

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (CEQ / EA) Number: EA42881
Project Case Type (s) and Number(s): CUP03123R1
Lead Agency Name: County of Riverside Planning Department
Address: 4080 Lemon Street 12th Floor, Riverside, CA 92501
Contact Person: Brett Dawson
Telephone Number: (951) 955-0972
Applicant's Name: Living Free Animal sanctuary
Applicant's Address: PO Box 5, Mountain Center CA 92561

I. PROJECT INFORMATION

Project Description: Change of Zone No. 2100119 proposes to change the Zoning Classification of the subject property from Rural Residential, 20-acre minimum (R-R-20) to Light Agriculture (A-1).

Conditional Use Permit No. 3123 Revision No. 1 is a proposal for the expansion of the operations of an existing animal sanctuary, Class IV Kennel, Class II cattery and menagerie located on 153.45 acres (gross), which will include new structures on site.

The proposal is to extend and remove the expiration date on the existing Conditional Use Permit through removing the conditions that impose time limits, continue the existing use of an animal sanctuary, and add additional buildings that will contribute to the existing use.

The existing site consists of two caretaker residences, an administration building, dog kennel, cattery and cattery addition, sanctuary, gate house residence, shed, cat quarantine, meadow house/garage, pump house, horse barn, sheds, puppy quarantine, cistern, water tanks, dog park, primitive campground, main kennel, kennel house and arenas. An average of 10 employees are on the site daily. The facility is open to the public from 11 am to 5 pm daily except Wednesdays to visit the park, meet the animals, take a hike on one of the trails and dirt roads, and stay at the campground depending on season.

The proposed buildings consist of: 4001 square foot adult dog quarantine, 500 square foot woodshed, 3,012 square foot Equine Manager's residence, 2,976 square foot horse stable, 2,108 square foot kennel, 240 square foot puppy quarantine, 800 square foot RV Pad, parking and four equipment sheds.

Since the applicant came in to extend the Conditional Use Permit, the County's Land Use Ordinance (Ordinance No. 348) has been updated wherein Class IV Kennels and Class II Catteries are no longer permitted within the Rural Residential Zone. The change of zone to Light Agriculture was recommended as Class IV Kennels and Class II Catteries and menageries are permitted with the approval of a Conditional Use Permit.

The Living Free Animal Sanctuary's mission is to rescue dogs, cats and horses from animal shelters and care for them until they are adopted. An average of 10 employees are on site daily. The facility is open to the public from 11 am to 5 pm daily except Wednesdays to visit the site, meet the animals, and stay at the tent camp ground depending on the season.

The shelters have been designed to accommodate a variety of animals and fowl and wildlife if necessary. The following animals may be sheltered on the facility: cats, dogs, chickens, cows, ducks, exotic birds, frogs, geese, goats, horses, mules, pigs, and turtles.

The project site is located north and east of Highway 74, south of Highway 243, and west of May Valley Road.

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

B. Total Project Area:

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: 1
Commercial Acres: 153.45	Lots: 1	Sq. Ft. of Bldg. Area: 57,811	Est. No. of Employees: 10
Industrial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A

Other:

C. Assessor's Parcel No(s): 567-140-014

Street References: The project site is located north and east of Highway 74, south of Highway 243, and west of May Valley Road.

D. Section, Township & Range Description or reference/attach a Legal Description:
Township 5 South Range 3 East Section 29 SEC

E. Brief description of the existing environmental setting of the project site and its surroundings: Existing animal kennel and menagerie, located within mountainous open space area.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project site has a General Plan Land Use Designation of Open Space: Recreation (OS:R). The Open Space-Recreation land use designation allows for active and passive recreational uses such as parks, trails, camp grounds, athletic fields, golf courses, and off-road vehicle parks. Ancillary structures may be permitted for recreational opportunities. Actual building or structure size, siting, and design will be determined on a case by case basis.

Land Use Policy 25.2 states, "Provide for a balanced distribution of recreational amenities."

Land Use Policy 23.2 states, "Require that structures be designed to maintain the environmental character in which they are located."

The proposed facility is consistent with the Open Space-Recreation (OS-R) current Land Use designation. More specifically, the existing animal sanctuary facility allows for visitors to meet animals of the facility and engage in passive recreational activities such as hikes along the trails that circulate along the project boundary. In addition, the Open Space-Recreational land use is for recreational uses such as parks. Located within the central northern portion of the project site is an approximately one (1) acre dog parks which allows for facility guests and pets to recreate.

The site is located within the Riverside Extended Map Area Plan (REMAP). REMAP Policies 6.1, and 6.2 specifically call out uses related to the summer camp/retreat use, whereby the existing use is compatible with the Riverside Extended Map Area Plan.

REMAP 6.1: Encourage the development of privately owned and operated recreational and educational facilities such as camping areas, recreational vehicle parks, equestrian stables, campgrounds and equestrian parks to supplement public recreational facilities.

The privately owned animal sanctuary facility is consistent with REMAP Policy No. 6.1. More specifically, the project is privately owned by the Living Free Animal Sanctuary, a nonprofit organization, privately funded, which was founded in 1980. In addition, as indicated on the proposed site plan, the project has facilities that will accommodate cats and dogs for the facility, but horses as well. Currently, the facility has an approximately 2,050 square foot horse barn and proposes a 2,976 square foot horse barn (mare motel) and an outside horse arena and pen, and supportive structures such as hay barns all of which will be constructed in future phases of development. The project also proposes a primitive camping area that will be utilized throughout the year.

REMAP 6.2: Encourage the development of public and/or private campgrounds with separate primitive camping from recreational vehicle-type camping.

As indicated in the proposed project description and site plan, the project proposes a primitive camp ground that will be utilized throughout the year and will allow guests of the facility to spend overnight trips within the facility.

2. **Circulation:** The proposed project has adequate circulation onto and within the project site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The proposed project meets all relevant Multipurpose Open Space policies.
4. **Safety:** The proposed project is not located in a floodplain or a fault zone. The proposed project is in an area designated as having moderate liquefaction and susceptible to subsidence. The project meets other applicable safety element policies.
5. **Noise:** The proposed project will permanently increase the ambient noise levels in the project vicinity above levels existing without the project.
6. **Housing:** The proposed project includes two residential structures and proposes an additional Equine manager residence for caretakers. The proposed project meets all applicable housing element policies.
7. **Air Quality:** Implementation of the project would not impact air quality beyond the levels documented in the EIR No. 960 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. The proposed project meets all applicable air quality policies.
8. **Healthy Communities:** The proposed project meets all applicable Health Community Element policies.

9. Environmental Justice: N/A

B. General Plan Area Plan(s): Riverside Extended Mountain Area Plan (REMAP)

C. Foundation Component(s): Open Space (OS)

D. Land Use Designation(s): Recreation (R)

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

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

G. Adjacent and Surrounding:

2. General Plan Area Plan(s): REMAP

3. Foundation Component(s): Rural, Open Space, Agriculture

4. Land Use Designation(s): Conservation Habitat, Rural Residential, Open Space, Agriculture

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

6. Policy Area(s), if any:

H. Adopted Specific Plan Information

2. Name and Number of Specific Plan, if any: N/A

3. Specific Plan Planning Area, and Policies, if any: N/A

I. Existing Zoning: Rural Residential (R-R-20)(20 Acre Min)

J. Proposed Zoning, if any: Light Agriculture (A-1).

K. Adjacent and Surrounding Zoning: R-A, N-A-160, R-R

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

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

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

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

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

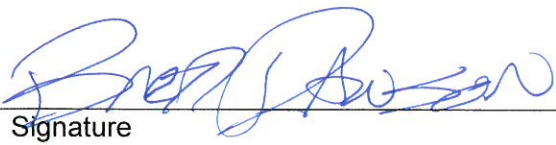
☐ I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to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

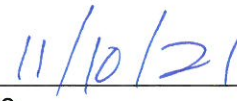
☐ I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist.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

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

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

declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.


Signature


Date


Printed Name

For: John Hildebrand
Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

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

Findings of Fact:

a) According to General Plan Figure C-9, *Scenic Highways*, the nearest State Designated Scenic Highway is Highway 74 located adjacent to the Project site. The proposed Project does not propose substantially greater development that would block any views from the highway nor would it create an offensive or unappealing visual effect as much of the project area and development is located some distance from the highway and the proposed development would remain similar to development in the mountain area; therefore the project would not have a substantial impact on Highway 74. Accordingly, the proposed Project would not have a substantial effect upon a scenic highway corridor; there would be a less than significant impact.

b) The proposed Project will be located on a developed and previously approved animal sanctuary. Under existing conditions, the majority of the site is relatively hilly and is regularly maintained to prevent overgrowth of vegetation. The proposed Project would not disturb scenic resources. Any impacts would be considered less than significant.

c) The proposed Project would not substantially degrade the existing visual character of the site and its surroundings because the proposed Project would be similar in character to the existing facility. Any impacts would be considered less than significant.

