

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 41262

Project Case Type (s) and Number(s): General Plan Amendment No. 1063 and Tentative Tract Map No. 34509

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92505-1409

Contact Person: Jeff Horn, Urban Regional Planner III

Telephone Number: (951) 955-4641

Applicant's Name: Brad Rose

Applicant's Address: 43808 Minot Way Hemet CA 92545

Representative's Name: Land Engineering Consultants, INC.

Representative's Address: PO BOX 541, Calimesa CA 92320

I. PROJECT INFORMATION

A. Project Description:

General Plan Amendment No. 1063 proposes to amend the project site's current General Plan Land Use Designation from Rural: Rural Mountainous (RM) (10 Acre Minimum) to Rural: Rural Residential (RR) (5 Acre Minimum).

Tentative Tract Map No. 35409 proposes a Schedule D subdivision of 43.84 gross acres into eight (8) residential lots with a minimum size of five (5) gross acres and one 2.84 gross acre open space lot with an existing horse barn and arena.

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

C. Total Project Area: 43.84 Gross Acres

Residential Acres: 43.84

Lots: 8

Units: N/A

Projected No. of Residents: 30

Commercial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Industrial Acres:

Lots:

Sq. Ft. of Bldg. Area:

Est. No. of Employees:

Other:

D. Assessor's Parcel Number(s): 569-090-031

E. Street References: The project site is located northerly of Minto Way and southerly and westerly of Oak Drive.

F. Section, Township & Range Description or reference/attach a Legal Description:
Section 20 Township 6 South, Range 1 East

G. Brief description of the existing environmental setting of the project site and its surroundings: The project site is mostly vacant with an existing horse arena. The surrounding land uses include single family residences, agricultural and animal keeping uses, and vacant land. The surrounding zoning is Rural Residential (R-R)

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project is located in the Riverside Extended Mountain Area Plan of the RCIP. The proposed project meets the requirements of the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation. The proposed project meets all other requirements of the General Plan and all applicable land use policies
2. **Circulation:** The project does not impact any transportation facilities referenced in the General Plan.
3. **Multipurpose Open Space:** The project does not propose any multipurpose open space areas however it has been conditioned to pay the appropriate park mitigation fees pursuant to the Quimby Act and the standard open space and Multi-Species Habitat Conservation Plan (MSHCP) fees. The proposed project meets all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within a high fire hazard area and a subsidence susceptible area. The proposed project is not located within any other special hazard zone (including 100-year flood zone, fault zone, dam inundation zone, area with high liquefaction potential, etc.). The proposed project allows for sufficient provision of emergency response services to the future residents of this project through the project design and payment of development impact fees. Sufficient mitigation against any foreseeable hazardous sources in the area has been provided. The proposed project meets all other applicable Safety Element policies.
5. **Noise:** Existing land uses in the project vicinity will not present noise compatibility issues with the proposed project. (N 1.4)
6. **Housing:** The proposed project meets with all applicable Housing element policies.
7. **Air Quality:** The project proposes residential uses which are considered sensitive receptors. The project uses are separated and protected from polluting point sources (AQ 2.1).

B. General Plan Area Plan: San Jacinto Valley

C. Foundation Component: Rural

D. Proposed Land Use Designation: Rural Residential (RR) (5 Acre Minimum)

E. Overlay, if any: N/A

F. Policy Area, if any: N/A

G. Adjacent and Surrounding Area Plan, Foundation Components, Land Use Designations, and Overlay and Policy Area, if any: San Jacinto Valley Area Plan, Rural Foundation. The project site is surrounded by properties which are designated Rural Mountainous (RM) (10 Acre Minimum) to the north, south, east, and west..

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:** Rural Residential (R-R)

J. **Proposed Zoning, if any:** N/A

K. **Adjacent and Surrounding Zoning:** The project site is surrounded by properties which are zoned Rural Residential (R-R) to the north, south, east, and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Public Services |
| <input 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 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
<input type="checkbox"/> I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input checked="" type="checkbox"/> 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.
<input type="checkbox"/> 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
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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.
<input type="checkbox"/> 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

October 8, 2009

Date

Jeff Horn

Printed Name

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
AESTHETICS Would the project				
1. Scenic Resources	<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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure C-7 “Scenic Highways”

Findings of Fact:

- a) The project is not located within the vicinity of a scenic highway.
- b) The project currently exists as disturbed vacant land. Therefore, the project will not 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.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)

