

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Project Case Type (s) and Number(s): General Plan Amendment Nos. 180002 (Safety Element), 190006 (Housing Element) and 210109 (Land Use Element)

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, 12th Floor, Riverside, CA 92501

Contact Person: Richard Marshalian

Telephone Number: 951-955-9294 or 951-955-3200

Applicant's Name: County of Riverside

Applicant's Address: 4080 Lemon Street, 12th Floor, Riverside, CA 92501

I. PROJECT INFORMATION

A. INTRODUCTION:

An addendum to Certified Environmental Impact Report (EIR) No. 548 (State Clearinghouse No. 2015061083; for General Plan Amendment No. 1122 (GPA) No. 1122 and Change Of Zone (CZ) No. 7902) has been prepared in conformance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.), the CEQA Guidelines (Cal. Code Regs., Title 14, Chapter 3, Section 15000 et seq.) and County of Riverside CEQA Guidelines to address minor changes to the County of Riverside General Plan for the Riverside County 6th Cycle Housing Element Update (Housing Element). This document also addresses minor changes to the General Plan Safety Element, the Land Use Element and to Area Plan hazard policies and maps for consistency with the updated General Plan Safety Element.

State law (California Government Code Sections 65580–65589.8) requires that jurisdictions evaluate their housing elements every eight years. The current statutory update in the Southern California Association of Governments (SCAG) region covers the planning period 2021 through 2029 (6th cycle). The proposed 6th Cycle Housing Element represents a comprehensive update of the adopted 2014–2021 Housing Element (5th Cycle), and the Mid-Cycle Housing Element update, in order to comply with State housing law and reflect the current 6th Cycle Regional Housing Needs Assessment (RHNA) Final Allocation Plan.

In general, the 6th Cycle Housing Element identifies and establishes the County's policies with respect to meeting the housing needs of existing and future residents in Riverside County. It establishes housing policies that will guide County decision-making and sets forth an action plan to implement its housing goals over the next eight years. The commitments are in furtherance of the statewide housing goal of "early attainment of decent housing and a suitable living environment for every California family," as well as a reflection of the concerns unique to Riverside County. The Housing Element is divided into two documents: (1) the Housing Element Policy Document and (2) the Housing Element Background Report, attached hereto and incorporated herein.

Pursuant to State law, a number of updates must be made to the General Plan Safety Element as part of the Housing Element Update process and to comply with new regulatory requirements. These updates cover a range of potential safety issues, including new information regarding floods, fires, and climate adaptation and resilience strategies. Additionally, the Land Use Element is being updated in furtherance of the goals established in the Housing Element and to create internal consistency amongst the General Plan Elements. Minor Area Plan policies are also incorporated to be consistent with the amended General Plan Safety Element hazard policies (Wildfire, Flood and Inundation and Geologic Hazards).

B. PURPOSE OF AN ADDENDUM:

CEQA, a statewide environmental law contained in Public Resources Code Sections 21000–21177, applies to most public agency decisions that carry out, authorize, or approve actions that have the potential to adversely affect the environment. The CEQA Guidelines allow for updating and using a previously certified EIR for projects that have changed or are different from the previous project or conditions analyzed in the certified EIR. In cases where changes or additions occur with no new significant environmental impacts, an addendum to a previously certified EIR may be prepared, consistent with CEQA Guidelines Section 15164. This Addendum has been prepared in accordance with Section 21166 of CEQA and Sections 15162 and 15164 of the CEQA Guidelines.

Section 15164(a) of the CEQA Guidelines states that “the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” Pursuant to Section 15162(a) of the CEQA Guidelines, a Subsequent EIR or Negative Declaration is only required when:

1. Substantial changes are proposed in the project which will require major revision of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revision of the previous EIR due to the involvement of new significant environmental 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, shows any of the following:
 - (a) The project will have one or more significant effects not discussed in the previous EIR;
 - (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (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 measure or alternative; or
 - (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative. (CEQA Guidelines Section 15162[a])

The following describes the requirements of an Addendum, as defined by CEQA Guidelines Section 15164:

1. The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

2. An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
3. An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.
4. The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.
5. A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

If none of these circumstances are present, and only minor technical changes or additions are necessary to update the previously certified EIR, an Addendum may be prepared, consistent with CEQA Guidelines Section 15164. This Addendum relies on Certified EIR No. 548 and the related administrative record and is intended to be included or attached to Certified EIR No. 548. It is not to be considered an independent or separate document from Certified EIR No. 548.

C. PROJECT DESCRIPTION:

The Modified Project consists of three key components: updates to the Housing Element, updates to the Safety Element, updates to the Land Use Element and to Area Plan hazard policies. All updates are limited to background information updates and policy updates in accordance with State law and internal consistency.

Since no rezoning or County of Riverside General Plan (GPA No. 960) land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. Because the Modified Project does not result in any physical change to the environment, and because Certified EIR No. 548 evaluated development of the existing land use pattern and includes policies and programs to address environmental impacts, the Modified Project would not result in any new environmental impacts or increase the severity of any environmental impacts previously evaluated in Certified EIR No. 548.

The Modified Project would not change any land use designation or zoning district, and the impacts of the Modified Project would be no more substantial than analyzed in Certified EIR No. 548. Environmental review would be performed when changes to zoning and General Plan land uses are proposed. No new mitigation measures are necessary.

A summary of the revisions proposed by the Modified Project is included below:

Housing Element Update Overview

The proposed 6th Cycle Housing Element Update represents a comprehensive update to the adopted 5th Cycle Housing Element, and the 2017 Mid-Cycle Housing Element update, and is included as Appendix A of this document. The update is proposed to comply with State housing law and reflect the current 6th Cycle RHNA Final Allocation Plan. The Housing Element, which is one of the County's nine General Plan Elements, consists of six key components:

- *Introduction*: This section provides information on the State of California's requirements, the purpose and requirements of the Housing Element, the organization of the document, the regional housing needs allocation, and General Plan consistency. As part of the Modified Project, the Introduction was updated based on current regulations and market conditions.
- *Goals, Policies, and Actions*: This section sets forth the County's goals, policies, and actions that are designed to address the housing needs in Riverside County. Based on the findings of all of the sections, the Goals, Policies, and Actions section identifies actions the County will take to meet local housing goals and quantified objective and address the housing needs in Riverside County. This section was significantly updated by the Modified Project to better manage and facilitate the County's housing policies and actions.
- *Efforts to Achieve Citizen Participation*: This section describes the opportunities the County provided for public participation during the preparation of the 6th Cycle Housing Element.
- *Evaluation of the Previous Housing Element*: This section contains an evaluation of the prior Housing Element and its accomplishments and analyzes the differences between what was projected and what was achieved. The Modified Project updated the Evaluation of Previous to reflect any implementation actions that have occurred since the last Housing Element Update.
- *Community Profile*: This section focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population. This section also outlines the characteristics of the community and identifies those characteristics that may impact housing need and availability.

Significant revisions have been made to the Community Profile statistics and analyses based on updated demographic and housing data from the American Community Survey, SCAG, and market sources.

- *Housing Resources*: The Housing Resources section describes the County's housing resources, historical development patterns, and housing opportunities as well as the County's existing housing stock and the potential areas for future housing development. This section also discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs to the County. With a reduction in basic living costs through energy savings, more households may be able to afford adequate housing.