As indicated above, the Project would not substantially damage scenic resources, including but not limited to, trees, rock outcroppings and unique or landmark features. Additionally, the Project would not obstruct any prominent scenic vista or view open to the public, or result in the creation of an aesthetically offensive site open to the public view. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

☐ ☐ ☒ ☐

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

Findings of Fact:

a) According to the GIS database, the project site is located 25 miles away from Mt. Palomar Observatory within Zone B of Ordinance No. 655. The project has the potential to interfere with the observatory. The project is required to comply with Ordinance No. 655 of the Riverside County Standards and Guidelines. The purpose of Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, shielded or hooded in order to obstruct shining onto adjacent properties and streets. These requirements are considered standard and not mitigation for CEQA purposes. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is 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(s): On-site Inspection, Project Application Description

Findings of Fact:

a-b) All lighting proposed as part of the Project would be required to comply with Riverside County outdoor lighting requirements (Ord. No. 915). Ord No. 915 which regulates outdoor lighting to specifically limit lighting impacts on surrounding uses. Additionally, the amount of exterior lighting anticipated would be similar to existing surrounding exterior lighting on residential parcels. The project would not be any new source of substantial light or glare which would adversely affect day or nighttime

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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views in the area or expose residential property to unacceptable light levels and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST 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 zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?

☐ ☐ ☐ ☒

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(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) The California Department of Conservation, Farmland Mapping and Monitoring Program (FMMP) compiles Important Farmland maps pursuant to the provisions of Section 65570 of the California Government Code. These maps utilize data from the United States Department of Agriculture, Natural Resource Conservation Service soil survey and current land use information using eight mapping categories, and they represent an inventory of agricultural resources within Riverside County.

No agricultural operations are located on, adjacent to, or near the proposed project site. The proposed project site is designated by the state as "Other Land" (land not included in any other mapping category). As no Prime or Unique Farmlands or Farmland of Statewide Importance are identified within or adjacent to the proposed project site, no conversion of such farmlands will occur. No impact related to this issue will occur.

b) The project is not located within an Agricultural Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the proposed project.

c) The project site is not surrounded by agriculturally zoned land (A-1, A-2, A-P, A-D, & C/V). Therefore, the project will not cause development of a non-agricultural use within 300 feet of agriculturally zoned property. Therefore there is no impact.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. Therefore there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Findings of Fact: a-c) No lands within the Project site are zoned for forest land, timberland, or timberland zoned timberland production. Therefore, the Project would have no potential to conflict with forest land, timberland, or timberland zoned Timberland Production, nor would the Project result in the loss of forest land or cause other changes in the existing environment which would result in the conversion of forest land to non-forest use. Thus, no impacts would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The project site is located in the South Coast Air Basin (SCAB). The project area is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin is a 6,600-square-mile coastal plain bounded by the Pacific Ocean to the southwest and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, and all of Orange County.

SCAQMD and the Southern California Association of Governments (SCAG) are responsible for preparing the Basin's air quality management plan (AQMP), which addresses federal and state Clean Air Act (CAA) requirements. The AQMP details goals, policies, and programs for improving air quality in the Basin. In preparation of the AQMP, SCAQMD and SCAG use land use designations contained in General Plan documents to forecast, inventory, and allocate regional emissions from land use and development-related sources. For purposes of analyzing consistency with the AQMP, projects that are consistent with the regional population, housing, and employment forecasts identified by SCAG are considered to be consistent with the AQMP growth projections, since the forecast assumptions by SCAG forms the basis of the land use and transportation control portions of the AQMP. Additionally, since SCAG's regional growth forecasts are based upon, among other things, land uses designated in County general plans, a project that is consistent with the land use designated in a County's General Plan would also be consistent with the SCAG's regional forecast projections, and thus also with the AQMP growth projections.

The proposed project is consistent with the designated land uses allowed in the Riverside County General Plan. Consequently, the growth resulting from project implementation would be consistent with SCAG's regional forecast projections, and, in turn, would also be consistent with the growth projections accounted for in SCAQMD's AQMP. Therefore, the project would not conflict with, or obstruct, implementation of the AQMP and this impact would be less than significant.

b) The South Coast Air Basin (SCAB) is in a non-attainment status for federal ozone standards, federal carbon monoxide standards, and state 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 requirements, land use designations, and the REMAP Area Plan policies. The General Plan 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 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 protected 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Implementation of the project would not impact air quality beyond the levels documented in the EIR No. 960 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 automotive emissions. However, the proposed project consists of mostly existing buildings. The proposed buildings consist of; Adult dog quarantine, woodshed, Equine Manager's residence, Mare Motel, Kennel, Puppy Quarantine, RV Pad, parking and Equipment Sheds. A project of this type and size will not generate enough traffic and associated air pollutants to violate clean air standards or contribute enough air pollutants to be considered a project-specific or cumulatively considerable significant impact. The construction of these minor improvements would be well below the regional criteria pollutant thresholds for both construction and operations and would not create any localized significant air quality impacts. Therefore, the impacts to air quality are considered less than significant.

c) 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, 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 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, childcare centers, and athletic facilities. Surrounding land uses include residential, which is considered a sensitive receptor, however, due to the type and small size of the project, coupled with the considerable separation of the proposed improvements from these receptors, it is not expected to generate substantial point source emissions nor cause any potential air quality impacts to those receptors. Therefore impacts will be less than significant.

d) The project is not located in close proximity to a substantial point source emitter; therefore no impact is anticipated. The project will not include commercial or manufacturing uses, or generate significant odors, therefore no impact shall occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

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

☐ ☐ ☒ ☐

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or

☐ ☐ ☐ ☒

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

Source(s): GIS database, WRCMSHCP and/or CVMSHCP, On-site Inspection, Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003); Habitat Assessment Report/MSHCP Consistency Analysis Living Free Animal Sanctuary APN567-140-014 prepared by SoCal Biology, dated July 16, 2018; Riverside County Oak Tree Management Guidelines

Findings of Fact:

a) The approximately 153-acre project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) REMAP Area Plan. The project site is not located within a Criteria Cell; therefore, it is not subject to the MSHCP Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process.

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

MSHCP Riparian/Riverine Habitat is present on the project site. According to the Habitat Assessment Report/MSHCP Consistency Analysis Living Free Animal Sanctuary APN567-140-014 prepared by SoCal Biology, dated July 16, 2018, there are 3 riparian/ wetland areas on the parcel. However, no ground disturbing activities are proposed in any of these riparian or wetland areas and those areas will be avoided to ensure their protection. There is no dense riparian shrub layer in any area; the most complex riparian habitat consists of only two layers: herbaceous and tree cover. There is no habitat for Least Bell' s Vireo, Southwestern Willow Flycatcher or yellow -Billed Cuckoo on the site. There are no vernal pools or pools or depressions of persistent standing water primarily due to the well -drained soils of the project area. There is no habitat for either the Riverside or vernal pool fairy shrimp species on

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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site. The proposed project will not impact riparian/riverine habitat or riparian associated birds. No clay soils have been documented as occurring on any portion of the site and the site does not appear to support any natural vernal pool habitat. No special status plant species typically associated with vernal pools in the region were observed during this study and none are expected to occur on the site. No fairy shrimp or potential habitat for fairy shrimp was identified onsite during the field survey. No potential habitat for mountain yellow-legged frog is present on the project site.

The project is consistent with Section 6.1.2 of the MSHCP with adherence to County of Riverside Conditions of Approval.

6.1.3 Protection of Narrow Endemic Plant Species

The project site occurs within a predetermined MSHCP Survey Area for three narrow endemic plant species: Johnston's rockcress, Munz's mariposa lily and San Jacinto Mountains bedstraw. Johnston's rockcress is absent and the habitat areas of Munz's mariposa lily and San Jacinto Mountains bedstraw will be entirely avoided. Because these will be entirely avoided, there is no level of impact in the appropriate habitat areas. In this situation of avoidance, no surveys are required.

The project is consistent with Section 6.1.3 of the MSHCP.

