proposed project would expose people or structures to a significant risk of loss, injury or death involving wildland fires. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>HYDROLOGY AND WATER QUALITY</b> Would the project				
<b>23. Water Quality Impacts</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

- a) Two watercourses impact the site along the northerly property line. These watercourses proceed southerly and join in the central portion of the site before exiting at the southerly property line. The project has the potential to alter the course of a stream, in a manner that would result in substantial erosion or siltation on- or off-site. However, as discussed in Finding of Fact 18a, the boundaries of the stream shall be protected from erosion, by a method acceptable to the Building and Safety Department District Grading Engineer. The project includes grading to create thirty-nine (39) residential building pads. However, the stream will not be adversely affected by grading or construction with complete avoidance of the stream (Condition of Approval 50.EPD.1 and 50.FLOOD.3). Therefore, the project is not anticipated to substantially alter the existing drainage patterns of the project site. Therefore, the impact is considered less than significant with mitigation.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Water service will be supplied by the Western Municipal Water District. The proposed project will not 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). Therefore, there is no impact.
- d) During the construction and grading phase of development, the project has the potential to contribute to additional polluted runoff water. However, the project will not exceed the capacity of existing or planned stormwater drainage systems. The project will be required to provide for adequate drainage facilities and/or appropriate easements should the project exceed current capacity (Conditions of Approval 10.TRANS.1 and 2). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.
- e) The proposed project is not located within a 100-year flood zone. However, a natural watercourse does traverse the site. The parcel layout and building pads have been designed to minimize encroachment into the watercourse (Condition of Approval 10.FLOOD RI.1). The project will not 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. Therefore, no impacts are anticipated.
- f) The proposed project is not located within a 100-year flood zone. However, as mentioned in Finding of Fact 23e, a natural watercourse does traverse the site. The project design will minimize encroachment into the watercourse. The project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, no impacts are anticipated.
- g) The proposed project is not anticipated to substantially degrade water quality. Therefore, there is no impact.
- h) The site has been designed to minimize drainage infrastructure. Therefore, the proposed project does not include the construction of new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-9 “100- and 500-Year Flood Hazard Zones,” Figure S-10 “Dam Failure Inundation Zone,” Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

- a) Two watercourses impact the site along the northerly property line. These watercourses proceed southerly and join in the central portion of the site before exiting at the southerly property line. The site has been designed to minimize drainage infrastructure and the natural watercourses will be kept clear of all buildings and obstructions (Condition of Approval 50.FLOOD RI.3). The stream will not undergo alterations and will not receive a substantial amount of surface runoff in a manner that could result in flooding on or off site. Therefore, impacts are considered less than significant with mitigation.
- b) Since the project proposes additional impervious surfaces, the existing absorption rates and the amount of surface runoff would be affected. However, due to the minimum lot size requirements of the project (1 acre minimum) and the amount of additional impervious surfaces, offsite flows would not be affected by implementation of the proposed project. Therefore, the impact is considered less than significant.
- c) The proposed project would 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. The project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Therefore, there is no impact.
- d) The proposed project is not expected to change the amount of surface water in any body of water. No buildings or obstructions will be allowed to block, concentrate or divert drainage flows as stated in Finding of Fact 24a. Therefore, less than significant impacts to the amount of surface water are expected.

Mitigation

- a-1) Onsite drainage facilities located outside of road right-of-way shall be contained within drainage easements shown on the final map. A note shall be added to the final map stating, “Drainage easements shall be kept free of buildings and structures” (Condition of Approval 50.FLOOD.3).

Monitoring: Monitoring shall be conducted by the Department of Building and Safety during the plan check process.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>LAND USE/PLANNING</b> Would the project				
<b>25. Land Use</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, GIS database, Project Application Materials

Findings of Fact:

- a) The Tentative Tract Map proposes a subdivision of 40.90 gross acres into 39 residential parcels with a minimum size of one (1) gross acre. Parcels range in size from 1.0 to 1.4 gross acres. The project site is currently designated as Rural Community: Very Low Density Residential (RC:VLDR) (1-Acre Minimum) on the Lake Mathews/Woodcrest Area Plan. The proposed project is in conformance with the land use designation. Therefore, implementation of the proposed project shall not result in a substantial alteration of the present or planned land use of an area. There is no impact to the present and planned land use.
- b) The project site is located within the City of Riverside sphere of influence. The project does propose a change of zone and, therefore, is subject to the Memorandum of Understanding (MOU) with the City of Riverside. The proposed project is consistent with the Memorandum of Understanding, the zoning of County Ordinance 348, and the Riverside County General Plan, as well as the surrounding land uses. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>26. Planning</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