The Housing Resources section has been revised to update the sites inventory to meet the current RHNA. The inventory distinguishes between sites retained from the sites inventory of the 5th Cycle Housing Element and additional sites that have been identified due to annexations or other changes. The sites inventory identified by the County for the updates to the Housing Element is limited to parcels previously zoned during the 5th Cycle Housing Element Update. All of these sites were analyzed in Certified EIR No. 548. After a review of the existing land inventory, additional sites were not required to accommodate the County's RHNA, and as such, changes in land use designations or zoning are not proposed by the Modified Project.

- *Housing Constraints*: This section analyzes potential governmental and nongovernmental constraints to housing development in Riverside County. This includes the County's planning, zoning, and building standards that directly affect residential development patterns as well as influencing housing availability and affordability. Potential nongovernmental constraints include the availability and cost of financing, the price of land, and the materials for building homes, as well as natural conditions that affect the cost of preparing and developing land for housing, and

the business decisions of individuals and organizations (e.g., home building, finance, real estate, and rental housing that impact housing cost and availability).

envisions have been made to the Housing Constraints statistics and analyses based on updated demographic and housing data from the American Community Survey, SCAG, and market sources.

Although the analyses and findings in the Housing Element have been updated by the Modified Project, changes to the County's General Plan Land Use Element are not required because the Housing Element Update does not change any existing land use designations or zoning.

Safety Element Update Overview

The General Plan Safety Element serves as Riverside County's comprehensive strategy to reduce both short-term and long-term potential for harm from various threats to community health and safety. Pursuant to State law, a number of updates must be made to the General Plan Safety Element during the Housing Element Update process. These updates cover a range of potential safety issues, including new information regarding floods, fires, and climate adaptation and resilience strategies. Specifically, the Modified Project would update the Safety Element pursuant to the following regulations:

- AB 162: Pursuant to Assembly Bill (AB) 162 (Government Code Section 65302[g][3]), upon the next revision of an agency's Housing Element on or after January 1, 2014, the Safety Element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as very high fire hazard severity zones, as defined in Section 51177.
- SB 379: Senate Bill (SB) 379 (Government Code 65302[g][4]) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies.
- SB 99: SB 99 (Government Code 65302[g][5]) requires that on or after January 1, 2020, the Safety Element include information to identify residential developments in hazard areas that do not have at least two evacuation routes.
- SB 1035: SB 1035 (Government Code 65302[g][6]) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or Local Hazard Mitigation Plan, but not less than once every eight years.
- AB 2140: AB 2140 (Government Code 8685.9 and 65302.6) requires that the Safety Element include information to identify the updated Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan

The revised Safety Element also incorporates new information from the 2018 Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan and the 2020 Resilient IE study and toolkit. Minor revisions to the Area Plan hazard policies will be incorporated in order to be consistent with amended General Plan Safety Element hazard policies (Wildfire, Flood and Inundation and Geologic Hazards). Changes to the Safety Element are limited to addressing new hazards and resilience data, and do not increase the development capacity of the County, nor increase the area where development can occur. The update to the Safety Element is limited to mapping and policy changes to update the hazards noted in the Safety Element, in compliance with State law. The updated Safety Element is included as Appendix B of this report.

Land Use Element Update Overview

The Land Use Element is being revised to create consistency with the changes proposed with the Housing Element and conformance with State law. Specifically, updates to the Land Use Element include (1) updates to conform with SB 244 and (2) revisions to the dwelling unit's density range for the Highest Density Residential (HHDR) from 20-40 dwelling Units per acre to 14-60 dwelling units per acre. Changes will apply to both the element and area plans that address these land use components. The revision to the HHDR dwelling unit requirements will allow for smaller sites (acreage) to be developed, while increasing the maximum dwelling unit per acre which would provide an optional incentive for affordable multi-family developments. The changes would increase flexibility for the HHDR designation which are needed to provide the higher number of dwelling units for achieving RHNA targets.

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

B. Total Project Area: N/A

Residential Acres: N/A	Lots: N/A	Units: N/A	Projected No. of Residents: N/A
Commercial Acres: N/A	Lots: N/A	Sq. Ft. of Bldg. Area: N/A	Est. No. of Employees: N/A
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): Various.

D. Street References: Various.

E. Section, Township & Range Description or reference/attach a Legal Description: N/A

F. Brief description of the existing environmental setting of the project site and its surroundings: Riverside County encompasses 7,295 square miles that stretch across 200 miles of California, from the eastern edge of the Los Angeles metropolitan basin to the Colorado River; refer to [Exhibit 1, Regional Vicinity](#). The County is bounded by San Bernardino County to the north, the State of Arizona to the east, San Diego and Imperial Counties to the south, and Orange County to the west. Riverside County is one of the most diverse counties in the state, and supports well-established urban, suburban, and rural communities. It also includes an extensive array of agricultural lands, lands devoted to mineral resources extraction, and recreational areas. The western portion of the County contains most of the County's non-desert and urbanized areas. To the east is the urbanizing hub of the Coachella Valley. Beyond the Coachella Valley is the northern half of the Salton Sea. Eastern Riverside County, which lies east of the crest of the San Jacinto Mountains, contains almost all the County's desert regions. The revisions to the Housing Element and Safety Element would apply to the entire unincorporated areas of the County of Riverside, which are primarily rural and agricultural with a limited number of suburban communities.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. Land Use:

LU 5.1 Ensure that development does not exceed the ability to adequately provide supporting infrastructure and services, such as libraries, recreational facilities, educational and day care centers transportation systems, and fire/police/medical services.

- LU 5.2 Monitor the capacities of infrastructure and services in coordination with service providers, utilities, and outside agencies and jurisdictions to ensure that growth does not exceed acceptable levels of service.
- LU 7.7 Require buffers to the extent possible between development and watercourses, including their associated habitat.
- LU 9.7 Protect lands designated by the State Mining and Geology Board as being of regional or statewide significance from encroachment of incompatible land uses, such as high-density residential, low-density residential with high values, sensitive public facilities, institutions (e.g., schools, hospitals), etc., by requiring incorporation of buffer zones or visual screening into the incompatible land use.
- LU 18.1 Ensure compliance with Riverside County's water-efficient landscape policies. Ensure that projects seeking discretionary permits and/or approvals develop and implement landscaping plans prepared in accordance with the Water-Efficient Landscape Ordinance (Ordinance No. 859), the County of Riverside Guide to California Friendly Landscaping and Riverside County's California Friendly Plant List. Ensure that irrigation plans for all new development incorporate weather-based controllers and utilize state-of-the-art water-efficient irrigation components.
- LU 18.2 Minimize use of turf. Minimize the use of natural turf in landscape medians, front-yard typical designs, parkways, other common areas, etc. and use drought tolerant planting options, mulch, or a combination thereof as a substitute. Limit the use of natural turf to those areas that serve a functional recreational element. Incorporate other aesthetic design elements such as boulders, stamped concrete, pavers, flagstone, decomposed granite, manufactured rock products to enhance visual interest and impact.
- LU 18.3 Design and field check irrigation plans to reduce run-off. Emphasize the use of subsurface irrigation techniques for landscape areas adjoining non-permeable hardscape. Utilize subsurface irrigation or other low volume irrigation technology in association with long, narrow, or irregularly shaped turf areas. Minimize use of irregularly shaped turf areas.
- LU 18.4 Coordinate Riverside County water-efficiency efforts with those of local water agencies. Support local water agencies' water conservation efforts.
- LU 25.4 Require that new development meet or exceed the parkland requirements as established in the Quimby Act and Riverside County enabling ordinances.
- LU 27.2 Protect lands designated as Open Space-Mineral Resource from encroachment of incompatible land uses through buffer zones or visual screening.
- LU 27.3 Protect road access to mining activities and prevent or mitigate traffic conflicts with surrounding properties.