6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface

The MSHCP Urban/ Wildlands Interface guidelines presented in Section 6.1. 4 are intended to address indirect effects associated with locating commercial, mixed uses and residential developments in proximity to a MSHCP Conservation Area. This project is not located adjacent to a Conservation Area. Although it is within the San Bernardino National Forest, use of the project area will be similar to the uses and activities of the last 35 years and considerably less active than the 50 years prior to that. The project is required to comply with the MSHCP Urban/Wildland Interface Guidelines (UWIG) related to Drainage, Toxics, Lighting, Noise, Invasives, Barriers, and Grading/Land Development. The project is consistent with Section 6.1.4 of the MSHCP.

6.3.2 Additional Survey Needs and Procedures

The project site is located within the required habitat assessment area for mountain yellow-legged frog. According to the Habitat Assessment for Mountain Yellow-Legged Frog (MYLF), Evaluation of Urban/Wildlands Interface, and MSHCP Consistency Analysis prepared by SoCal Biology (July 16 2018), the ephemeral drainage features onsite do not contain a consistent supply of water and pools do not exist. Extant populations are in the higher elevation streams of the San Jacinto Mountains at much higher elevations than this parcel. Critical habitat includes Tahquitz Creek, Willow Creek and Andreas Creek, all high -elevation creeks at 7,000 feet and above. The project parcel is at 4520 to 5080 feet. Mountain yellow -Legged frog has not been found in the adjacent Forest Service land in Johnson Meadow. No potential habitat for mountain yellow-legged frog is present on the project site. The project is consistent with Section 6.3.2 of the MSHCP.

The project is required to comply with Riverside County Ordinance No. 630 (Regulating the keeping and control of dogs, cats, and other animals and providing for the control and suppression of rabies) which regulates Class IV kennels and Class II catteries. The Impacts related to conflicts with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan will be less than significant with adherence to Riverside County Conditions of Approval.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) No federal or state listed endangered or threatened species were observed during the field surveys conducted by SoCal Biology in 2016 and 2017. No impacts to any endangered, or threatened species will occur.

c) The project contains property that is suitable nesting habitat. With the implementation of Mitigation measure BIO-1 which conditions the project to require a nesting survey and Migratory Bird Treaty Act survey in the event that habitats are removed (COA 60. EPD.1). Therefore, with implementation of the Mitigation Measure BIO-1, impacts are considered less than significant. The condition of approval states: Birds and their nests are protected by the Migratory Bird Treaty Act (MTBA) and the California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through September 15th). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Counseling Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey.

d) The project site is not located within an MSHCP Existing Linkage, Proposed Linkage, or Special Linkage Area.

e-f) According to the Jurisdictional Delineation prepared by SoCal Biology dated July 16, 2018, MSHCP Riparian/Riverine Habitat is present on the project site. According to the Habitat Assessment Report/MSHCP Consistency Analysis Living Free Animal Sanctuary APN567-140-014 prepared by SoCal Biology, dated July 16, 2018, although there are 3 riparian/ wetland areas on the parcel, no ground disturbing activities are proposed in any of them and operations will not impact any of these resources. Class IV kennels and Class II catteries are required to abide by the requirements of Ordinance 348 and 630 which will ensure that animals will not encroach these areas and pet waste will be controlled, otherwise the permit will be revoked. No federal wetlands are present on the project site.

Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

g) The project is subject to the Riverside County Oak Tree Management Guidelines. No oak trees will be removed for any of the proposed additional structures as they either located in existing disturbed areas or are a designated use area such as the proposed Proposed Facilities. No grading is needed for any of the proposed facility as all are to be located in currently disturbed areas. No grading permit is being requested. No oak trees will be removed for any

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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of the proposed additional structures as they either located in existing disturbed areas or are a designated use area such as the proposed.

Impacts will be less than significant with adherence to Riverside County Conditions of Approval.

Mitigation: BIO-1 (COA 60 EPD-1) Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1st through August 31st). If habitat must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit. Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report, documenting the results of the survey, to EPD for review.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project:

8. Historic Resources

a) Alter or destroy a historic site?

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b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?

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Source(s): On-site Inspection, Project Application Materials, on site inspection, project application materials, 2016 McCarthy: "Results of an Intensive Cultural Resources Survey located on the Living Free Animal sanctuary, Mountain Center in Riverside County, California."

Findings of Fact:

a-b)The historic period occupation and use of the property began in 1889. By the 1890s the Idyllwild area and Mountain Center were fast becoming destination points, attracting flatlanders to the mountains to escape the heat and attend the great outdoors. By 1905 when Keen Camp Resort was established, there were many recreation opportunities for the public including hiking, hunting, fishing and camping. By the mid teens through the 1930s many more attractions and opportunities were available.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Recreation development is an important theme related to the history of these mountains and Keen Camp is a great example of that burgeoning lifestyle.

Several previously recorded resources as well as newly identified historic resources were identified by the Phase I Cultural Resource Survey conducted by Daniel McCarthy and the San Bernardino National Forest Applied Archaeology Field School. These include RIV-3871, which is a multi -component site and is also the location of the Taquitz Lodge, Post Office/General Store (currently the Living Free Admin Building), pagoda, two large septic tanks, rock walls, swimming pool, tennis court and a cabin foundation among other historic features. Most of these structures were removed after 1981 to make way for buildings and infrastructure needed to accommodate the animals during the living free ownership. The area was historically used for the horse stables and tack buildings for the Keen Camp operations. The area is currently being used for horses with corrals, sheds and a pasture.

All of the historic resources will be avoided by project design and in areas where there is the potential for subsurface resources to be present, an archaeologist will monitor any ground disturbing activities to ensure that if any cultural resources are identified they will be handled appropriately, In addition any historic resources that are located near areas where there will be ground disturbance will be delineated by temporary fencing to avoid inadvertent disturbances to these resources. With the inclusion of the conditions of approval/mitigation measures found below, impacts will be less than significant.

Mitigation: Planning CUL 5 PROJECT ARCHEAOLOGIST Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be prepared to the County Archaeologist to ensure that all earth moving activities are observed by a qualified archaeologist (Project Archaeologist) and the Project Archaeologist shall be physically on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning CUL 6 TEMPORARY FENCING Temporary fencing shall be required for the protection of all cultural/historical sites during any grading activities within one hundred feet (100') of those sites. Prior to commencement of grading or brushing, the Project Archaeologist shall identify the site boundaries and determine an adequate buffer for protection of the sites. Upon approval of buffers, the applicant shall direct the installation of fencing under the supervision of the Project Archaeologist. The fencing can be removed only after grading operations have been completed.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): On-Site Inspection, Project Application Materials, 2016 McCarthy; “Results of an Intensive Cultural Resources Survey located on the Living Free Animal Sanctuary, Mountain Center in Riverside County, California”

Findings of Fact:

Source: On-site Inspection, Project Application Materials; PDA04961: Phase I Cultural Resource Assessment Of Tentative Parcel Map 36607, Near Murrieta, Riverside County, California “Results of an intensive Cultural Resources Survey located on the Living Free Animal Sanctuary, Mountain Center in Riverside County, California”

Findings of Fact:

- a-b)The cultural study conducted by Daniel McCarthy et. al identified several previously recorded resources. Site features include bedrock milling features, midden, lithics and ceramics as well as rock art. The rock art and surface artifact sites are located away from the main kennel area. These sites have not been formally evaluated and significance is assumed. Temporary fencing will be installed in areas where grading is near so the sites will not be inadvertently impacted by grading activities. In addition, an archaeologist and a Native American Monitor will be present during any ground disturbing activities to ensure that any previously unidentified subsurface resources found during grading will be handled appropriately.
- c) It has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. There will be an archaeologist and Native American monitor present during grading activities so that if any human remains are found they will be handled appropriately. With inclusion of these mitigation measures impacts in this regard will be less than significant.

Mitigation: Planning-CUL. 2 CULTURAL SENSITIVITY TRAINING The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all Construction Personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report

Planning-CUL. 3 NATIVE AMERICAN MONITOR Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching,. In conjunction with the Archaeological Monitor(s), the Native American

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure.

Planning-CUL. 4 PRESERVATION PLAN The Project Archaeologist with input from the consulting Tribes, shall develop a Preservation Plan for the long term care and maintenance of all known significant cultural resources and all cultural resources encountered during grading. The plan shall indicate at a minimum, the specific areas to be included in and excluded from long-term maintenance, prohibited activities, methods of preservation to be employed, the party responsible for the long term maintenance, appropriate protocols, monitoring and necessary emergency protocols. The preservation and maintenance program that is implemented as a result of this condition shall be documented as an appendix to the Phase IV Monitoring report.