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

- a) The Tentative Tract Map proposes a subdivision of 40.90 gross acres into 39 residential parcels with a minimum size of one (1) gross acre. Parcels range in size from 1.0 to 1.4 gross acres. The project is also includes a Change of Zone, which proposes to change the zoning classification of the site from Light Agriculture – 10 Acre Minimum (A-1-10) to Residential Agriculture – 1 Acre Minimum (R-A-1). The Tentative Tract Map is consistent with the proposed zoning of Residential Agricultural – 1 Acre Minimum (R-A-1). Therefore, there is no impact.
- b) The project site is surrounded by properties which are zoned Light Agriculture – 10 Acre Minimum (A-1-10) to the north and east, Light Agriculture – 5 Acre Minimum (A-1-5) to the south, and Light Agriculture – 10 Acre Minimum (A-1-10) and Residential Agricultural – 1 Acre Minimum (R-A-1) to the west. The proposed project is compatible with these existing surrounding zones. Therefore, there is no impact.
- c) The existing surrounding land uses include vacant land to the north and east and vacant land and large-lot, single-family homes to the south and west. The proposed project is compatible with existing and planned surrounding land uses. Therefore, there is no impact.
- d) The proposed project is consistent with the land use designations and policies of the Riverside County General Plan. The project is not within a Specific Plan. Therefore, there is no impact.
- e) The proposed project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community). Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**MINERAL RESOURCES** Would the project

**27. Mineral Resources**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** Riverside County General Plan Figure OS-5 “Mineral Resources Area”



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

- a) The proposed project site is not located within an Airport Influence Area. Therefore, the project will not expose people residing on the project site to excessive noise levels related to air traffic. Therefore, no impacts are expected.
- b) The proposed project site is not located within the vicinity of a private air strip; Therefore, the project will not expose people residing on the project site to excessive noise levels. Therefore, no impacts are expected.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**29. Railroad Noise**

NA  A  B  C  D

**Source:** Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

**Findings of Fact:**

- a) The proposed project is not located in the vicinity of any railroads. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**30. Highway Noise**

NA  A  B  C  D

**Source:** Project Application Materials

**Findings of Fact:**

- a) The proposed project is not located in the vicinity of any highways. Therefore, there is no impact.

**Mitigation:** No mitigation measures are required.

**Monitoring:** No monitoring measures are required.

**31. Other Noise**

NA  A  B  C  D

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, Riverside County Land Information System (RCLIS), County Ordinance No. 847 (Regulating Noise in Riverside County)

Findings of Fact:

- a) Short-term, construction-related noise impacts may occur during project grading and construction. However, construction activities will be required to comply with County noise standards. Since the construction site is within one-quarter mile of an occupied residence, no construction activities shall be undertaken between the hours of 6:00 p.m. and 6:00 a.m. during the months of June through September and between the hours of 6:00 p.m. and 7:00 a.m. during the months of October through May. All construction vehicles, equipment fixed or mobile shall be equipped with properly operating and maintained mufflers. Compliance with Ordinance 847 shall ensure that the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>32. Noise Effects on or by the Project</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

- a) The proposed project will raise ambient noise levels in the area which currently exist without the project. However, the project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The project proposes the creation of one-acre residential lots which are similar in intensity to neighboring subdivisions. The development of the proposed project will not substantially increase ambient noise levels. Therefore, this impact is considered less than significant.
- b) The proposed project may create a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during construction.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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As discussed in Finding of Fact 31a, construction hours would be limited due to the close proximity of the project site to occupied residences. This is a standard condition of approval and is, therefore, not considered unique mitigation pursuant to CEQA. Impacts are considered less than significant.

- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance, or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times in accordance with Ordinance 847. Therefore, impacts are expected to be less than significant.
- d) The proposed project will not exposure people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

- a) The project site is presently vacant. The project proposes the creation of thirty-nine (39) additional residential lots. Therefore, the proposed project will not displace any housing, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project proposes the creation of thirty-nine (39) additional residential lots and is in turn providing housing for the region. The project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County’s median income. Therefore, this impact is considered less than significant.
- c) The proposed project site is vacant and will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. Therefore, there is no impact.
- d) The proposed project site is not within a County Redevelopment Project Area; therefore, there is no impact.
- e) The proposed project will create a proposed dwelling for approximately 117 additional persons. This will not cumulatively exceed official regional or local population projections. Therefore, this impact is considered less than significant.
- f) The proposed project is proposing the creation of thirty-nine (39) additional residential lots. However, the growth resulting from the creation of the thirty-nine lots is minimal in terms of regional growth. The project is not proposing new businesses, nor is the project proposing or causing the extension of roads or other infrastructure. Therefore, the project will not induce substantial population growth in an area either directly or indirectly. Therefore, this impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