2. Circulation:

- C 2.2 Require that new development prepare a traffic impact analysis and vehicle miles traveled (VMT) analysis as warranted by the Riverside County Traffic Impact Analysis and VMT Preparation Guidelines or as approved by the Director of

Transportation. Apply level of service targets to new development per the Riverside County Traffic Impact Analysis and VMT Preparation Guidelines to evaluate traffic impacts and identify appropriate mitigation measures for new development.

- C 2.5 The cumulative and indirect traffic impacts of development may be mitigated through the payment of various impact mitigation fees such as County of Riverside Development Impact Fees, Road and Bridge Benefit District Fees, and Transportation Uniform Mitigation Fees to the extent that these programs provide funding for the improvement of facilities impacted by development.
- C 3.4 Allow roundabouts or other innovative design solutions such as triple left turn lanes, continuous flow intersections, or other capacity improvements, when a thorough traffic impact assessment has been conducted demonstrating that such an intersection design alternative would manage traffic flow, and improve safety, if it is physically and economically feasible
- C 3.23 Consider the utilization of traffic-calming techniques in the design of new community local street and road systems and within existing communities where such techniques will improve safety and manage traffic flow through sensitive neighborhoods.
- C 3.24 Provide a street network with quick and efficient routes for emergency vehicles, meeting necessary street widths, turn-around radius, secondary access, and other factors as determined by the Transportation Department in consultation with the Fire Department and other emergency service providers.
- C 4.1 Provide facilities for the safe movement of pedestrians within developments, as specified in the Riverside County Ordinances Regulating the Division of Land of the County of Riverside.
- C 4.2 Maximize visibility and access for pedestrians and encourage the removal of barriers (walls, easements, and fences) for safe and convenient movement of pedestrians. Special emphasis should be placed on the needs of disabled persons considering Americans with Disabilities Act (ADA) regulations.
- C 4.3 Assure and facilitate pedestrian access from developments to existing and future transit routes and terminal facilities through project design.
- C 4.4 Plan for pedestrian access that is consistent with road design standards while designing street and road projects. Provisions for pedestrian paths or sidewalks and timing of traffic signals to allow safe pedestrian street crossing shall be included.
- C 4.6 Consult the Riverside County Transportation Department as part of the development review process regarding any development proposals where pedestrian facilities may be warranted. The County of Riverside may require both the dedication and improvement of the pedestrian facilities as a condition of development approval.
- C 6.5 Provide common access via shared driveways and/or reciprocal access easements whenever access must be taken directly off a General Plan designated highway. Parcels on opposite sides of a highway shall have access

points located directly opposite each other, whenever possible, to allow for future street intersections and increased safety.

- C 11.1 Where appropriate, reserve right-of-way to accommodate designated transit service.
- C 11.2 Incorporate the potential for public transit service in the design of developments that are identified as major trip attractions (i.e., community centers, tourist and employment centers), as indicated in ordinances regulating the division of land of the County of Riverside.
- C 11.3 Design the physical layout of arterial and collector highways to facilitate bus operations. Locations of bus turn outs and other design features should be considered.
- C 11.4 Offer incentives to new development to encourage it to locate in a transit-oriented area such as a community center or along a designated transit corridor near a station.
- C 11.5 Accommodate transit through higher densities, innovative design, and right-of-way dedication.

3. **Multipurpose Open Space:**

- OS 2.2 Encourage the installation of water-conserving systems such as dry wells and graywater systems, where feasible, especially in new developments. The installation of cisterns or infiltrators shall also be encouraged to capture rainwater from roofs for irrigation in the dry season and flood control during heavy storms.
- OS 3.7 Where feasible, decrease stormwater runoff by reducing pavement in development areas, reducing dry weather urban runoff, and by incorporating “Low Impact Development,” green infrastructure and other Best Management Practice design measures such as permeable parking bays and lots, use of less pavement, bio-filtration, and use of multi-functional open drainage systems, etc.
- OS 4.6 Retain storm water at or near the site of generation for percolation into the groundwater to conserve it for future uses and to mitigate adjacent flooding. Such retention may occur through “Low Impact Development” or other Best Management Practice measures
- OS 5.5 Preserve and enhance existing native riparian habitat and prevent obstruction of natural watercourses. Prohibit fencing that constricts flow across watercourses and their banks. Incentives shall be utilized to the maximum extent possible.
- OS 6.1 During the development review process, ensure compliance with the Clean Water Act’s Section 404 in terms of wetlands mitigation policies and policies concerning fill material in jurisdictional wetlands.
- OS 6.2 Preserve buffer zones around wetlands where feasible and biologically appropriate.

- OS 14.3 Restrict land uses incompatible with mineral resource recovery within areas designated Open Space-Mineral Resources and within areas designated by the State Mining and Geology Board as being of regional or statewide significance.
- OS 14.4 The County Geologist shall impose conditions as necessary on proposed mining operations projects to minimize or eliminate the potential adverse impact of mining operations on surrounding properties, and environmental resources.
- OS 14.5 Require that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance shall be based on an evaluation of noise, aesthetics, drainage, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality. The same standards shall apply to non-mining land uses within or adjacent to areas classified by the State Geologist as MRZ2a.
- OS 17.1 Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when conducting review of possible legislative actions such as general plan amendments, zoning ordinance amendments, etc. including policies regarding the handling of private and public stand alone applications for general plan amendments, lot line adjustments and zoning ordinance amendments that are not accompanied by, or associated with, an application to subdivide or other land use development application. Every stand-alone application shall require an initial Habitat Evaluation and Acquisition Negotiation Process (HANS) assessment and such assessment shall be made by the Planning Department's Environmental Programs Division. Habitat assessment and species specific focused surveys shall not be required as part of this initial HANS assessment for stand-alone applications but will be required when a development proposal or land use application to subsequently subdivide, grade or build on the property is submitted to the County.
- OS 17.2 Enforce the provisions of applicable MSHCP's and implement related Riverside County policies when conducting review of development applications.
- OS 19.3 Review proposed development for the possibility of cultural resources and for compliance with the cultural resources program.
- OS 19.4 To the extent feasible, designate as open space and allocate resources and/or tax credits to prioritize the protection of cultural resources preserved in place or left in an undisturbed state.
- OS 19.5 Exercise sensitivity and respect for human remains from both prehistoric and historic time periods and comply with all applicable laws concerning such remains.
- OS 19.6 Whenever existing information indicates that a site proposed for development has high paleontological sensitivity as shown on Figure OS-8, a paleontological resource impact mitigation program (PRIMP) shall be filed with the County Geologist prior to site grading. The PRIMP shall specify the steps to be taken to mitigate impacts to paleontological resources.
- OS 19.7 Whenever existing information indicates that a site proposed for development has low paleontological sensitivity as shown on Figure OS-8, no direct mitigation

is required unless a fossil is encountered during site development. Should a fossil be encountered, the County Geologist shall be notified, and a paleontologist shall be retained by the project proponent. The paleontologist shall document the extent and potential significance of the paleontological resources on the site and establish appropriate mitigation measures for further site development.