With the inclusion of these mitigation measures and avoidance of all cultural resources, impacts will be less than significant.

Monitoring: Archaeological and Tribal monitoring will be required.

ENERGY Would the project:

d) Energy Impacts

a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

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b. Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

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Source(s): Riverside County General Plan Figure OS-5 “Renewable Energy Resources”, Riverside County Climate Action Plan (“CAP”), Southern California Gas Company-List of Communities Served, California Electric Utility Service Areas Map (https://ww2.energy.ca.gov/maps/serviceareas/Electric_Service_Areas_Detail.pdf)

Findings of Fact:

a-b) Project implementation would result in the permitting of an existing facility, with the addition of the proposed buildings consist of: Adult dog quarantine, woodshed, Equine Manager’s residence, Mare Motel, Kennel, Puppy Quarantine, RV Pad, parking and Equipment Sheds. This change of zone to Light Agriculture (A-1) would facilitate the existing facility to be compliant with the zone. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances related to one additional single family residence.

Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County’s General Plan land use designations for

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. The proposed project will not result in wasteful inefficient, or unnecessary energy consumption and will not be in conflict with any state or local plans. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

e) Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

Source(s): Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments, Geology Report. County Geologic Report (GEO) No. 2579, submitted for this project (CUP03123R1) was prepared by Associated Soils Engineering, Inc. and is entitled: "Geotechnical Feasibility Study, Proposed Improvements to the Living Free Animal Sanctuary, 54250 Keen Camp Road, Mountain Center, Riverside County, California" dated October 31, 2017

Findings of Fact:

1. The proposed development and existing buildings will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The Geologic Report No. 2579 states:
 1. The site is not within a State of California Alquist-Priolo Earthquake Fault Zone.
 2. A large portion of the property is located within a County of Riverside Fault Zone for a splay of the Hot Springs Fault. ASE has addressed the County Fault Zone in a Fault Study report for the site and recommended a 50-foot structural setback from a possible fault location.
 3. The subject proposed improvement areas are outside those setbacks.
 4. The risk of surface rupture impacting the Project Site is considered very low.

The proposed project will have a less than significant impact with regard to surface rupture.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Impacts would be considered less than significant with incorporation of the County's standard Uniform Building Code (UBC) and County requirements for construction, as well as the Geologist's conditions of approval. Therefore impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

f) **Liquefaction Potential Zone**

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

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Source(s): Riverside County General Plan Figure S-3 "Generalized Liquefaction," County Geologic Report (GEO) No. 2579, submitted for this project (CUP03123R1) was prepared by Associated Soils Engineering, Inc. and is entitled: "Geotechnical Feasibility Study, Proposed Improvements to the Living Free Animal Sanctuary, 54250 Keen Camp Road, Mountain Center, Riverside County, California" dated October 31, 2017

Findings of Fact:

a) Liquefaction occurs when loose, unconsolidated, water laden soils are subjected to shaking as a result of an earthquake, causing the soils to lose cohesion. The possibility of liquefaction occurring at a project site is dependent upon the occurrence of a significant earthquake in the vicinity, sufficient groundwater to cause high pore pressures, and on the grain size, plasticity, relative density, and confining pressures of the soil at the project site. As shown on Figure S-3 of the Riverside County General Plan, the project has a moderate liquefaction susceptibility. The Geo Study prepared by Associated Soils Inc. Found that the risk of surface rupture at the site is considered very low. There is no indication that recent landslides or unstable slope conditions on or near enough to the proposed improvement areas would result in an obvious landslide or rock fall hazard to the proposed improvements. Considering that the site is underlain by granitic bedrock material, and historic high groundwater in the vicinity of the subject site is typically greater than 50 feet below site grade based on the ASE's literature review, the likelihood of occurrence of seismically induced liquefaction at the site is deemed negligible.

Condition of Approval 15 GEO GEO02579 Accepted requires:

1. Any fill and colluvium are considered unsuitable for structural support and should be removed from the future foundation areas prior to placing compacted fill for a building pad.
2. The thickness of the fill is unknown, but based on topography, fill removal to depths on the order of 10 feet should be anticipated.
3. Existing fill and colluvium should be removed to expose competent bedrock in areas to receive fill intended to support structures.
4. Planned structures should be founded directly into bedrock or engineered fill.

This is a Standard Condition of Approval and is a regulatory requirement that would be implemented to ensure that impacts related to liquefaction remain less than significant. Impacts would be considered less than significant with incorporation of the County's standard Uniform Building Code

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(UBC) and County requirements for construction, as well as standard conditions of approval. Therefore impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

g) Ground-shaking Zone

a. Be subject to strong seismic ground shaking?

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Source(s): Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report. County Geologic Report (GEO) No. 2579, submitted for this project (CUP03123R1) was prepared by Associated Soils Engineering, Inc. and is entitled: "Geotechnical Feasibility Study, Proposed Improvements to the Living Free Animal Sanctuary, 54250 Keen Camp Road, Mountain Center, Riverside County, California" dated October 31, 2017

Findings of Fact:

a) Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. According to General Plan Figure S-4, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. Figure S-13 of the General Plan indicates that the proposed project site is located in an area that has a very high ground-shaking risk. The proposed development and existing buildings will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The Geologic Report No. 2579 states:

1. The site is not within a State of California Alquist-Priolo Earthquake Fault Zone.
2. A large portion of the property is located within a County of Riverside Fault Zone for a splay of the Hot Springs Fault. ASE has addressed the County Fault Zone in a Fault Study report for the site and recommended a 50-foot structural setback from a possible fault location.
3. The subject proposed improvement areas are outside those setbacks.
4. The risk of surface rupture impacting the project is considered very low.

The proposed project will have a less than significant impact with regard to ground shaking.

Condition of Approval 15 GEO GEO02579 Accepted requires:

1. Any fill and colluvium are considered unsuitable for structural support and should be removed from the future foundation areas prior to placing compacted fill for a building pad.
2. The thickness of the fill is unknown, but based on topography, fill removal to depths on the order of 10 feet should be anticipated.
3. Existing fill and colluvium should be removed to expose competent bedrock in areas to receive fill intended to support structures.
4. Planned structures should be founded directly into bedrock or engineered fill.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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This is a Standard Condition of Approval and is a regulatory requirement that would be implemented to ensure that impacts related to fault rupture or strong seismic ground shaking remain less than significant. Impacts would be considered less than significant with incorporation of the County's standard Uniform Building Code (UBC) and County requirements for construction, as well as the Geologist's conditions of approval. Therefore impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

h) Landslide Risk

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

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Source(s): On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," Geology Report. Geology Report. County Geologic Report (GEO) No. 2579, submitted for this project (CUP03123R1) was prepared by Associated Soils Engineering, Inc. and is entitled: "Geotechnical Feasibility Study, Proposed Improvements to the Living Free Animal Sanctuary, 54250 Keen Camp Road, Mountain Center, Riverside County, California" dated October 31, 2017

Findings of Fact:

a) According to General Plan Figure S-5, the proposed project site is not located in an area which is susceptible to landslide risk as a result of seismic activity. The proposed development and existing buildings will be required to comply with the latest edition of the California Building Code which takes into consideration earthquake risk. This requirement is not considered unique mitigation for CEQA purposes. The Geo Study prepared by Associated Soils Inc. Found that the risk of surface rupture at the site is considered very low. There is no indication that recent landslides or unstable slope conditions on or near enough to the proposed improvement areas would result in an obvious landslide or rock fall hazard to the proposed improvements. Considering that the site is underlain by granitic bedrock material, and historic high groundwater in the vicinity of the subject site is typically greater than 50 feet below site grade based on the ASE's literature review, the likelihood of occurrence of seismically induced liquefaction at the site is deemed negligible. The proposed project will have a less than significant impact with regard to landslide risk.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

i) Ground Subsidence

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

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan Figure S-7 “Documented Subsidence Areas Map,” Geology Report. Geology Report. County Geologic Report (GEO) No. 2579, submitted for this project (CUP03123R1) was prepared by Associated Soils Engineering, Inc. and is entitled: “Geotechnical Feasibility Study, Proposed Improvements to the Living Free Animal Sanctuary, 54250 Keen Camp Road, Mountain Center, Riverside County, California” dated October 31, 2017