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

a) According to the RCIP, the project site is located 19.16 miles away from the Mt. Palomar Observatory; which is within the designated ZONE B Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definition, general requirements, requirements for lamp source and shielding, prohibition and exceptions. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. A note will be made on the Environmental Constraints Sheet that the properties are located within Zone B of County Ordinance 655 and are subject to outdoor lighting restrictions. (COA 50.PLANNING.19) This is a standard condition of approval and therefore is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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: Riverside County Ordinance No. 655 is applicable to the project site. Therefore, the project must comply with Ordinance No. 655, including, but not limited to Low-Pressure Sodium Voltage (LPSV) street lights. Pursuant to Ordinance No. 655, the project’s onsite lighting will be directed downward or shielded and hooded to avoid shining onto adjacent properties and streets. Furthermore, the amount of lighting will be similar to other residential areas surrounding the site.

The proposed project is not expected to create unacceptable light levels because of conformance with Ordinance No. 655. Therefore, the proposed project would not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area or expose residential property to unacceptable light levels. Impacts would be less than significant. No mitigation measures are required.

a) The proposed project will introduce new sources of nighttime light and glare into the area from rural residential uses. Spill of light onto surrounding properties, and “night glow” can be reduced by using hoods and other design features on light fixtures used within the proposed project. Inclusion of these design features in the project is addressed through standard County conditions of approval, plan checks, permitting procedures, and code enforcement. Potential impacts associated with glare will be reduced to below the level of significance through these standard County practices and procedures.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The proposed project would result in a new source of light and glare. Vehicular lighting would increase from cars traveling to and from the project site. However, this impact would be less than significant based on the small number of trips this project would generate.

Mitigation: No mitigation required.

Monitoring: No monitoring 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?

b) Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)?

c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?

d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

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

Findings of Fact:

- a) The proposed project is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide importance and therefore will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- b) There are no existing agriculture uses on the project site therefore the project will not Conflict with existing agricultural use, or a Williamson Act (agricultural preserve) contract (Riv. Co. Agricultural Land Conservation Contract Maps)
- c) There is no agriculturally zoned property within 300 feet of the project site. However, the project site was identified as a suitable site for low-density residential development. Therefore, no impacts to agriculturally zoned properties would occur and a notice to property owners as described in Riverside County Ordinance No. 625 ("Right to Farm") is not required.
- d) The project site has no existing agricultural uses.

Mitigation: No mitigation measures are required.

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Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

5. Air Quality Impacts

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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

Findings of Fact: Appendix G of the current State CEQA Guidelines indicates that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

- a) The project site is located in the South Coast Air Basin (SCAB). The South Coast Air Quality Management District (SCAQMD) Governing Board adopted its most recent Air Quality Management Plan (AQMP) for the SCAB on August 1, 2003. The AQMP is a plan for the regional improvement of air quality. As part of adoption of the County's General Plan in 2003, the General Plan EIR (SCH No. 2002051143) analyzed the General Plan growth projections for consistency with the AQMP and concluded that the General Plan is consistent with the SCAQMD's AQMP. The project is consistent with the County General Plan and would therefore be consistent with the SCAQMD's AQMP.

Under Table 2 of the Riverside Extended Mountain Area Plan, development at the projects existing density would contribute four (4) dwelling units of the estimated 1,090 units at build-out of all parcels designated Rural Mountainous (RM) within the Riverside Extended Mountain Area Plan. The General Plan Amendment would remove (4) dwelling units from the estimated 1,090 units at build-out of all parcels designated Rural Mountainous (RM) and add eight (8) dwelling units to the estimated 10,046 at build-out of all parcels designated Rural Residential (RR) land use designation, thereby creating a four (4) dwelling unit net increase to the estimated densities used for analysis within the Riverside Extended Mountain Area Plan. As such, the increased contribution of four (4) dwelling units will be negligible in local and

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regional, short term and long term, air quality issues and will not be inconsistent with the SCAQMD's AQMP.

- b-c) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state and federal particulate matter standards. Any development in the SCAB, including the proposed Project, would cumulatively contribute to these pollutant violations.