OS 19.8 Whenever existing information indicates that a site proposed for development has undetermined paleontological sensitivity as shown on Figure OS-8, a report shall be filed with the County Geologist documenting the extent and potential significance of the paleontological resources on site and identifying mitigation measures for the fossil and for impacts to significant paleontological resources prior to approval of that department.

4. Noise:

N 13.2 Ensure that construction activities are regulated to establish hours of operation in order to prevent and/or mitigate the generation of excessive or adverse noise impacts on surrounding areas.

N15.2 Require that commercial and residential mixed-use structures minimize the transfer or transmission of noise and vibration from the commercial land use to the residential land use.

N 16.1 Restrict the placement of sensitive land uses in proximity to vibration-producing land uses.

N 16.3 Prohibit exposure of residential dwellings to perceptible ground vibration from passing trains as perceived at the ground or second floor. Perceptible motion shall be presumed to be a motion velocity of 0.01 inches/second over a range of 1 to 100 Hz.

5. Housing: N/A

6. Air Quality:

AQ 1.1 Promote and participate with regional and local agencies, both public and private, to protect and improve air quality.

AQ 1.4 Coordinate with the SCAQMD and MDAQMD to ensure that all elements of air quality plans regarding reduction of air pollutant emissions are being enforced.

AQ 2.1 The County land use planning efforts shall assure that sensitive receptors are separated and protected from polluting point sources to the greatest extent possible.

AQ 2.2 Require site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible.

AQ 2.3 Encourage the use of pollution control measures such as landscaping, vegetation and other materials, which trap particulate matter or control pollution.

- AQ 2.4 Consider creating a program to plant urban trees on an Area Plan basis that removes pollutants from the air, provides shade and decreases the negative impacts of heat on the air.
- AQ 4.5 Require stationary pollution sources to minimize the release of toxic pollutants through:
- Design features
 - Operating procedures
 - Preventive maintenance
 - Operator training
 - Emergency response planning
- AQ 4.6 Require stationary air pollution sources to comply with applicable air district rules and control measures.
- AQ 4.7 To the greatest extent possible, require every project to mitigate any of its anticipated emissions which exceed allowable emissions as established by the SCAQMD, MDAQMD, SCAB, the Environmental Protection Agency, and the California Air Resources Board.

7. Environmental Justice Amendments Preliminary Approval of LUE and Healthy Communities Element Amendments on 7/20/2021.

- B. General Plan Area Plan(s):** The proposed updates to the Housing Element and Safety Element would apply to all 19 Area Plans of the General Plan.
- C. Foundation Component(s):** The proposed revisions to the Housing Element and Safety Element do not propose to change the Foundation Component of any site.
- D. Land Use Designation(s):** The proposed revisions to the Housing Element and Safety Element would not alter or create new land use designations.
- E. Overlay(s), if any:** The proposed revisions to the Housing Element and Safety Element would apply to all overlays.
- F. Policy Area(s), if any:** The proposed revisions to the Housing Element and Safety Element would apply to all policy areas.
- G. Adjacent and Surrounding:**
1. **General Plan Area Plan(s):** N/A
 2. **Foundation Component(s):** N/A
 3. **Land Use Designation(s):** N/A
 4. **Overlay(s), if any:** N/A
 5. **Policy Area(s), if any:** N/A
- H. Adopted Specific Plan Information**

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

I. Existing Zoning: Various.

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Various.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input checked="" 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 checked="" type="checkbox"/> Utilities / Service Systems |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Wildfire |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Paleontological Resources | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input 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

For: Richard Marshalian
Principal Planner

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

In accordance with CEQA (Public Resources Code Section 21000-21178.1), this Initial Study has been prepared to analyze the Modified Project to determine any potential significant impacts upon the environment that would result from construction and implementation of the Modified 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 Modified 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 Modified Project.

	Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): *County of Riverside General Plan (GPA No. 960), Figure C-8 “Scenic Highways”; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report No. 548.*

Findings of Fact:

a) *Have a substantial effect upon a scenic highway corridor within which it is located?*

According to Certified EIR No. 548, future Highest Density Residential (HHDR) or Mixed Use Area (MUA) development associated with GPA No. 1122 and Change Of Zone No. 7902 could impact scenic resources within a State scenic highway by allowing multistory development that could partially obscure scenic views. However, all future development under GPA No. 1122 and Change Of Zone No. 7902 would be subject to General Plan policies governing the visual impact of new development, such as GPA No. 960 Policy LU 4.1, which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area. In addition, GPA No. 960 Policies OS

22.1 and OS 22.4 directly regulate development within scenic highway corridors, requiring that developments within designated scenic highway corridors be designed to balance the objectives of maintaining scenic resources with accommodating compatible land uses and that conditions be placed on development within scenic highway corridors requiring dedication of scenic easements when necessary to preserve unique or special visual features. These policies provide protection for scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway. During the County's development review process, the applicant/developer would be required to provide substantial evidence of compliance with these policies as part of the project application materials.

In addition, Certified EIR No. 548 Mitigation Measure 3.1.1 would be required as a condition of approval for future development projects and to address potential effects to identified aesthetic resources, including those within a scenic highway corridor, would be addressed during the County's development review process. Impacts were determined to be less than significant with mitigation incorporated in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require that future development activities comply with GPA No. 960 policies in place to protect scenic highway corridors, in addition to Certified EIR No. 548 Mitigation Measure 3.1.1. Therefore, the policy changes proposed by the Modified Project would not result in new or substantially more severe environmental impacts concerning scenic highway resources as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

EIR No. 548 MM 3.1.1	Development projects shall be subject to the requirements of all relevant guidelines, including the community center guidelines, Riverside County supervisorial district guidelines and all applicable standards, policies, and/or regulations of the County of Riverside or other affected entities pertaining to scenic vistas and aesthetic resources. Factors considered in these guidelines include the scale, extent, height, bulk or intensity of development; the location of development; the type, style and intensity of adjacent land uses; the manner and method of construction, including materials, coatings, and landscaping; the interim and/or final use of the development; the type, location, and manner of illumination and signage; the nature and extent of terrain modification required; and the potential effects to the established visual characteristic of the project site and identified scenic vista or aesthetic resource.
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Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

- 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?***

According to Certified EIR No. 548, future R-7 and Mixed Use zone classifications associated with GPA No. 1122 and Change Of Zone No. 7902 could impact scenic resources by allowing multistory development up to 50 feet in height that could partially obscure scenic views. However, all future development would be subject to General Plan policies governing the visual impact of new development, including GPA No. 960 Policy LU 4.1, which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area, and Policy LU 14.8, which prohibits the blocking of public views by solid walls. In addition, Certified EIR No. 548 Mitigation Measure 3.1.1 would be required as a condition of approval for future development projects and would require that potential effects to scenic resources would be addressed during the County's development review process. Impacts were determined to be less than significant with mitigation incorporated in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require that future development activities comply with GPA No. 960 policies in place to protect scenic resources, in addition to Certified EIR No. 548 Mitigation Measure 3.1.1. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning scenic resources as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measure 3.1.1 above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