**34. Fire Services**

Source: Riverside County General Plan Safety Element

Findings of Fact:

- a) The proposed project will have a less than significant impact on the demand for Fire services. Prior to the issuance of a certificate of occupancy, the Applicant shall comply with the provisions of Ordinance 659.10 which requires payment of the appropriate fees related to the funding and construction of facilities necessary to address the direct cumulative environmental effect generated by new development projects (Condition of Approval 10.PLANNING.14). With compliance to Ordinance No 659.10, impacts to Fire services are 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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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physically altered governmental facilities. As such, this project will not cause the construction that could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**35. Sheriff Services**

Source: RCIP

Findings of Fact:

- a) The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site and Lake Mathews/Woodcrest area. The RCSD operates out of stations in Perris, Elsinore and the Southwest Station for Sun City/Menifee area. Similar to fire protection services, the proposed project will incrementally increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will not create a significant impact on sheriff services. Riverside County's development impact fee Ordinance No. 659 also collects fees for sheriff services, which is intended to offset any incremental increases in need for sheriff services (Condition of Approval 10.PLANNING.14). The proposed project is required to pay these development impact fees prior to issuance of building permits. Therefore, with payment of the development impact fees pursuant to Ordinance No. 659.10, the proposed project will have a less than significant impact on sheriff services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

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**36. Schools**

Source: Riverside Unified School District correspondence, GIS database

Findings of Fact:

- a) The Riverside Unified School District provides public education services for the project area. The applicant of this project is conditioned to pay the school impact fees for residential uses as set by State Law. Fees are required to be paid prior to issuance of building permits (Condition of Approval 80.PLANNING.11). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

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

Monitoring: No monitoring measures are required.

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**37. Libraries**

Source: RCIP

Findings of Fact:

- a) The proposed development will have impacts on library resources because it will generate end users. However, Riverside County's development impact fee Ordinance No. 659.10 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project is required to pay these development impact fees prior to issuance of building permits (Condition of Approval 10.PLANNING.14). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**38. Health Services**

Source: RCIP

Findings of Fact:

- a) The project will not create a significant additional need for additional health services. However, these types of services are normally user fee or tax-supported services. No shortage in the provision of health care service is expected as a result of the proposed project. The proposed project will not have a significant impact on health services and no mitigation measures are required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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: Riverside County Land Information System (RCLIS); County Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); County Ordinance No. 659.10 (Establishing Development Impact Fees)

Findings of Fact:

- a) The scope of the proposed project does not involve the construction of expansion of recreational facilities. Therefore, the impact is considered less than significant.
- b) Future residents of the project site could potentially use neighboring recreational facilities. Due to the size of the proposed development, which entails the addition of approximately 101 persons to the area, it is not anticipated that the project will generate significant impacts to nearby parks or recreational facilities. Therefore, the impact is considered less than significant.
- c) The proposed project could potentially incrementally increase the use of some types of recreational facilities in the Lake Matthews/Woodcrest area. The project site is not located within a Community Service Area (CSA). However, if a CSA forms prior to the Tentative Map recordation, it must join the newly formed CSA and will be subject to Quimby fees at that time (Conditions of Approval 50. PLANNING. 8 and 90. PLANNING. 5). This is a standard condition of approval and is not considered unique mitigation under CEQA. Thus, impacts would not be considered significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

**40. Recreational Trails**

Source: Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

- a) No County-designated trails are proposed on or adjacent to the project site. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>TRANSPORTATION/TRAFFIC</b> Would the project				
<b>41. Circulation</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Substantially increase hazards to a 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"/>
g) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Department of Transportation Review

**Findings of Fact:**

- a) The proposed project will increase vehicular traffic; however, The Transportation Department did not require a traffic study for the proposed project. The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system. The impact is considered less than significant.
- b) The project site meets all parking requirements of Ordinance 348 Section 18.12 "Off-Street Parking." Therefore, there is no impact.
- c) Since the project was not required to submit a traffic study as stated in Finding of Fact 41a, it is not anticipated that the proposed project would exceed levels of service standards established by the County Congestion Management Agency for designated road or highways. Therefore, there is no impact.
- d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, there is no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- e) The proposed project will not change or alter waterborne, rail or air traffic. Therefore, there is no impact.
- f) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.
- g) The proposed subdivision will create the need for additional right-of-way. The landowner/developer shall acquire and provide sufficient public off-site right-of-way to construct two paved access roads to a paved and maintained road. Said access roads shall be constructed with 32 feet of A.C. pavement within a 60-foot dedicated right-of-way in accordance with County Standard No. 106, Section A (32'/60') at a grade and alignment as approved by the Transportation Department.