The project is consistent with the General Plan and the Southwest Area Plan land use designations. The General Plan (2003) is a policy document that reflects the County's vision for the future of Riverside County. The General Plan is organized into eight separate elements, including an Air Quality Element. The purpose of the Air Quality Element is to protect County residents from the harmful effects of poor air quality. The Air Quality Element identifies goals, policies, and programs that are meant to balance actions regarding land use, circulation, and other issues with their potential effects on air quality. The Air Quality Element, in conjunction with local and regional air quality planning efforts, addresses ambient air quality standards set forth by the Federal Environmental Protection Agency (EPA) and the California Air Resources Board (CARB). Potential air quality impacts resulting from the proposed Project would not exceed emissions projected by the Air Quality Element. The County is charged with implementing the policies in the General Plan Air Quality Element, which are focused on reducing concentrations of criteria pollutants, reducing negative impacts to sensitive receptors, reducing mobile and stationary pollutant sources, increasing energy conservation and efficiency, improving the jobs to housing balance, and facilitating multi-jurisdictional coordination for the improvement of air quality.

Implementation of the project would not impact air quality beyond the levels documented in EIR No. 441 prepared for the General Plan. The project would impact air quality in the short-term during construction and in the long-term through operation. In accordance with standard county requirements, dust control measures and maintenance of construction equipment shall be utilized on the property to limit the amount of particulate matter generated. These are standard requirements and are not considered mitigation pursuant to CEQA.

The proposed project would primarily impact air quality through increased automotive emissions. Single projects typically do not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a cumulatively considerable significant impact. Operational impacts associated with the project would be expected to result in emissions of VOC, NOX, CO, PM10, PM2.5 and SOX. Operational emissions would result from vehicle emissions, fugitive dust associated with vehicle travel, combustion emissions associated with natural gas use, emission related to electricity generation, and landscape equipment maintenance emissions. In the long term, emissions of VOC, NOX, CO, PM10 and PM2.5 and could exceed SCAQMD significance thresholds (in pounds per day). In addition, another potential impact is emissions from the project that may contribute to green house gases (GHGs) and therefore to global climate change. An individual project cannot generate enough GHG emissions to individually influence global climate change. However, the project may have an incremental contribution to cumulative GHG emissions. To date, no Federal, State, or project area local agencies have developed thresholds against which a proposed project can be evaluated to assist lead agencies in determining whether or not the proposed project is significant. In accordance with CEQA Guidelines (section 15064 (h) (3)) a project's incremental contribution to a cumulative

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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impact may be considered less than significant if the Project will comply with a mitigation program that addresses the impact. The project will primarily impact GHGs by emissions of carbon dioxide in the form of vehicle exhaust and use of electricity. However, with compliance with standard requirements for use of low VOC paints and compliance with California Energy Commission Title 24 requirements for building energy efficiency, direct and cumulative air quality impacts would be reduced to a level below significance. These are standard requirements and are not considered mitigation pursuant to CEQA. Residential developments, such as the proposed project, primarily impact air quality through increased automotive emissions. Stand-alone projects typically do not generate enough traffic and associated air pollutants to individually violate clean air standards or contribute a significant amount of air pollutants that would create a cumulatively considerable significant impact. Cumulative air quality impacts associated with build-out of the County General Plan in the project vicinity and in western Riverside County as a whole were addressed on a regional basis by the County's General Plan EIR (SCH 2002051143). That EIR concluded that air quality is a significant and unmitigatable impact of General Plan implementation. However, because the project increased contribution of four (4) dwelling units will be negligible in local and regional, short term and long term, air quality issues and will not be inconsistent with the EIR, therefore no additional project-specific mitigation is required.

- 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. The proposed project will have a less than significant impact on the exposure of sensitive receptors to substantial pollutant concentrations. The proposed project may expose sensitive receptors to pollutant concentrations during project grading and construction. The nearest sensitive receptors to the project site include scattered single-family homes to the north, south, east, and west of the project site.
- e) Air emissions will be emitted by construction equipment and fugitive dust will be generated during demolition, site preparation and construction activities. Long-term operational emissions generated by the proposed project will primarily be from motor vehicles. Other emissions will be generated from the combustion of firewood in fireplaces and the combustion of natural gas for space heating and the generation of electricity. In addition, emissions will be generated by the use of natural gas for the generation of electricity off-site. 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.
- f) Surrounding land uses do not include significant localized CO sources, toxic air contaminants, or odors. As such, no point-source emitters are located within a close proximity to future occupants of the site. Therefore, the project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) The proposed project will not result in or create objectionable odors. No activities are anticipated to occur on the site that would create odors. No impact is anticipated.

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 impede the use of native wildlife nursery sites?