- 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?***

According to Certified EIR No. 548, future HHDR and MUA zone classifications associated with GPA No. 1122 and Change Of Zone No. 7902 could impact visual character or quality by allowing multistory development up to 50 feet in height, which would represent an increase in density, massing, and height. However, all future development would be subject to GPA No. 960 Policy LU 4.1, which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area. During the County's development review process, the applicant/developer would be required to provide substantial evidence of compliance with these policies as part of the project application materials. In addition, the County's design review process would require that future development projects achieve compliance with General Plan policies and the Countywide Design

Standards and Guidelines, which include requirements that address scale, intensity, architectural design, landscaping, sidewalks, trails, community logo, signage, and other visual design features, as well as standards for backlighting and indirect lighting to promote “night skies.” Typical design modifications would include stepped setbacks for multistory buildings, increased landscaping, decorative walls and roof design, and themed signage. Certified EIR No. 548 Mitigation Measure 3.1.1 would also be required as a condition of approval for future development projects and would require that potential effects to visual character/quality would be addressed during the County’s development review process. Impacts were determined to be less than significant with mitigation incorporated in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require that future development activities comply with GPA No. 960 policies in place to protect scenic resources through its development review and design review processes, in addition to Certified EIR No. 548 Mitigation Measure 3.1.1. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning visual character/quality as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measure 3.1.1 above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

Source(s): *County of Riverside General Plan (GPA No. 960), Ordinance No. 655 (Regulating Light Pollution associated with Mt. Palomar Observatory); County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report No. 548.*

Findings of Fact:

According to Certified EIR No. 548, the increase in density/intensity as a result of future HHDR and MUA development would increase urbanization throughout the unincorporated County. This development would introduce new sources of light and glare that would adversely affect day and/or nighttime views in some areas and contribute incrementally to the cumulative light pollution levels and skyglow experienced in Riverside County and Southern California.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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As explained in Certified EIR No. 548, Riverside County has adopted several ordinances and policies to prevent the adverse effects of increased light and glare. Ordinance No. 461, Road Improvement Standards and Specifications, includes standards for residential lighting as well as lighting for highways, roadways, intersections, and traffic signage. Ordinance No. 655 addresses standards for acceptable nighttime lighting in Riverside County by requiring the use of low-pressure sodium lamps for outdoor lighting fixtures and regulating the hours of operation for commercial/industrial uses in order to reduce lighting impacts for development within 15 to 45 miles of the Palomar Observatory. Ordinance No. 915, Regulating Outdoor Lighting, establishes a countywide standard for outdoor lighting. The ordinance regulates light trespass in areas that fall outside of the 45-mile radius of Ordinance No. 655 and requires all outdoor luminaries to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin or onto the public right-of-way. Future development would also be subject to GPA No. 960 Policy LU 4.1, which requires new developments to be located and designed to visually enhance and not degrade the character of the surrounding area, including mitigating lighting and other impacts on surrounding properties. During the County's development review process, the applicant/developer would be required to provide substantial evidence of compliance with these ordinances and policies as part of the project application materials. Impacts were determined to be less than significant in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require that future development activities comply with applicable ordinances and GPA No. 960 policies in place to minimize the effects of light and glare through its development review process. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning lighting/glare and nighttime use of the Palomar Observatory as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Source(s): *County of Riverside General Plan (GPA No. 960), Ordinance No. 655 (Regulating Light Pollution associated with Mt. Palomar Observatory) and Ordinance No. 915 (Regulating Outdoor Lighting); County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

a) **Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

Refer to Response 2(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

b) **Expose residential property to unacceptable light levels?**

Refer to Response 2(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *County of Riverside General Plan (GPA No. 960), Figure OS-2 “Agricultural Resources”; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

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?*

As described in Certified EIR No. 548, GPA No. 1122 and Change Of Zone No. 7902 does not include site-specific development proposals, entitlements, or other project components that would directly result in the conversion of farmland. However, the proposed changes to land use designations and zone classifications, as well as changes to General Plan policies, would allow for increased development potential on individual sites throughout the County. These indirect impacts could occur where the project proposes to change the land use designation on sites designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as well as on sites adjacent to such farmland where residential and mixed-use development would be incompatible or encourage additional conversion via the extension of roadways or public service/utility infrastructure into an undeveloped area. In preceding Certified EIR No. 548, both EIR No. 521 and EIR No. 441 anticipated significant and unavoidable impacts to agricultural uses as a result of future development of land uses planned for in the General Plan. Thus, Certified EIR No. 548 concluded that GPA No. 1122 and Change Of Zone No. 7902 would not result in significant impacts to agricultural resources beyond those previously identified in EIR No. 521 and EIR No. 441, as the majority of sites included in the proposed project have been previously designated for development. Furthermore, all future development facilitated by GPA No. 1122 and Change Of Zone No. 7902 would be required to comply with Ordinance No. 625, Right-to-Farm Ordinance. The intent of Ordinance No. 625 is to reduce the loss of agricultural resources by limiting the circumstances under which agricultural operations may be deemed to constitute a nuisance. The ordinance protects existing agricultural uses from nuisance complaints often generated by encroaching nonagricultural uses and reduces legal nuisance liabilities by requiring new properties within 300 feet of any land zoned primarily for agricultural purposes to be given notice of the preexisting use and its rights to continue.

Certified EIR No. 548 also noted that while impacts to agriculture resources are not considered significant on a cumulative level, approximately 525 acres in the Eastern Coachella Valley Area Plan are currently zoned for agricultural uses and are proposed for redesignation and rezoning as part of GPA No. 1122 and Change of Zone No. 7902. Of those, approximately 472 acres are Prime Farmland, with the remaining 52 acres being a mixture of Prime Farmland, Farmland of Statewide Importance, Farmland of Local Importance, Urban and Built-Up Land, and lands designated as Other. Given that buildout of GPA No. 1122 and Change of Zone No. 7902 would result in the direct conversion of 472 acres of Prime Farmland, cumulative impacts were determined to be significant and unavoidable.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. Furthermore, the Modified Project would not affect or change the significant unavoidable impact determination, nor invalidate Statement of Overriding Consideration findings as made in Certified EIR No. 548. The County would continue to require that future development activities comply with Ordinance No. 625 and other regulations in place to minimize the effects of Farmland conversion through its development review process. Therefore, the policy changes proposed by the Modified Project would not result in new or substantially more severe environmental impacts concerning Farmland as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

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?

As described in Certified EIR No. 548 and Response 4(a) above, approximately 525 acres of land currently zoned for agricultural uses in the Eastern Coachella Valley Area Plan, as well as land zoned Light Agriculture within the Southwest Area Plan and the Mead Valley Area Plan, were redesignated and rezoned as part of GPA No. 1122 and Change Of Zone No. 7902. Certified EIR No. 548 determined that, on a cumulative level, most of the sites included in GPA No. 1122 and Change Of Zone No. 7902 would be infill development sites zoned for urban uses and the project would not result in significant conflicts with agricultural zoning, lands under a Williamson Act contract, or land within a Riverside County Agricultural Preserve. Furthermore, all future development facilitated by GPA No. 1122 and Change of Zone No. 7902 would be required to comply with Ordinance No. 625. Impacts were determined to be less than significant in this regard.