Findings of Fact:

a) The effects of areal subsidence generally occur at the transition of boundaries between low-lying areas and adjacent hillside terrain, where materials of substantially different engineering properties (i.e. alluvium vs. bedrock) are present. According to “Map My County,” the Project site is mapped as susceptible to subsidence. California Building Code (CBC) requirements pertaining to development will mitigate the potential impact to less than significant. Through the CBC, the State provides a minimum standard for building design and construction. The CBC contains specific requirements for seismic safety, excavation, foundations, retaining walls, and site demolition. It also regulates grading activities, including drainage and erosion control. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation process. The Geo Study prepared by Associated Soils Inc. Found that the risk of surface rupture at the site is considered very low. There is no indication that recent landslides or unstable slope conditions on or near enough to the proposed improvement areas would result in an obvious landslide or rock fall hazard to the proposed improvements. Considering that the site is underlain by granitic bedrock material, and historic high groundwater in the vicinity of the subject site is typically greater than 50 feet below site grade based on the ASE’s literature review, the likelihood of occurrence of seismically induced liquefaction at the site is deemed negligible. Therefore impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

j) Other Geologic Hazards

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

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Source(s): On-site Inspection, Project Application Materials, Geology Report. Geology Report. County Geologic Report (GEO) No. 2579, submitted for this project (CUP03123R1) was prepared by Associated Soils Engineering, Inc. and is entitled: “Geotechnical Feasibility Study, Proposed Improvements to the Living Free Animal Sanctuary, 54250 Keen Camp Road, Mountain Center, Riverside County, California” dated October 31, 2017

Findings of Fact:

a) The Project site is more than 26 miles from the Pacific Ocean and is not located in close proximity to any natural enclosed bodies of water. Additionally, there are no volcanoes in the Project vicinity. As such, the project site would not be subject to inundation by tsunamis or seiches, and would not be affected by volcanoes. The Project site is not located within a high dam hazard zone, as illustrated by the Riverside County General Plan. Due to the distance, seiche would not likely impact for this water body. The project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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mudflow hazards. The Project site would not be affected by any other geologic hazards beyond what is discussed herein under the appropriate topic heading. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report. Geology Report. County Geologic Report (GEO) No. 2579, submitted for this project (CUP03123R1) was prepared by Associated Soils Engineering, Inc. and is entitled: "Geotechnical Feasibility Study, Proposed Improvements to the Living Free Animal Sanctuary, 54250 Keen Camp Road, Mountain Center, Riverside County, California" dated October 31, 2017

Findings of Fact:

a-b) Very little to no grading will occur on the project. Impacts will be considered less than significant.

b) The project will not cut or fill slopes greater than 2:1 or higher than 10 feet. No impact will occur.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. The project will not create substantial grading, as there will be little to no grading on the project. The project will utilize septic systems. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

a) Proposed grading activities associated with the Project would temporarily expose underlying soils to water and air, which would increase erosion susceptibility while the soils are exposed. Exposed soils would be subject to erosion during rainfall events or high winds due to the removal of stabilizing vegetation and exposure of these erodible materials to wind and water. Erosion by water would be greatest during the first rainy season after grading and before the Project's structure foundations are established and paving and landscaping occur. Erosion by wind would be highest during periods of high wind speeds when soils are exposed.

Pursuant to the requirements of the state Water Resources Board, the Project Applicant is required to obtain a Stormwater Pollution Prevention Plan (SWPPP) pursuant to the NPDES permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Additionally, during grading and other construction activities involving soil exposure or the transport of earth materials, the California Building Code (CBC) of the Riverside County Code, which establishes, in part, requirements for the control of dust and erosion during construction, would apply to the Project. As part of the requirements of the CBC, the Project Applicant would be required to prepare an erosion control plan that would address construction fencing, sand bags, and other erosion-control features that would be implemented during the construction phase to reduce the site's potential for soil erosion or the loss of topsoil.

Following construction, wind and water erosion would be minimized, as the areas disturbed during construction would be landscaped or covered with impervious surfaces. Only nominal areas of exposed soil, if any, would occur in the site's landscaped areas. The only potential for erosion effects to occur during Project operation would be indirect effects from storm water discharged from the property. Under proposed conditions, catch basins would be installed to collect all runoff and discharge the flow into the three proposed infiltration basins. Ultimately, any excess flows would be discharged into existing storm drains, and thus would not cause or contribute any erosion hazards downstream.

Accordingly, because the Project's drainage would be fully controlled via the proposed on-site drainage facilities, impacts due to water erosion would be less than significant under long-term conditions.

b) Any potential for expansive soils would be alleviated through compliance with the Riverside County Building Code and the California Building Code. Therefore, there would be no risk to life or property and no impact would occur.

c) No additional septic tanks or alternative wastewater disposal systems are proposed to be constructed or expanded as part of the Project. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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m) Wind Erosion and Blowsand from project either on or off site.

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

Source(s): Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) Proposed grading activities would expose underlying soils at the Project site which would increase wind erosion susceptibility during grading and construction activities. Exposed soils would be subject to erosion due to the removal of stabilizing vegetation and exposure of these erodible materials to wind. Erosion by wind would be highest during period of high wind speeds.

The Project site is considered to have a "moderate" susceptibility to wind erosion (Riverside County, 2003, Figure S-8). During grading and other construction activities involving soil exposure or the transport of earth materials, significant short-term impacts associated with wind erosion would be precluded with mandatory compliance with the Project's SWPPP and WQMP and Riverside County Ordinance No. 484.2, which establishes requirements for the control of blowing sand. In addition, the Project would be required to comply with South Coast Air Quality Management District (SCAQMD) Rule 403, which addresses the reduction of airborne particulate matter. With mandatory compliance to these regulatory requirements, wind erosion impacts would be less than significant during construction.

Following construction, wind erosion on the Project site would be very negligible, as the disturbed areas would be landscaped or covered with impervious surfaces. Therefore, implementation of the proposed Project would not significantly increase the risk of long-term wind erosion on- or off-site, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:

n) Greenhouse Gas Emissions

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

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b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source(s): Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

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 proposed project is for the expansion of the operations of an existing animal sanctuary located on 153.45 acres. The proposed new buildings consist of an adult dog quarantine, woodshed, Equine Manager's residence, Mare Motel, Kennel, Puppy Quarantine, RV Pad, parking and Equipment Sheds.

The type of small-scale development authorized by this project would not generate enough GHG emissions from its construction or operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis.

Consistent with the *CEQA Guidelines*, the proposed project's significance with respect to GHG emissions is evaluated based on its consistency with the County of Riverside Climate Action Plan (CAP), which is considered a qualified CAP. The County revised its CAP in July 2018 to establish goals and policies to ensure that the impact of development on air quality is minimized, energy is conserved, and land use decisions made by the County and all internal operations within the County are consistent with adopted state legislation. Notably, the CAP sets County-wide GHG emissions targets consistent with state reduction goals in Assembly Bill 32 (AB 32).

The CAP includes a series of implementation measures that may be used by new development proposals to demonstrate consistency with the CAP and by extension, AB 32. Specifically, the CAP includes screening tables that measure the reduction of greenhouse gas emissions attributable to certain design and construction measures incorporated into development projects. Accordingly, the Screening Table assigns points for each option incorporated into a project as a project design feature, where a proposed project that garners at least 100 points will be consistent with the reduction quantities anticipated in the County's CAP, and a "less than significant" finding can be made under CEQA. As such, any projects that garner a total of 100 points or greater would not require quantification of project specific GHG emissions.

The County's CAP encourages the implementation of realistic sustainable design strategies into the project design, which would reduce GHG emissions. As shown in the County's CAP Screening Table (Appendix A1), sustainable design strategies that may be utilized in the proposed project would include the following:

- E5.A.1: Install enhanced insulation (walls R-13, roof/attic, R-38); 15 points
- E5.A.2: Install modestly enhanced window insulation (5% > Title 24); 20 points
- E5.B.1: Install modest duct insulation (R-6); 8 points
- E5.B.2: Install improved efficiency heating, ventilating, and air conditioning (HVAC) (SEER 14/65% AFUE or 8 HSPF); 7 points
- E5.B.4: Install high efficiency water heater (0.72 Energy Factor); 16 points
- E5.B.6: Install efficient lights (25% of in-unit fixtures considered high efficacy, defined as 40 lumens/watt for 15 watt or less fixtures, or 50 lumens/watt for 15-40 watt); 12 points
- W1.C.1: Only California Native landscape that requires no or only supplemental irrigation 8 points
- W1.D.1: Water Efficient Showerheads 3 points
- W1.D.2 Water Efficient Urinals 3 points
- W.1D.3 Water Efficient Faucets 3 points

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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SW2.B.1: Recycle 20 percent of construction debris. 6 points

With the implementation of the above project design features, the project would garner 101 points, which exceeds the minimum 100 point requirement to demonstrate consistency with the County's CAP and the goals and strategies of the state regulations aimed at reducing GHG emissions from land use development. Therefore, impacts from the generation of GHG emissions would be less than significant.

b) The project does not conflict with a plan, policy or regulation adopted for the purpose of reducing greenhouse gases. The GHG emissions generated by the proposed project would not exceed the County's 3,000 MT of CO₂e per year screening threshold. Consequently, the implementation of the proposed project would not hinder the ability of the State to achieve AB 32's goal of achieving 1990 levels of GHG emissions by 2020. This project meets the requirements of AB 32. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS Would the project:

o) 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?