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Source: GIS database, WRCMSHCP, On-site Inspection, PDB5193

Findings of Fact:

a-c) The project is located within the Criteria Area and specifically Cell Group 'J' (Cell Numbers 5122 and 5125) of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). It has been determined through HANS01747 (a copy of the file for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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HANS01747 is available for review at the Environmental Programs Department) that no dedication of conservation to the Western Riverside County Regional Conservation Authority (RCA) is required.

The project is consistent with the narrow endemic plant species requirements of the MSHCP. Pursuant to Section 6.1.3 of the WRCMSHCP, focused surveys for narrow endemic plant species are required for properties within the mapped areas if appropriate habitat is present. The survey area maps have been reviewed and assessed, and the Project is not within a mapped survey area for Narrow Endemic Plant Species. Therefore, no further surveys or conservation measures are required.

The project is consistent with the riparian/riverine area and vernal pool requirements of the WRCMSHCP. Section 6.1.2 of the WRCMSHCP, riparian/riverine area are lands which contain habitat dominated by trees, shrubs, persistent emergents, or emergent mosses and lichens, which occur close to or which depend upon soil moisture from a nearby fresh water source, or areas with freshwater flow during all or a portion of the year. Vernal Pools are seasonal wetlands that occur in depression areas that have wetlands indicators of all three parameters (soils, vegetation, and hydrology) during the wetter portion of the growing season. The project has been reviewed and assessed and it has been determined that the Project site does not have any riparian habitat or vernal pools.

The project is consistent with the Urban-Wildlands Interface requirements of the WRCMSHCP. Section 6.1.4 of the WRCMSHCP establishes guidelines to assist in the minimizing indirect effects of projects in proximity to the Conservation Area. This section provides mitigation measures for impacts associated with: Drainage, Toxics, Lighting, Noise, Invasives, Barriers, and Grading/Land Development. The project has been assessed using the guidelines in this policy and it has been determined that the Project will be adjacent to the Conservation Area. Accordingly, the Project has been conditioned to prevent any grading within the Conservation Area and requires any necessary fuel modification zones for fire clearance to be located outside of the Conservation Area. Additionally, the Project has been conditioned to submit a fencing plan that must provide adequate separation between the Project and the adjacent Conservation Area that requires any lighting to be directed away from the Conservation Area. Thus, mitigation measures have been imposed to implement the Urban-Wildlands Interface requirements.

The project is consistent with the Special Survey Area requirements of the MSHCP. It has been determined that the Project is not within any special survey area. Accordingly, no surveys or conservation measures are required.

- d) The project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites.
- e) Two drainage features are present on-site, and were found to meet the definition of MSHCP Riverine habitat as they are connected to other downstream drainages that support riparian habitat and are to be avoided by the project development. The areas will be delineated and labeled on the Final Map exhibit for this project prior to recordation. Prior to issuance of the grading permit, a grading plan for parcels 4, 5, 6 and 7 shall be submitted to the County of

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Riverside Environmental Programs Department (EPD) for review and approval to ensure that no impacts is proposed to the MSHCP Riverine resources.

- f) The project site does not contain any wetlands, and therefore will not have any substantial adverse effect on jurisdictional waters or on federally protected wetlands as defined by Section 404 of the Clean Water Act.
- g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: . Drainage areas will be delineated and labeled on the Final Map exhibit for this project prior to recordation. (50.EPD.1) Prior to issuance of the grading permit, a grading plan for parcels 4, 5, 6 and 7 shall be submitted to the County of Riverside Environmental Programs Department (EPD) for review and approval to ensure that no impacts is proposed to the MSHCP Riverine resources. (60.EPD.1)

Monitoring: Monitoring shall occur by the Environmental Programs Department through the Survey Department Final Map and the Building and Safety Plan Check Process.

CULTURAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
7. Historic Resources	<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

Findings of Fact:

a-b) No historic sites or resources have been identified within the project boundaries. There is no cause for a substantial adverse change in the significance of a historical resources as defined in California Code of Regulations, Section 15064.5 therefore impacts to historic resources are less than significant.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

8. Archaeological Resources

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Project Application Materials, PD-A-4575

Findings of Fact:

- a) The project site will not alter or destroy a known archaeological site.
- b) If during ground disturbance activities, unique cultural resources are discovered that were not assessed by the archaeological report(s) and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. Unique cultural resources are defined, for this condition, as being multiple artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to its sacred or cultural importance. 1. All ground disturbance activities within 100 feet of the discovered cultural resources shall be halted until a meeting is convened between the developer, the archaeologist, the Native American tribal representative and the Planning Director to discuss the significance of the find. 2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal representative and the archaeologist, a decision shall be made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resources. 3. Grading of further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate mitigation. (COA 10.PLANNING.4) This is a standard condition and not considered mitigation for CEQA purposes.
- c) If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resource Code Section 5097.98 (b) remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within a reasonable timeframe. Subsequently, the Native American Heritage Commission shall identify the "most likely descendant." The most likely descendant shall then make recommendations and engage in consultation concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. (COA 10.Planning.3 This is not unique mitigation therefore impacts are less than significant.
- d) There are no known existing religious or sacred uses within the potential impact area.