Although the analyses and findings in the Housing Element have been updated by the Modified Project, the Modified Project would not change any existing land use designations or zoning. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Thus, the policy changes proposed by the Modified Project would not result in the redesignation or rezoning of agricultural lands. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning agricultural zoning as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

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

Refer to Response 4(a).

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

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?

Refer to Response 4(a).

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Forest				
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"/>

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Source(s): *County of Riverside General Plan (GPA No. 960), Figure OS-3a “Parks, Forests and Recreation Areas”; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

- 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))?***

As noted in Certified EIR No. 548, there are no commercial timber operations or yields in Riverside County, nor do any existing or proposed zoning of forestland, timberland, or timberland production zones exist in the County. Hence, Certified EIR No. 548 determined that GPA No. 1122 and Change Of Zone No. 7902 would not conflict with existing zoning, or cause rezoning of, forestland, timberland, or timberland zoned Timberland Production.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require that future development activities comply with GPA No. 960 policies in place to protect forestland, timberland, or timberland zoned Timberland Production. Therefore, the policy changes proposed by the Modified Project would not result in new or substantially more severe environmental impacts concerning forest land, timberland, or timberland zoned Timberland Production as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: No Impact.

Monitoring: No monitoring is required.

- b) ***Result in the loss of forest land or conversion of forest land to non-forest use?***

Refer to Response 5(a).

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Determination: No Impact.

Monitoring: No monitoring is required.

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?*

Refer to Response 5(a).

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: No Impact.

Monitoring: No monitoring is required.

AIR QUALITY Would the project:				
6. Air Quality Impacts				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): SCAQMD CEQA Air Quality Handbook; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.

Findings of Fact:

a) *Conflict with or obstruct implementation of the applicable air quality plan?*

As described in Certified EIR No. 548, buildout associated with GPA No. 1122 and Change Of Zone No. 7902 would exceed SCAG's growth forecasts. Thus, GPA No. 1122 and Change Of Zone No. 7902 would allow for an increase in population growth that was not considered in the 2012 Air Quality Management Plan (AQMP) or considered in the Coachella Valley PM₁₀ State Implementation Plan (CVSIP). In addition, future development associated with GPA No. 1122 and Change Of Zone No. 7902 would result in long-term operational emissions. The site selection criteria used for changes to land use

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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designation and zone classifications included sites in or very close to existing community cores and near existing or planned freeway access and public transit opportunities, schools, and other major public services, as well as the proximity of each potential site to existing or potentially available community support factors, such as jobs. The intent was to encourage development in areas with existing services, hopefully creating a catalyst and ability to live and work in close proximity. Ideally, this would reduce vehicle miles traveled for employment, education, and services, which would further the goals of the AQMP. Further, Certified EIR No. 548 explained that the adoption of the MUA ordinance would encourage both vertical and horizontal mixes of residential, office, and commercial land uses. Development of this type could provide owner-occupant and/or workforce housing within walking or easy transit distance to services. Nonetheless, buildout of GPA No. 1122 and Change Of Zone No. 7902 was determined to have the potential to hinder the region’s compliance with the 2012 AQMP and the CVSIP. Impacts were considered cumulatively considerable and significant and unavoidable in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require that future development activities comply with GPA No. 960 policies in place and demonstrate consistency with the AQMP and CVSIP. Furthermore, the Modified Project would not affect or change the significant unavoidable impact determination, nor invalidate Statement of Overriding Consideration findings as made in Certified EIR No. 548. Therefore, the policy changes proposed by the Modified Project would not result in new or substantially more severe environmental impacts concerning consistency with the AQMP and CVSIP as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

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?

As described in Certified EIR No. 548, buildout associated with GPA No. 1122 and Change Of Zone No. 7902 could result in a cumulatively considerable net increase of criteria pollutants. To minimize impacts to air quality, future development activities would be subject to compliance with General Plan Policy AQ 4.7 and Ordinances No. 706, 726, 782, and 824. Most notably, General Plan Policy AQ 4.7 would require the implementation of mitigation measures for all projects which exceed allowable emissions as established by air districts in order to reduce air pollutant emissions to the greatest extent possible. Future development allowed under the project would be required to adhere to these regulatory measures. Regardless, future development associated with GPA No. 1122 and Change Of Zone No.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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7902 was determined to result in a cumulatively considerable net increase of criteria pollutants greater than what was anticipated under EIR No. 521 or EIR No. 441.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require that future development activities comply with GPA No. 960 policies in place to protect air quality. Therefore, the policy changes proposed by the Modified Project would not result in new or substantially more severe environmental impacts concerning air quality as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?

As described in Certified EIR No. 548, future development associated with buildout of GPA No. 1122 and Change Of Zone No. 7902 could potentially include short-term construction sources and long-term operational sources of toxic air contaminants (TACs), including stationary and mobile sources.

Short-Term Construction Sources

Construction of future residential development would result in short-term emissions of diesel particulate matter, which the California Air Resources Board has identified as a TAC, and would be required to meet South Coast Air Quality Management District (SCAQMD) thresholds in place to reduce particulate matter emissions or to implement mitigation in compliance with GPA No. 960 Policy AQ 4.7. In addition, in accordance with GPA No. 960 Policies AQ 1.1 and AQ 1.4, as well as Mitigation Measure 3.3.1, site-specific analyses of air quality impacts would be required to be conducted on a case-by-case basis for individual development projects associated with buildout of GPA No. 1122 and Change Of Zone No. 7902. At the time of specific environmental review, a site-specific air toxics pollutant analysis would be conducted in accordance with the SCAQMD Final Localized Significance Threshold Methodology for construction activities. If SCAQMD screening thresholds would be exceeded, air toxic reduction measures are identified to reduce potential impacts to a level that is less than significant. If emissions remain in excess of SCAQMD screening thresholds despite the imposition of air toxic reduction measures, project-specific construction-related dispersion modeling acceptable to the SCAQMD is then used to identify potential impacts from TACs, including diesel particulate matter. If the modeling determines that SCAQMD risk thresholds will be exceeded, additional, quantifiable pollutant reduction

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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measures must be identified in the air toxics analysis to address potential impacts, based on site-specific information such as the distance to the nearest sensitive receptors, project site plan details, and construction schedule. The County requires that construction contracts include all identified measures and that the measures reduce the health risk below SCAQMD risk thresholds.

Long-Term Operational Sources

Stationary TAC Sources

As described in Certified EIR No. 548, portions of the County are considered more sensitive to air pollution than others because of the types of population groups or activities involved. Sensitive population groups include children, the elderly, the acutely ill, and the chronically ill, especially those with cardiorespiratory diseases. The project allows development that would be considered sensitive since residential land uses are those allowed under the Housing Element; therefore, future sensitive receptors could potentially be exposed to TAC emissions from stationary sources, depending on location. The degree of impact would depend on the type of operation, distance from sensitive receptors, and the level of activity at each site.