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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?

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c. Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

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d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?

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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?

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Source(s): Project Application Materials

Findings of Fact:

a-b) During construction of the proposed project, there is a limited potential for accidental release of construction-related products although not in sufficient quantity to pose a significant hazard to people and the environment. The project involves the existing use of an animal caretaker facility, Class IV kennel, and Class II cattery. The proposed new buildings will consist of; an adult dog quarantine, woodshed, Equine Manager's residence, Mare Motel, Kennel, Puppy Quarantine, RV Pad, parking and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Equipment Sheds. Any future development on the site may involve the handling of incidental amounts of hazardous substances, such as solvents, fuels and oil. To avoid public exposure to hazardous materials, any future development would be required to comply with local, state and federal laws and regulations regarding the handling and storage of hazardous materials. Long-term use of the site is not anticipated to pose a health or safety hazard to the public because normal household materials would be utilized for cleaning, paints, pesticides, etc. Compliance with local, state and federal hazardous material laws and regulations and implementation of BMPs, potential hazardous impacts to the public would be less than significant. The proposed project will not create a hazard to the public or the environment.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, therefore there is a less than significant impact.

d) The project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school, resulting in no impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would not create a significant hazard to the public or the environment. There will be no impacts as a result.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

p) Airports				
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is not located within the vicinity of any public or private airport; therefore will not result in an inconsistency with the Airport Master Plan. There will be no impacts.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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. There will be no impacts.

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. There will be no impacts.

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. There will be no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:				
q) Water Quality Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

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

a) The topography of the area is flat surrounded by hilly terrain. The grading proposed would result in minimal nuisance nature local runoff to the pad and should be considered free from ordinary storm flood hazard. The proposed project is not anticipated to violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality. To avoid the substantial degradation of water quality, the project has been conditioned prior to the issuance of any grading or construction permits, to comply with the National Pollutant Discharge Elimination System, by developing and implementing a storm water pollution prevention plan, as well as a monitoring program and reporting plan for the construction site. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Class IV kennels and Class II catteries are required to abide by the requirements of Ordinance 348 and 630 which will ensure that animals will not encroach these areas and pet waste will be controlled, otherwise the permit will be revoked. Therefore, the impact is considered less than significant.

b) The proposed project is to extend and remove the expiration date on the existing Conditional Use Permit, continue the existing use of an animal sanctuary, and add additional buildings that will contribute to the existing use.

The existing site consists of two caretaker residences, an administration building, dog kennel, cattery and cattery addition, sanctuary, gate house residence, shed, cat quarantine, meadow house/garage, pump house, horse barn, sheds, puppy quarantine, cistern, water tanks, dog park, primitive campground, main kennel, kennel house and arenas. An average of 10 employees are on the site daily. The facility is open to the public from 11 am to 4 pm daily except Wednesdays to visit the park, meet the animals, take a hike on one of the trails and dirt roads, and stay at the campground depending on season.

The proposed buildings consist of: Adult dog quarantine, woodshed, Equine Manager's residence, Mare Motel, Kennel, Puppy Quarantine, RV Pad, parking and Equipment Sheds. Ultimate development of the site could potentially result in the development of one additional single family residence. This is considered a small development. It is anticipated that future development would require a well to serve the site. The project will not decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin, and has been conditioned to comply with standard water quality conditions of approval. Therefore impacts would be less than significant.

c) Since minimal grading is anticipated to accommodate the new components of the facility, the project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river or through the inclusion of impervious surfaces. Therefore, impacts would be less than significant.

d) The project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result erosion or siltation. The project site is mostly vacant and will remain at its current state with the exception of the proposed seven structures. Areas of the project that would remain barren are subject to the BMPs set forth in the FWQMP as conditioned in (60- Final WQMP). Therefore impacts would not result in substantial erosion or siltation on-site.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project will not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. The project has been reviewed by the Riverside County Flood Control and Water Conservation District and conditioned (Map Flood Hazard Report) that all natural watercourses shall be kept free of all buildings and obstructions. Therefore the project will not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site. Therefore, the impact is considered less than significant.

f) The project site is not located within a 100-year flood hazard area. Therefore, the proposed project shall not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. Therefore, the impact is considered less than significant.

g) Since minimal grading is anticipated to accommodate the new components of the facility, the project is not anticipated to substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in or impede flood flows. Therefore, impacts would be less than significant.

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. In flood hazard, tsunami, or seiche zones) Therefore, the impact is considered less than significant.

i) The proposed project is not located within a water quality control plan or sustainable groundwater management plan. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:

r) Land Use

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

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b. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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Source(s): Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

a-b) Under existing conditions, the Project site contains an existing animal sanctuary. With implementation of the proposed Project, the site would expand an existing use. There are no components of the Project with a potential to adversely affect land use within any other adjacent cities or counties such that significant environmental impacts would result. Therefore, the proposed Project

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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would not adversely affect land use within a city sphere of influence and/or within adjacent city or county boundaries, and impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:

s) Mineral Resources

a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

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b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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

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

Findings of Fact:

a & b) Based on available information, the Project site has never been the location of mineral resource extraction activity. No mines are located on the property. According to General Plan Figure OS-6, *Mineral Resources*, the Project site is designated within Mineral Resources Zone 3 (MRZ-3) pursuant to the Surface Mining and Reclamation Act of 1975 (SMARA). According to the California Department of Conservation California Surface Mining and Reclamation Policies and Procedures, lands designated as MRZ-3 are defined as areas of undetermined mineral resource significance. Furthermore, the Project site is not identified as an important mineral resource recovery site by the General Plan. The proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, nor would the Project 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. Thus, no impact would occur.

c) The Project site is not located within or near any lands that are classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Implementation of the proposed Project would not result in an incompatible use located adjacent to a State classified or designated area or existing surface mine. In addition, implementation of the proposed Project would not expose people or property to hazards from proposed, existing, or abandoned quarries or mines. Therefore, no impact would occur and no mitigation is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NOISE Would the project result in:

t) Airport Noise

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

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b. For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

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

Findings of Fact:

a) The nearest airport to the Project site is Palm Springs International Airport, which is located approximately 15 miles east of the Project site. Therefore, there would be no impact.

b) The Project is not located in the vicinity of a private airstrip therefore, people would not be exposed any excessive noise levels. There would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

u) Noise Effects by the Project

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

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

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

Findings of Fact:

a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, because the project proposes an Adult dog quarantine, woodshed, Equine Manager's residence, Mare Motel, Kennel, Puppy Quarantine, RV Pad, parking and Equipment Sheds on 153.45 gross acres, exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m. and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Given the existing ambient noise level is likely below 60 dBA, and any increase in ambient noise level increases caused by the project would be well below a 3 dBA increase, noise impacts will be very slight and would be considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b)The project would not expose persons to, or create generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground borne noise levels. Exterior noise levels will be limited to less than or equal 45dB(A_ 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m. and 65 dB(A) at all other times pursuant to County Ordinance No. 847. Any future project construction can generate varying degrees of groundborne vibration, depending on the construction procedure and construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. Groundborne vibrations from construction activities rarely reach levels that damage structures. Based on the Federal Transit Administration's Transit Noise and Vibration Impact Assessment Manual, Table 7-4, Vibration Source Levels for Construction Equipment, the project construction would typically generate vibration levels ranging from 0.003 to 0.089 inches per second peak particle velocity at 25 feet from the source of activity. Because the closest existing residence from any potential future development would be over 300 feet from the nearest focused construction area, impacts from vibration and noise are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:

v) Paleontological Resources

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

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Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report

Findings of Fact:

a) This site is mapped in the County's General Plan as having a High potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact these potential resources. Impacts would be reduced to less than significant through compliance with Mitigation measure PALEO -1.