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?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

- a) The project site is located within a low potential for paleontological sensitivity area within the Riverside County. Therefore, impacts to directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature is less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

GEOLOGY AND SOILS Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database.

Findings of Fact: The project site is not within an Alquist-Priolo Earthquake Fault Zone. The Riverside County Geologist has reviewed the project proposal and has deemed it designed to protect the public health, safety, and welfare.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

11. Liquefaction Potential Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

- a) There is no potential for liquefaction that exists within the project site therefore the project shall not be subject to seismic-related ground failure, including liquefaction.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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12. Ground-shaking Zone	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) 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) There are no known active or potentially active faults that traverse the site and the site is not located within an Alquist-Priolo Earthquake Fault Zone. The principal seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

13. Landslide Risk	<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", Slope Analysis Exhibit.

Findings of Fact: The project site was designated Rural: Rural Mountainous (RM) under the assumption the project sites topography consisted of areas of at least ten (10) acres where a minimum 70% of the area has slopes of 25% or greater. However, further analysis of the existing topography has proven that less than 70% of any ten (10) acres within the project site have slopes of 25% or greater. The slope analysis determined that only 27.8% of the entire project site contained slopes of greater than 25%. As such, the logical development of the site would be that of five (5) acre minimum lots, similar to the existing residential lots to the east and south. The maximum slope height that is anticipated from grading operations is 30 feet constructed at a 2:1 (2 feet horizontal and 1 foot vertical) slope. As a matter of course, the Building and Safety Department has required improvements plans and specifications prepared and submitted by a professional civil engineer to the county of Riverside Building and Safety Department for construction approval.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

14. Ground Subsidence	<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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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: General Plan Fig. S-7 "Documented Subsidence Areas", RCLIS

Findings of Fact:

a) The project site is located in an area susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

15. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials,

Findings of Fact:

a) There are no other geological hazards within or near the project site such as seiche, mudflow, or volcanic hazards. Therefore no impacts to other geologic hazards shall occur.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

16. Slopes

a) Change topography or ground surface relief features?

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

c) Result in grading that affects or negates subsurface sewage disposal systems?

Source: Building & Safety Grading Review, Project Application Materials

Findings of Fact:

a-c) Development of the proposed subdivision will not substantially change the existing topography; The project does propose to create slopes at a ratio greater than two to one (2:1) and higher than ten (10) feet, but these conditions are consistent with the existing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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topography of the project site. The project will not result in grading that affects or negates subsurface sewage disposal systems

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

17. Soils

a) Result in substantial soil erosion or the loss of topsoil?

b) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Source: Project Application Materials, On-site Inspection

Findings of Fact:

- a) The development of the project site may have the potential to result in soil erosion during additional grading and construction. Standard conditions of approval have been issued regarding soil erosion that will further ensure protection of public health, safety, and welfare upon final engineering of the project and are not considered mitigation for CEQA implementation purposes.
- b) The project has the potential to be located on expansive soil; however, California Building Code (CBC) requirements pertaining to commercial development will mitigate the potential impact to less than significant. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

18. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?

b) Result in any increase in water erosion either on or off site?

Source: Project Application Materials

Findings of Fact:

- a) Implementation of the proposed project will involve additional grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. Therefore, the impact is considered less than significant.