Several General Plan policies and relevant SCAQMD rules would reduce TAC emissions, including GPA No. 960 Policies AQ 2.2, AQ 4.5, and AQ 4.6. GPA No. 960 Policy AQ 2.2 requires site plan designs to protect people and land uses sensitive to air pollution through the use of barriers and/or distance from emissions sources when possible. Policy AQ 4.5 requires stationary pollution sources to minimize the release of toxic pollutants through design features, operating procedures, preventive maintenance, operator training, and emergency response planning. GPA No. 960 Policy AQ 4.6 requires stationary air pollution sources to comply with applicable air district rules and control measures.

The SCAQMD limits public exposure to TACs through a number of programs, and reviews the potential for TAC emissions from new and modified stationary sources through the SCAQMD permitting process for stationary sources. TAC emissions from existing stationary sources are limited by:

- SCAQMD Rule 1401, which requires that construction or reconstruction of a major stationary source emitting hazardous air pollutants listed in Section 112(b) of the Clean Air Act be constructed with best available control technology and comply with all other applicable requirements.
- Implementation of the Air Toxics “Hot Spot” (AB 2588) program.
- Implementation of the federal Title III Toxics program.

Facilities and equipment that require permits from the SCAQMD are screened from risks from toxic emissions and can be required to install Toxic Best Available Control Technology (T-BACT) to reduce the risks to below significant if deemed necessary by the SCAQMD. T-BACTs are the most up-to-date methods, systems, techniques, and production processes available to achieve the greatest feasible emission reductions for TACs. In addition, Certified EIR No. 548 Mitigation Measures 3.3.10 and 3.3.11 would apply for future development under GPA No. 1122 and Change Of Zone No. 7902.

Mobile TAC Sources

According to Certified EIR No. 548, adherence to Mitigation Measure 3.3.11 would require that future sensitive receptors allowed under the proposed project will not be exposed to substantial concentrations of air toxics from mobile sources by requiring minimum distances between potentially incompatible land

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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uses unless a project-specific evaluation of human health risks defines, quantifies, and reduces the potential incremental health risks through site design or the implementation of additional reduction measures to levels below applicable standards.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require that future development activities comply with GPA No. 960 policies in place to protect sensitive receptor exposure to substantial pollutant concentrations, in addition to Certified EIR No. 548 Mitigation Measures 3.3.10 and 3.3.11. Therefore, the policy changes proposed by the Modified Project would not result in new or substantially more severe environmental impacts concerning sensitive receptor exposure to substantial pollutant concentrations as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

EIR No. 548 MM 3.3.10 New developments shall include the following requirements to reduce emissions associated with toxic air contaminants (TACs):

- a. Electrical outlets shall be included in the building design of any loading docks to allow use by refrigerated delivery trucks. Signage shall also be installed, instructing commercial vehicles to limit idling times to five minutes or less. If loading and/or unloading of perishable goods would occur for more than five minutes and continual refrigeration is required, all refrigerated delivery trucks shall use the electrical outlets to continue powering the truck refrigeration units when the delivery truck engine is turned off.
- b. Electrical outlets shall be installed on the exterior of new structures for use with electrical landscaping equipment. Further, the property owner(s) shall require that the hired landscape companies use electric-powered equipment where available to a minimum of 20 percent of the equipment used.

EIR No. 548 MM 3.3.11 The County of Riverside shall require minimum distances between potentially incompatible land uses, as described below, unless a project-specific evaluation of human health risks defines, quantifies, and reduces the potential incremental health risks through site design or the implementation of additional reduction measures to levels below applicable standards (e.g., standards recommended or required by CARB, SCAQMD or MDAQMD).

SCAQMD Jurisdiction:

- a. Proposed dry cleaners and film processing services that use perchloroethylene must be sited at least 500 feet from existing sensitive land uses including residential, schools, day care facilities,

congregate care facilities, hospitals, or other places of long-term residency for people.

- b. Proposed auto body repair services shall be sited at least 500 feet from existing sensitive land uses.
- c. Proposed gasoline dispensing stations with an annual throughput of less than 3.6 million gallons shall be sited at least 50 feet from existing sensitive land uses. Proposed gasoline dispensing stations with an annual throughput at or above 3.6 million gallons shall be sited at least 300 feet from existing sensitive land uses.
- d. Other proposed sources of TACs, including furniture manufacturing and repair services that use methylene chloride or other solvents identified as a TAC, shall be sited at least 300 feet from existing sensitive land uses.
- e. Proposed sensitive land uses shall be sited at least 500 feet from existing freeways, major urban roadways with 100,000 vehicles per day or more, and major rural roadways with 50,000 vehicles per day or more.
- f. Proposed sensitive land uses shall be sited at least 500 feet from existing dry cleaners and film processing services that use perchloroethylene.
- g. Proposed sensitive land uses shall be sited at least 500 feet from existing auto body repair services.
- h. Proposed sensitive land uses shall be sited at least 50 feet from existing gasoline dispensing stations with an annual throughput of less than 3.6 million gallons and 300 feet from existing gasoline dispensing stations with an annual throughput at or above 3.6 million gallons.
- i. Proposed sensitive land uses shall be sited at least 300 feet from existing land uses that use methylene chloride or other solvents identified as a TAC.

MDAQMD Jurisdiction:

- a. Proposed industrial projects must be sited at least 1,000 feet from existing sensitive land uses.
- b. Proposed distribution centers with 40 or more trucks per day shall be sited at least 1,000 feet from existing sensitive land uses.
- c. Proposed dry cleaners using perchloroethylene shall be sited at least 500 feet from existing sensitive land uses.
- d. Proposed gasoline dispensing facilities shall be sited at least 300 feet from existing sensitive land uses.
- e. Proposed sensitive land uses shall be sited at least 500 feet from existing freeways, major urban roadways with 100,000 vehicles per day or more, and major rural roadways with 50,000 vehicles per day or more.
- f. Proposed sensitive land uses shall be sited at least 1,000 feet from existing industrial facilities or distribution centers with more than 40 trucks per day.
- g. Proposed sensitive land uses shall be sited at least 500 feet from existing dry cleaners using perchloroethylene.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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- h. Proposed sensitive land uses shall be sited at least 300 feet from existing gasoline dispensing stations.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

As described in Certified EIR No. 548, future development associated with buildout of GPA No. 1122 and Change Of Zone No. 7902 may allow the construction of sensitive land uses near existing or future sources of odorous emissions. Future development in the vicinity of existing agricultural uses could expose future residents to agricultural odors such as manures or fertilizers. GPA No. 960 Policies AQ 2.1 through 2.4 reduce potential odor impacts by requiring site design considerations in new development, including barriers between sources and receptors. In addition, Certified EIR No. 548 Mitigation Measures 3.3.12 and MM 3.3.13 would require potential new odor sources be located away from sensitive receptors and would maintain an adequate buffer between odor sources and sensitive receptors.

