

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 39310
Project Case Type(s) and Number(s): Tentative Tract Map No. 31554.
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street, 9th Floor, Riverside, CA 92502
Contact Person: Jeff Horn, Project Planner
Telephone Number: (951) 955-4641
Applicant's Name: Lake Matthews Associates, LLC
Applicant's Address: 2716 Ocean Park Blvd., Suite 2025, Santa Monica, CA 90405

I. PROJECT INFORMATION

A. Project Description:

Tentative Tract Map No. 31554 proposes a Schedule B subdivision of 880 acres into 420 residential lots with a minimum lot size of one (1) gross acre, 18 open space lots totaling 240 gross acres, one (1) park site totaling 70.6 acres (Alternate A proposes 12 residential lots), one (1) school site totaling 18.1 acres, and a 1.29 gross acre public facilities lot.

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

C. Total Project Area: 880 gross acres;

Residential Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
540	421	N/A	N/A
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
N/A	N/A	N/A	N/A
Commercial/Office Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
N/A	N/A	N/A	N/A

D. Assessor's Parcel No(s): 287-210-034, -035, -036, -037, -038, -039, -040, 287-220-001, 289-210-006, -007, -008, -009, -010

E. Street References: The western part of the Project site is located north of Lake Mathews Drive, west of Olive Street, and south of Multiview Drive. .

F. Section, Township & Range Description or reference/attach a Legal Description:
Sections 23 and 26 of Township 4 South, Range 5 West, and Sections 18, 19 and 30 of Township 4 South, Range 4 West of the San Bernardino Base and Meridian.

G. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is located in an unincorporated portion of western Riverside County, west of the City of Perris, south of the City of Riverside, and north of the City of Lake Elsinore within the Gavilan Hills community. The proposed Project site contains two prominent landforms: Gavilan Peak and Bird Peak. Gavilan Peak is located along the western Project boundary within proposed Planning Area 14A, and Bird Peak is located in the northern portions of proposed Planning Area 16. Regional access to the project site is provided via the Cajalco Road exits of Interstate 15 (I-15) and Interstate 215 (I-215). The Project site can also be accessed from State Highway 91. Direct access to the Project site is available via Gavilan Road from the north, Lake Mathews Drive from the west, and Santa Rosa Mine Road from the east.

II. APPLICABLE GENERAL PLAN LAND USE POLICIES AND ZONING

- A. General Plan Designation(s):** Rural Community – Estate Density Residential; Rural – Rural Mountainous; and Open Space – Conservation
- B. Land Use Planning Area Information:**
 - 1. **Subarea, if any:** None
 - 2. **Policy Area, if any:** Gavilan Hills Policy Area
- C. Area Plan Land Use Allocation Map Information**
 - 1. **Area Plan, if any:** Lake Mathews/Woodcrest Area Plan
 - 2. **Area Plan Land Use Designation, if any:** Rural Community – Estate Density Residential (2 AC), Open Space – Conservation, and Rural – Rural Mountainous
- D. Adopted Specific Plan Information**
 - 1. **Name and Number of Specific Plan, if any:** Gavilan Hills (SP 308)
 - 2. **Specific Plan Planning Area, and Policies, if any:** All
- E. Existing Zoning:** Specific Plan 308
- F. Proposed Zoning, if any:** Gavilan Hills Estates Specific Plan (SP)
- G. Adjacent and Surrounding Zoning:** Controlled Development Area with Mobile homes (W-2-M-2), Residential Agriculture (R-A-1, R-A-2, R-A-2 ½, R-A-5, R-A-10), Light Agriculture (A-1-2), and Scenic Highway Commercial (C-P-S)

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 checked="" type="checkbox"/> Hazards & Hazardous Materials	<input checked="" type="checkbox"/> Public Services
<input checked="" type="checkbox"/> Agriculture Resources	<input checked="" type="checkbox"/> Hydrology/Water Quality	<input checked="" type="checkbox"/> Recreation
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Land Use/Planning	<input checked="" type="checkbox"/> Transportation/Traffic
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Mineral Resources	<input checked="" type="checkbox"/> Utilities/Service Systems
<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Geology/Soils	<input checked="" type="checkbox"/> Population/Housing	<input checked="" 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 **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.

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

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

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

Signature

12/21/09

Date

Jeff Horn

Printed Name

For Ron Goldman Planning Director