- b) The potential for on-site erosion will increase due to grading and excavating activities during the construction phase. However, BMPs will be implemented for maintaining water quality and reducing erosion. In addition, Riverside County Flood Control has provided standard conditions of approval to ensure erosion impacts are mitigated to less than significant levels upon final engineering and are not considered mitigation for CEQA implementation purposes. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

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

- a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

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

- a) The project site lies within a moderate area of wind erosion. The project will decrease the amount of exposed dirt, which is subject to wind erosion, with the incorporation of concrete, asphalt, and landscaping. No changes will be made on adjacent properties that would increase wind erosion offsite that would impact this project. 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. (COA 10.BS GRADE.4) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

20. Hazards and Hazardous Materials

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- c) Impair implementation of or physically interfere with an adopted emergency response plan or an

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
emergency evacuation plan?				
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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

Findings of Fact:

- The development of eight (8) lots will not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- This project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- The project will not impair implementation of or physically interfere with an adopted emergency response or evacuation plan.
- The project site is not located within a quarter mile of an existing or proposed school.
- The project site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, which could create a significant hazard to the public and/or the environment

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

21. Airports	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Result in an inconsistency with an Airport Master Plan?				
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 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations," GIS database

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project site is not located within the vicinity of any public or private airport; therefore, the project will not result in an inconsistency with an Airport Master Plan.
- b) The project site is not located within the vicinity of any public or private airport; therefore will not require review by the Airport Land Use Commission.
- c) The project is not located within an airport land use plan and would not result in a safety hazard for people residing or working in the project area.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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) According to the General Plan, the proposed project site is not located within a hazardous fire area. The proposed project will not expose people or structures to a significant risk of loss, injury or death involving wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

HYDROLOGY AND WATER QUALITY Would the project

23. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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, Figure 6 of the FEMA Flood Plain Map, Project Application Materials,

Findings of Fact:

- a) As required by Flood Control Department, mitigation measures will enforce the project to not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.
- b) The creation of eight (8) residential lots will not violate any water quality standards or waste discharge requirements.
- c) The proposed increase of seven (7) lots served by ground wells will not have a substantial deplete groundwater supplies or interfere substantially with groundwater recharge. The proposed eight (8) lot subdivision of 43.84 gross acres shall not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff.
- d) This project site has a natural slope that is more than 25 percent and may have impacts to water quality. Therefore, if development of this site including the construction of a residence on a single parcel creates 10,000 square feet or more of impervious surfaces, a Project Specific Water Quality Management Plan shall be submitted to the District. (50.FLOOD.09)
- e) Proposed pads are not located within a 100-year zone therefore, 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 maps.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) The project will not place any structures within a 100-year flood hazard area which would impede or redirect flood flows.
- g) The project will not otherwise substantially degrade water quality.
- h) The project will not 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).

Mitigation: Prior to recordation of the Final Map, A note shall be placed on the environmental constraint sheet (ECS). (50.FLOOD.09)

Monitoring: Monitoring shall occur by the Flood Control District through the Survey Department's Final Map process.

24. Floodplains

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

NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input checked="" 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,

Findings of Fact:

- a. No natural watercourses exist onsite. The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff.
- b. The proposed eight (8) lot subdivision of 43.84 gross acres shall not create changes in absorption rates or the rate and amount of surface runoff.
- c. Proposed pads are not located within a flood plain and will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d. The project site will not make changes in the amount of surface water in any water body

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

LAND USE/PLANNING Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
25. Land Use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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, Slope Analysis Exhibit

Findings of Fact:

- a) The proposed eight (8) lot subdivision of 43.84 gross acres is consistent with the project site's proposed Rural: Rural Residential (5 acre minimum) General Plan Land Use Designation. The project currently has a Land Use Designation of Rural: Rural Mountainous (10 Acre Minimum) assigned under the assumption the project sites topography consisted of areas of at least ten (10) acres where a minimum 70% of the area has slopes of 25% or greater. However, further analysis of the existing topography has proven that less than 70% of any ten (10) acres within the project site have slopes of 25% or greater. The slope analysis determined that only 27.8% of the entire project site contained slopes of greater than 25%. As such, the logical development of the site would be that of five (5) acre minimum lots, similar to the existing residential lots to the east and south.
- b) The project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
26. Planning	<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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Land Use Element, Staff review, GIS database,

Findings of Fact:

- a. The project's existing zone is Rural Residential (R-R). The proposed eight (8) lot subdivision of 43.84 gross acres with a minimum lot size of five (5) gross acres is consistent with the proposed R-R zoning classification.
- b. The project site is surrounded by properties zoned Rural-Residential (R-R) to the north, east, south, and west. The proposed eight (8) lot subdivision of 43.84 gross acres is consistent with the surrounding zoning classifications.
- c. The project is surrounded by vacant land, as well as scattered single-family residential to the north and east. The proposed eight (8) lot subdivision of 43.84 gross acres is consistent with the existing and planned surrounding land use.
- d. The project site has a proposed Land Use Designation of Rural: Rural Residential (R:RR) (5 Acre Minimum). The proposed eight (8) lot subdivision of 43.84 gross acres is consistent with the Rural: Rural Residential (R:RR) (5 Acre Minimum) land use designation and with the policies of the Comprehensive General Plan.
- e. The project shall not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
27. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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."