The first access road shall be the southerly extension of Roosevelt Street to Markham Street and the westerly extension of Markham Street to a paved County-maintained Markham Street. The second access road shall be the westerly extension of Wildwood Creek Road to Chalk Creek Drive and the southerly extension of Chalk Creek Drive to Timberview Drive and the westerly extension of Timberview Drive to a paved and County-maintained portion of Timberview Drive (Condition of Approval 50.TRANS.33). Interior streets are designated as Local Road streets and shall be improved with 36-foot, full-width A.C. pavement, 6-inch concrete curb and gutter within the 56-foot, full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A" (Condition of Approval 50.TRANS.30).

These improvement requirements are considered mitigation resulting in a less than significant impact with mitigation incorporated.

- h) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. The project will result in road improvements to the streets discussed in Finding of Fact 41h. However, the land divider/developer will be required to prepared improvement plans prior to map recordation (Condition of Approval 50.TRANS.1). The improvements are not anticipated to substantially inhibit circulation in the area. Therefore, this impact is considered less than significant.
- i) After the construction of the two access roads as discussed in Finding of Fact 41h, the proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.
- j) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

**Mitigation:** The first access road shall be the southerly extension of Roosevelt Street to Markham Street and the westerly extension of Markham Street to a paved County-maintained Markham Street. The second access road shall be the westerly extension of Wildwood Creek Road to Chalk Creek Drive and the southerly extension of Chalk Creek Drive to Timberview Drive and the westerly extension of Timberview Drive to a paved and County-maintained portion of Timberview Drive (Condition of Approval 50.TRANS.33). Interior streets are designated as Local Road streets and shall be improved with 36-foot, full-width A.C. pavement, 6-inch concrete curb and gutter within the 56-foot,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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full-width dedicated right-of-way in accordance with County Standard No. 105, Section "A" (Condition of Approval 50.TRANS.30).

Monitoring: Riverside County Transportation Department and the Department of Building and Safety through the plan check process.

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**42. Bike Trails**

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Source: RCIP

Findings of Fact:

- a) The project is not located adjacent to or nearby any designated bike trails. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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**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?

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Source: Department of Environmental Health Review, Project Application Materials

Findings of Fact:

- a) The proposed project is served by the Western Municipal Water District and will not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Therefore, there is no impact.
- b) The proposed project will be served by the Western Municipal Water District. Therefore, it is anticipated that the project will have sufficient water supplies available and would not require new or expanded entitlements to serve the project. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>44. Sewer</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

Source: Department of Environmental Health Review, Project Application Materials

Findings of Fact:

- a) The proposed project will result in the construction of septic tanks. However, the construction of this new wastewater treatment system is not anticipated to cause significant environmental effects. Therefore, the impact is considered less than significant.
- b) The proposed project has adequate wastewater treatment capacity to serve the project site; therefore, the project will not result in service that has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>45. Solid Waste</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

- a) The proposed project is served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs. Therefore, the impact is considered less than significant.
- b) The proposed project shall comply with federal, state and local statutes and regulations related to solid wastes, including the CIWMP (County Integrated Waste Management Plan). Therefore, there is no impact.

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

Monitoring: No monitoring measures are required.

**46. Utilities**

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?	<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"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Conflict with adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP

Findings of Fact:

a-h) 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. Each of the utility systems, including collection of solid waste, is available at the project site and lines will have to be extended onto the site, which will already be disturbed by grading and other construction activities. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. The project will not conflict with adopted energy conservation plans.

Compliance with the requirements of Southern California Edison, Southern California Gas, SBC, Riverside County Flood Control and Riverside County Transportation Department will ensure that potential impacts to utility systems are reduced to a non-significant level. Based on data available at this time, no offsite utility improvements will be required to support this project, other than improvement of local roadways within their existing rights-of-way.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

**MANDATORY FINDINGS OF SIGNIFICANCE**

47. 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	<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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range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source: Staff review, Project Application Materials

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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>48.</b> Does the project 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 other current projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

<b>49.</b> Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

GIS: Riverside County Geographic Information System database.

Lake Matthews/Woodcrest Area Plan, Adopted October 2003.

MSHCP: Multi-Species habitat conservation Program, Adopted June 17, 2003.

RCIP: Riverside County Integrated Plan (General Plan), Adopted October 7, 2003.

PDA 4393: Phase I Cultural Resources Report prepared by Archaeological Associates dated December 15, 2007.

PDB5448: Determination of Biologically Equivalent or Superior Preservation prepared by Jeff W. Kidd dated August 3, 2008.

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

Location: County of Riverside Planning Department  
4080 Lemon Street, 9th Floor  
Riverside, CA 92505

**NB:rf**

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