Mitigation:

MM PALEO-1 (60 Planning PALEO PRIMP/MONITOR)

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
 - 2.Description of the level of monitoring required for all earth-moving activities in the project area.
 - 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
 - 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
 - 5.Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
 - 6.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
 - 7.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
 - 8.Procedures and protocol for collecting and processing of samples and specimens.
 - 9.Fossil identification and curation procedures to be employed.
 - 10.Identification of the permanent repository to receive any recovered fossil material. *Pursuant the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
 - 11.All pertinent exhibits, maps and references.
 - 12.Procedures for reporting of findings.
 - 13.Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.
- All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (e.g. Professional Geologist), as appropriate. One original signed copy of the report(s)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Monitoring: Monitoring of the mitigation measure shall be implemented through adherence to the project conditions of approval that are addressed at the applicable permitting milestone.

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

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

Findings of Fact:

a) Under existing conditions, there are two existing homes on-site with one additional equine manager residence proposed. Thus, implementation of the proposed Project would not displace housing or people, necessitating the construction of replacement housing elsewhere. No impact would occur.

b) The Project is an existing animal sanctuary and would create additional employment opportunities. However, the existing housing stock in the general vicinity of the Project site would be sufficient to address any housing demand. It is not expected that the proposed Project would result in an affordable housing demand that exceeds the existing housing stock in the general vicinity of the Project site. Therefore, there would be a less than significant impact.

c) The project is an existing animal sanctuary with proposed buildings that would supplement the existing use. The project is surrounded by open space, and residential uses. The number of employees would not substantially increase or induce substantial unplanned population growth in the area. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

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

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

x) Fire Services

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

Findings of Fact:

The project site is located within a Cal Fire State Responsibility area (SRA) and is within a very high fire hazard severity zone. Development of the proposed project would affect fire protection services by placing an additional demand on existing Idyllwild Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes and fire sprinklers. Furthermore, the project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the incremental increase in the demand for fire protection services that would be created by the Project. The new buildings on the proposed facility consist of Adult dog quarantine, woodshed, Equine Manager's residence, Mare Motel, Kennel, Puppy Quarantine, RV Pad, parking and Equipment Sheds, which would not significantly increase demands on fire safety in order to require the building of additional government buildings. . With incorporation of mitigation measures impacts would be reduced to less than significant.

Mitigation:

FIRE-1

All parcels 1 acre and larger shall provide a minimum 30 foot setback for buildings and accessory buildings from all property lines and/or the center of a road. Defensible space must be provided in compliance with Cal FIRE standards providing a total of 100 feet of hazardous vegetation clearance.(COA 0010-Fire-USE - FUEL MODIFICATION)

Access roadways shall be provided to within 150 feet of all portions of buildings located on the site. (COA 0010- Fire – Use _ FIRE ACCESS TO BUILDINGS)

All existing and proposed Kennels and Catteries are required to be in compliance with California Health and Safety Code Section 122155 which provides the following requirements: "It shall be unlawful for a pet dealer to fail to do any of the following: (7) Maintain either of the following: (A) A fire alarm system that is connected to a central reporting station that alerts the local fire department in case of fire. (B) Maintain a fire suppressions sprinkler system(0010 Fire – Use – Kennel/Cattery REQ)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Emergency water supply must be supplied by means of an established hydrant system maintained by the applicant. The spacing of the hydrant must meet the referenced CCR Title 14 standards, or improvements will be required.

The hydrant head shall be brass with a male 2 ½ inch National Standard Thread connection and cap. Such hydrants shall be wet or dry barrel as required by the delivery system. They shall have suitable crash protection where required by the Fire Code Official.

Each hydrant located along a roadway shall be identified by a reflectorized blue marker, with a minimum dimension of 3 inches, shall be mounted on a fire hydrant post. The sign shall be within 3 feet of said hydrant, with the sign no less than 3 feet nor greater than 5 feet above ground, in a horizontal position and visible from the driveway. (0010 Fire Use #30 EMERGENCY WATER SUPPLY)

The project meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and the Riverside County Ordinance No. 787. All necessary roadway infrastructure exists and the project site is located adjacent to Highway 74. Adequate accessibility to the Project site will be available for all emergency vehicles.

Monitoring: No Monitoring required.

y) Sheriff Services

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

Findings of Fact: Riverside County Sheriff's Department provides community policing to the project area via the Riverside County Sheriff's Sub Station located approximately 3 miles south of the project site at 56570 Highway 74, Mountain Center, CA 92561. The proposed project's demand on sheriff protection services would not be significant on a direct or cumulative basis because the project would not create the need to construct a new Sheriff station or physically alter an existing station. The project would be required to comply with the provisions of the County's DIF Ordinance (Ordinance No. 659), which requires a fee payment to assist the County in providing for public services, including police protection services. Payment of the DIF fee would ensure that the project provides fair share funds for the provision of police protection services. Therefore, there would be a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

z) Schools

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

Findings of Fact: Implementation of the project would result in the expansion of an existing animal sanctuary. No housing, which could increase the demand for school services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

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

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

Findings of Fact: Implementation of the project would result in the expansion of an existing animal sanctuary. No housing, which could increase the demand for library services, is being proposed. Therefore, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Findings of Fact: The project simply proposes the expansion of an existing animal sanctuary. No housing, which could increase the demand for health services, is being proposed. However, mandatory compliance with County Ordinance No. 659 requires a development impact fee payment to the County that is partially allocated to public health services and facilities. As such, impacts to public medical facilities and resources associated with the proposed Project would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

RECREATION Would the project:				
cc) Parks and Recreation				
a. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

a) The project proposes the expansion of an existing animal sanctuary and does not involve the construction or expansion of recreational facilities. The facility will be visited by the public and will contain a primitive campground. The facility is maintained by the Living Free Animal Sanctuary and will not impact public recreational facilities. Therefore, there would be a less than significant impact.

b) The project proposes the expansion of an existing animal sanctuary. No use of existing neighborhood or regional parks or other recreational facilities is being proposed. Therefore, there would be no impact.

c) According to "Map My County," the project site is not located within a County Service Area (CSA). Accordingly, there would be no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

dd) Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Include the construction or expansion of a trail system?				

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System.

Findings of Fact: The project site is located adjacent to the California Riding and Hiking Trail. The project site is an existing animal sanctuary and will not impact existing conditions. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
ee) Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?				
b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Riverside County General Plan, Project Application Materials

Findings of Fact:

a) The proposed project site will have a less than significant impact on an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system. Because the project is a Conditional Use Permit for an existing facility with proposed buildings that will serve the use, and not substantially increase the numbers of visitors or staff, the project site would not result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads or congestion at intersections. The project will have a less than significant impact. There are no bus stops or public transit facilities within the project area (Riverside County, 2008). The proposed project would not conflict with policies or programs that support alternative transportation, nor construct facilities in locations which future alternative transportation facilities are planned. Therefore, impacts would be less than significant.

b) Refer to response 37 a) above. Based on a review of applicable VMT screening thresholds, the project is anticipated to meet the Small Projects screening threshold and would result in a less than significant VMT impact. Meeting the Small Projects screening threshold is sufficient to determine a less than significant impact and no additional VMT analysis is required. Therefore, impacts are considered less than significant, no mitigation is required.

c-d) The proposed project site would have no impact on circulation substantially increasing hazards to a design feature or incompatible uses, because the Conditional Use Permit is for an existing facility with proposed buildings that will serve the use, and not substantially increase the numbers of visitors or staff, the project site would not result in a substantial increase in either the number of vehicle trips. The projects have no potential to result in uses that are incompatible with the surrounding area and that could result in significant impacts to circulation and traffic, or a need for new or altered maintenance of roads.

e) Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project. The Project will be required to obtain an encroachment permit prior to commencing any construction within the public right-of-way. Any impacts will be short-term and will cease once the construction phase is completed. Therefore, any impacts upon circulation during the Project's construction will be considered less than significant. No additional mitigation is required.

f) The project would be located off of the existing Highway 74 and Keen Camp Road. Prior to construction, the project would be subject to review by the County's Fire and Sheriff Departments to assure that adequate emergency access is provided. The County's standard review procedures prior to issuance of grading/building permits would reduce impacts to less than significant levels. The proposed project site would have no impact on circulation resulting in inadequate emergency access or access to nearby uses.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ff) **Bike Trails**

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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a. Include the construction or expansion of a bike system or bike lanes?