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection,

Findings of Fact: The project site is not located adjacent to or near an active railroad line. No impacts will occur as a result of the proposed project.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

30. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials,

Findings of Fact: The project site is not located within the vicinity of a highway.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

31. Other Noise

NA A B C D

Source: Project Application Materials, GIS database.

Findings of Fact: No other noise impacts are expected in or immediately surrounding the project area.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

32. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ground-borne vibration or ground-borne noise levels?

Source: Project Application Materials.

Findings of Fact:

- a) The proposed project will result in the increase of permanent existing ambient noise levels due to the vehicle traffic associated with the on-going operation of a residential development. However, due to the minimal number of additional trips generated through implementation of this project, impacts are anticipated to be less than significant.
- b) The proposed project will result in an increase to existing noise levels due to short-term construction activities. Short-term, construction-related noise impacts may occur during project grading and construction. However, the impacts are temporary and considered less than significant.

Time limits on construction involving the operation of powered equipment are established by Riverside County Ordinance 457.90, Section 1G, of the Riverside County Building and Safety Department, states the following: "Whenever a construction site is within one-quarter (.25) a mile of an occupied residence(s), 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." Exceptions to these standards shall be allowed only with the written consent of the Riverside County Building Official.

- c) The proposed project also has the potential to result in the exposure of persons to, or generation of, noise levels in excess of standards established in the County of Riverside General Plan or noise ordinance, since the project has proposed eight (8) residential pads within the site. Impacts however, will be less than significant, since noise levels in the project vicinity are typical of a low-density residential area.
- d) The proposed project will not expose a person to excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

POPULATION AND HOUSING Would the project

33. Housing

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

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

c) Displace substantial numbers of people, necessitating the construction of replacement housing

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
elsewhere?				
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 proposed development is for the subdivision of 39.55 gross acres into eight (8) residential parcels. There is one existing residences on the project site that will remain; therefore the project will increase the housing within the area.
- b) The proposed project will not have a significant impact related to population and housing in Riverside County. However, future development of single-family homes will increase the number of available housing units and the population in the area.
- c) The proposed project will not create permanent employment opportunities; therefore, it will not create a demand for additional housing.
- d-f) The proposed project will not affect a County Redevelopment Area, cumulatively exceed official regional or local population projections, or induce substantial population growth in an area directly or indirectly.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures 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: The project area is serviced by the Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.16) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

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

Monitoring: No monitoring measures required.

35. Sheriff Services

Source: RCIP

Findings of Fact: The project area is serviced by the Riverside County Sherrif Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 10.PLANNING.16) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

36. Schools

Source: Hemet Unified School District correspondence, GIS database

Findings of Fact: The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The proposed project is located within the Hemet Unified School District. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards. This project has been conditioned to comply with School Mitigation Impact fees in order to mitigate the potential effects to school services. (COA 80.PLANNING.11) This is a standard condition of approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

37. Libraries

Source: RCIP

Findings of Fact: Library services for existing residences on the project site are provided by the Riverside County Public Library System. Development fees are required by the Riverside County Public Library System. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Development fees required by the Riverside County Ordinance No. 659 may be used at the County's discretion to provide additional library facilities. Any construction of new facilities required by the cumulative effects of this project and surrounding

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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projects would have to meet all applicable environmental standards. This project has been conditioned to comply with County Ordinance No. 659 in order to mitigate the potential effects to library services. This is a standard condition of approval and pursuant to CEQA is not considered mitigation. (COA.10.PLANNING.16)

Additionally, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. Any construction of new facilities required by the cumulative effects will have to meet all applicable environmental standards.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

38. Health Services

Source: RCIP

Findings of Fact: The proposed tentative map would cause a less than significant impact on health services. The site is located within the service parameters of County health centers. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The presence of medical communities generally corresponds with the increase in population associated with the new development. Any construction of new facilities required by the cumulative effects of this project and surrounding projects would have to meet all applicable environmental standards.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures required.

RECREATION

39. Parks and Recreation

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

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees).

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The developer is required to pay park fees on all residential units. The developer must for a homeowner's association to fund the maintenance of any streetscape improvements, detention basin or open space lots.

c) The project site is located within the Valley-Wide Recreation and Park District, which is a maintenance district for streets and roadways within the greater Hemet area. The project has been conditioned for the payment of development impact fees and payment of Quimby fees. (COA 50.PLANNING.8 and 90.PLANNING.5) This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

40. Recreational Trails

Source: Riv. Co. 800 Scale Equestrian Trail Maps, San Jacinto Valley Area Plan.

Findings of Fact:

- a) There are no General Plan designated trails on or adjacent to the project site, therefore no bike trails are proposed.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

TRANSPORTATION/TRAFFIC Would the project

41. Circulation

a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

b) Result in inadequate parking capacity?

c) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highways?

d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

e) Alter waterborne, rail or air traffic?

f) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

g) Cause an effect upon, or a need for new or altered maintenance of roads?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
j) Conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: RCIP, San Jacinto Valley Area Plan Circulation Element, Transportation Department Review

Findings of Fact:

Source: RCIP, Transportation Department Review, *Trip Generation*, 8th Edition.

- a) Trip generation surveys conducted by the Institute of Transportation Engineers concluded that the national average rate of daily trip generation for single-family detached housing to be approximately 10 vehicle trips per day. The proposed general plan amendment and subdivision will allow for four (4) additional residential lots, contributing an additional 40 trips per day generated from the project site. As such, the proposed project's additional 40 ADT will not cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system or result in inadequate parking capacity
- b) The project will not result in inadequate parking capacity nor will it exceed either individually or cumulatively, a level of service standard established by the county congestion management agency for designated road or highway.
- c-f) Trip generation surveys conducted by the Institute of Transportation Engineers concluded that the national average rate of daily trip generation for single-family detached housing to be approximately 10 vehicle trips per day. The proposed general plan amendment and subdivision will allow for four (4) additional residential lots, contributing an additional 40 trips per day generated from the project site. Given that the scope of work for the proposed project is relatively small, the scale of the project's additional 40 ADT will not be substantial enough to exceed a level of service standard established by the county congestion management agency, 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, alter waterborne, rail or air traffic, or substantially increase hazards to a design feature.
- g) The project will not have an effect upon, or a need for new or altered maintenance of roads.
- h) The project shall not cause an effect upon circulation during the project's construction.
- i) The project shall not result in inadequate emergency access or access to nearby uses.
- j) The project does not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks).

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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42. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: RCIP

Findings of Fact: There are no General Plan designated bike trails adjacent to the project site therefore no bike trails are proposed.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

UTILITY AND SERVICE SYSTEMS Would the project

43. Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) The Riverside County Department of Environmental Health has reviewed this project. The project does not require or 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. There is a sufficient water supply available to serve the project from existing entitlements and resources.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

44. Sewer	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact:

a-b) This project will require the installation of septic tanks and leach lines. However, the installation of eight (8) septic tanks will not cause significant environmental effects.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures required.

45. Solid Waste

a) Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

b) Comply with federal, state, and local statutes and regulations related to solid wastes (including the CIWMP (County Integrated Waste Management Plan)?

Source: RCIP, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The proposed residential project will generate solid wastes in keeping with this type and size development. The county collects then waste then it is delivered to the Riverside County Lamb Canyon Sanitary Landfill accepting up to 1,900 tons of waste per day. Hazardous materials, waste tires, oil and certain other materials considered hazardous are disposed of as required by strict federal, state, and county regulations. Impacts are expected to be less than significant with the proposed project.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures required.

46. Utilities

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

a) Electricity?	<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"/>

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

Findings of Fact: a-h) The proposed project will not significantly impact essential utility and public services and will not require the construction of new facilities or the expansion of existing facilities. However, future residential development will create an incremental increase in the demand for these services in the project area.

Mitigation: No mitigation measures required

Monitoring: No monitoring measures 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 range of a rare, or endangered plant or animal to eliminate important examples of the major periods of California history or prehistory?	<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: 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.

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

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

Source: Staff review, Project Application Materials

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

50. 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 type="checkbox"/>	<input checked="" 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.

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:

Riverside County Integrated Plan (RCIP): Riverside County Integrated Project

PDB5193 General Biological Assessment "Drainage Course Exhibit", prepared by L&L Environmental Inc, dated 12/11/2007.

Slope Analysis Exhibit, prepared by Land Engineering Consultants, Inc., dated August 29, 2008.

Riverside County Land Information System (RCLIS) Website - <http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>

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

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

JH:jh
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Revised: 9/24/09