Source(s): Riverside County General Plan

Findings of Fact: The project site is located adjacent to the California Riding and Hiking Trail. The project site is an existing animal sanctuary and will not impact existing conditions. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

TRIBAL CULTURAL RESOURCES Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

gg) Tribal Cultural Resources

a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

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

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Source(s): Native American Consultation

Findings of Fact: Tribal Cultural Resources are those resources with inherent tribal values that are difficult to identify through the same means as archaeological resources. These resources can be identified and understood through direct consultation with the tribes who attach tribal value to the resource. Tribal cultural resources may include Native American Archaeological sites, but they may also include other types of resources such as cultural landscapes or sacred places. The appropriate treatment of tribal cultural resources is determined through consultation with tribes.

In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to all requesting tribes on April 20, 2016. No response was received from Colorado River Indian Tribes, Soboba Band of Indians, San Manuel, Morongo of the Cahuilla Band of Indians.

Consultation was requested by the Agua Caliente Band of Cahuilla in a letter dated April 29, 2016. The project was discussed during a meeting held by July 26, 2017. The tribe provided information that the area is very sensitive and recommended complete avoidance of all cultural sites and features. Although

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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no specific Tribal Cultural Resources were identified, the tribe provided recommendations for archaeological and tribal monitoring during grading activities. This will ensure that if subsurface tribal resources are identified during grading activities, they will be handled in a timely and culturally appropriate manner.

Based on information provided by the consulting tribes this project will require a Native American Monitor to be present during ground activities. (TCR1)

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources. The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the County Archaeologist shall clear this condition. This agreement shall not modify any condition of approval or mitigation measure. With the inclusion of these Conditions of Approval/mitigation measures, impacts to any previously unidentified Tribal Cultural Resources would be less than significant.

Mitigation:

060 – Planning-TCR.1

Native American Monitoring

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. In addition, the Native American Monitor(s) shall be on-site during all ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) have the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:

hh)Water

a. Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?

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b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?

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Source(s): Project Application Materials, Water Company

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

a) The project will receive potable water delivery service from Idyllwild Water District. Any connections from the project site to existing water lines are considered to be part of the project's construction phase and have been evaluated by the County of Riverside Department of environmental Health. However, the Project would not result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects. Accordingly, there would be a less than significant impact.

b) The proposed project is to extend and remove the expiration date on the existing Conditional Use Permit through removing the conditions that impose time limits, continue the existing use of an animal sanctuary, and add additional buildings that will contribute to the existing use.

The proposed new buildings consist of: adult dog quarantine, woodshed, equine manager's residence, horse stables, kennel, puppy quarantine, RV Pad, parking and equipment sheds. Ultimate development of the site could potentially result in the development of one additional single family residence. This is considered a small development. No water district would be impacted with future project implementation because of the existing onsite water use can accommodate the new proposed development. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

ii) Sewer

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

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b. Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

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Source(s): Department of Environmental Health Review

Findings of Fact: a-b) The project is conditioned to provide a set of two detailed site plans drawn to a proper scale showing the proposed onsite wastewater treatment system. It will include a floor plan/plumbing schedule to ensure proper septic tank sizing. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. The project will have a less than significant impact. Provide a set of two detailed site plans drawn to a proper scale showing the proposed onsite wastewater treatment system.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
jj) Solid Waste				
a. Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project is conditioned (USE AB 1826) requires businesses that generate 8 cubic yards or more of organic waste per week to arrange for organic waste recycling services. The threshold amount of organic waste generated requiring compliance by businesses is reduced in subsequent years. Businesses subject to AB 1826 shall take at least one of the following actions in order to divert organic waste from disposal:

-Source separate organic material from all other recyclables and donate or self-haul to a permitted organic waste processing facility.

-Enter into a contract or work agreement with gardening or landscaping service provider or refuse hauler to ensure the waste generated from those services meet the requirements of AB 1826.

This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. The project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

kk) Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?				
a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Project Application Materials, Utility Companies

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

a-f) The project will not require or result in the construction of new community utilities or the expansion of existing community utility facilities. Implementation of the project will result in a slight incremental system capacity demand for energy systems, communication systems, storm water drainage systems, street lighting systems, maintenance of public facilities, including roads and potentially other governmental services. These impacts are considered less than significant based on the availability of existing public facilities such as drainage facilities and wastewater collection and treatment systems that support local systems. The applicant or applicant-in-successor shall make arrangements with each utility provider to ensure each building is connected to the appropriate utilities. Impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

II) Wildfire Impacts

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

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

Findings of Fact:

a) The proposed project will not substantially impair an adopted emergency response plan or emergency evacuation plan. The project will go on an existing animal sanctuary that has a developed road system surrounding the project area. The proposed project will not interfere with these existing

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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roads and sufficient access to the project site will be maintained during construction and operations. Therefore, impacts are considered less than significant.

b) The project is located in the "SRA Very High Fire Hazard Severity Zones" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

The project site is located within a Cal Fire State Responsibility area ("SRA") and is within a very high fire hazard severity zone. Development of the proposed Project would affect fire protection services by placing an additional demand on existing Riverside County Fire Department resources should its resources not be augmented. To offset the increased demand for fire protection services, the Project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes and fire sprinklers. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the wildfire risks. With incorporation of mitigation measures impacts would be reduced to less than significant.

c) The proposed project is being developed on an existing animal sanctuary surrounded by a developed road system that will not be impacted. As discussed above the project site is surrounded by existing roads and will not require the installation of new infrastructure. Therefore, impacts are considered less than significant.

d-e) The project is located in the "SRA Very High Fire Hazard Severity Zones" of Riverside County as shown on a map titled Very High Fire Hazard Severity Zones, dated April 8, 2010 and retained on file at the office of the Fire Chief and supersedes other maps previously adopted by Riverside County designating high fire hazard areas.

To offset the potential impacts to wildfire services, the Project would be required to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes and fire sprinklers. Furthermore, the Project would be required to comply with the provisions of the County's Development Impact Fee (DIF) Ordinance (Riverside County Ordinance No. 659), which requires a fee payment to assist the county in providing for fire protection services. Payment of the DIF fee would ensure that the Project provides fair share funds for the provision of additional public services, including fire protection services, which may be applied to fire facilities and/or equipment, to offset the potential impacts to fire that would be created by the Project. With incorporation of mitigation measures impacts would be reduced to less than significant.

Mitigation:

FIRE-1

All parcels 1 acre and larger shall provide a minimum 30 foot setback for buildings and accessory buildings from all property lines and/or the center of a road. Defensible space must be provided in compliance with Cal FIRE standards providing a total of 100 feet of hazardous vegetation clearance.(COA 0010-Fire-USE - FUEL MODIFICATION)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Access roadways shall be provided to within 150 feet of all portions of buildings located on the site.
(COA 0010- Fire – Use _ FIRE ACCESS TO BUILDINGS)

All existing and proposed Kennels and Catteries are required to be in compliance with California Health and Safety Code Section 122155 which provides the following requirements: "It shall be unlawful for a pet dealer to fail to do any of the following: (7) Maintain either of the following: (A) A fire alarm system that is connected to a central reporting station that alerts the local fire department in case of fire. (B) Maintain a fire suppressions sprinkler system(0010 Fire – Use – Kennel/Cattery REQ)

Emergency water supply must be supplied by means of an established hydrant system maintained by the applicant. The spacing of the hydrant must meet the referenced CCR Title 14 standards, or improvements will be required.

The hydrant head shall be brass with a male 2 ½ inch National Standard Thread connection and cap. Such hydrants shall be wet or dry barrel as required by the delivery system. They shall have suitable crash protection where required by the Fire Code Official.

Each hydrant located along a roadway shall be identified by a reflectorized blue marker, with a minimum dimension of 3 inches, shall be mounted on a fire hydrant post. The sign shall be within 3 feet of said hydrant, with the sign no less than 3 feet nor greater than 5 feet above ground, in a horizontal position and visible from the driveway. (0010 Fire Use #30 EMERGENCY WATER SUPPLY)

Monitoring: Through Conditions of Approval

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:				
mm) Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
nn) Have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): Staff Review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially 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.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source(s): Staff Review, Project Application Materials

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

oo) 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(s): Staff Review, Project Application Materials

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:

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

Location: County of Riverside Planning Department
4080 Lemon Street 12th Floor
Riverside, CA 92501

Revised: 11/10/2021 1:21 PM
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