Construction activities associated with future development could generate airborne odors as a result of operation of construction vehicles (i.e., diesel exhaust), paving with hot asphalt, and the application of architectural coatings. Because of the volatile nature of odor compounds, they either react quickly in the atmosphere or are diluted as they are carried away from the odor source. Therefore, construction odors are generally isolated and limited to the duration of construction and its immediate site vicinity. As such, they would not affect a substantial number of people, as impacts related to these odors are limited to the number of people living and working near the source. According to Certified EIR No. 548, compliance with existing County policies and Mitigation Measures 3.3.12 and MM 3.3.13 would require that future development associated with buildout of GPA No. 1122 and Change Of Zone No. 7902 would not result in exposure of sensitive receptors to substantial odorous emissions. Impacts were determined to be less than significant with mitigation in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require that future development activities comply with GPA No. 960 policies in place to reduce odor emissions, in addition to Certified EIR No. 548 Mitigation Measures 3.3.12 and 3.3.13. Therefore, the policy changes proposed by the Modified Project would not result in new or substantially more severe environmental impacts concerning odor emissions as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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EIR No. 548 MM 3.3.12 Locate potential new odor sources predominantly down-or cross-wind from existing sensitive receptors and potential new sensitive receptors predominantly upwind from existing odor sources. As indicated by the Right-to-Farm ordinance, agricultural uses that have been operated for more than three years cannot be reclassified as a public or private nuisance by new development.

EIR No. 548 MM 3.3.13 Maintain an adequate buffer between potential new odor sources and receptors such that emitted odors are dissipated before reaching the receptors (minimum of 500 feet depending on odor source). As indicated by the Right-to-Farm ordinance, agricultural uses that have been operated for more than three years cannot be reclassified as a public or private nuisance by new development.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project:

7. Wildlife & Vegetation

	Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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, Western Riverside County Multiple Species Habitat Conservation Plan and/or Coachella Valley Multiple Species Habitat Conservation Plan; *County of Riverside 6th Cycle Housing Element Update*; *County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report*.

Findings of Fact:

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

As explained in Certified EIR No. 548, the Western Riverside County Multiple Species Habitat Conservation Plan (WRC-MSHCP) and the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP) apply respectively to land use activities in western Riverside County and the Coachella Valley. The MSHCPs are the cornerstones of Riverside County’s General Plan Multipurpose Open Space Element. As such, policies in the County General Plan specifically require compliance with existing MSHCPs to require there are no conflicts with local biological resource protections. In addition, the Stephens’ Kangaroo Rat HCP remains in effect for the majority of western Riverside County. Although the reserve lands have already been acquired for this HCP, a mitigation fee is still collected on new development to require the long-term maintenance and monitoring of the reserves.

GPA No. 1122 and Change Of Zone No. 7902 did not make any changes to how these HCPs are implemented, nor change the steps required to comply with said HCPs. Future development accommodated by GPA No. 1122 and Change Of Zone No. 7902 would be required, through conditions of approval required for future development projects during the development review process, to comply with applicable fee ordinances relevant to the implementation of specific programs that protect biological resources, thereby reinforcing compliance with applicable resource protection policies. For example, Riverside County Ordinance No. 663 requires development projects within the Stephens’ kangaroo rat HCP area to pay a development mitigation fee to establish the reserves, administer the plan, and otherwise meet the requirements of this HCP. Similarly, Riverside County Ordinances No. 810 and No. 875 require land use projects within the coverage areas of those plans to pay a development impact fee to establish reserves and implement the respective conservation plans. Impacts were determined to be less than significant in this regard.

Additional adopted HCPs are located in Riverside County but apply to other agency/special district activities. Examples include the Southwest Riverside County MSHCP, the Lake Mathews MSHCP, and the Lower Colorado River Multiple Species Conservation Program.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require that future development activities comply with GPA No. 960 policies in place to prevent conflict with provisions of any applicable adopted HCP. Therefore, the policy changes proposed by the Modified Project would not result in new or substantially more severe environmental impacts concerning conflict with any applicable adopted HCP as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

As described in Certified EIR No. 548, there are 349 species in Riverside County that are considered candidate, sensitive, or special-status under the Endangered Species Act (ESA), the California Endangered Species Act (CESA), and/or a California Native Plant Society (CNPS) designation. These include species that are listed as endangered or threatened under the ESA, species proposed or candidates for such listing, and species similarly listed under the CESA. Of the 349 protected species, 146 are addressed under the WRC-MSHCP and 27 under the CV-MSHCP. As discussed in more detail in Certified EIR No. 548 (Section 2.3, *Regulatory Framework*), the County’s MSHCPs provide for the long-term survival of protected and sensitive species by designating a contiguous system of habitat to be added to existing public/quasi-public lands, including an impact fee collected by the permittees and used in part to acquire these lands. Depending on the location of the private or public development project, certain biological studies are required for WRC-MSHCP and CV-MSHCP compliance. These studies may identify the need for specific measures to avoid, minimize, and reduce impacts to covered species and their habitat. Species addressed under the WRC-MSHCP and the CV-MSHCP would be adequately covered by these plans to require that impacts to these species and their habitats would be less than significant.

As noted in Certified EIR No. 548, future development projects would be required to provide substantial evidence of compliance with the WRC-MSHCP or the CV-MSHCP (as applicable), as well as payment of the development mitigation fees, during the County’s development review process. With payment of the mitigation fee(s) and compliance with WRC-MSHCP or CV-MSHCP requirements, a project may be deemed compliant with CEQA, the National Environmental Policy Act (NEPA), CESA, and ESA, and impacts to covered species and their habitat would be deemed less than significant. For future development occurring in non-MSHCP areas, Mitigation Measures 3.4.1 and 3.4.2 require projects not covered by an existing MSHCP or HCP and with the potential to substantially adversely affect sensitive

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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(listed, candidate, or special-status) species or habitats to have a Riverside County-approved biologist prepare a general Biological Resources Assessment (BRA). The measures require additional mitigation to reduce any impacts identified by the BRA to below a level of significance. Impacts were determined to be less than significant in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require that future development activities comply with GPA No. 960 policies in place to protect endangered or threatened species, in addition to Certified EIR No. 548 Mitigation Measures 3.4.1 and 3.4.2. Therefore, the policy changes proposed by the Modified Project would not result in new or substantially more severe environmental impacts concerning endangered or threatened species as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

EIR No. 548 MM 3.4.1

Prior to discretionary project approval for projects with the potential to substantially adversely affect sensitive (listed, candidate, or special-status) species or habitats, a general biological resource assessment (BRA) shall be performed. The following requirements shall apply:

- a. The BRA shall be performed by a Riverside County-approved biologist pursuant to a Memorandum of Understanding executed between the biologist and the County of Riverside.
- b. The biology/environmental firm or biologist preparing the BRA must be on Riverside County’s list of qualified consultants.
- c. Fieldwork must be performed by qualified biologists according to professional standards.
- d. If included in the BRA, presence/absence surveys for specific plants must be conducted during the applicable blooming season or other conditions as deemed scientifically appropriate and valid.
- e. Should affected species or habitat occur on the project site, then a “Focused Protocol Survey” must be prepared for those species using existing protocols established by the USFWS or CDFW. If no such protocols exist, the survey must be based on generally accepted biological survey protocols appropriate to the species.

The BRA requirement may be waived if any of the following conditions are documented to exist.

- a. The area affected by the proposed project (“footprint” herein) consists entirely of built environment (structures, pavement, etc.) and none of the biota or plant material present (i.e., landscaping) represent likely habitat used by a sensitive species.
- b. The Riverside County Ecological Resources Specialist (ERS) finds in writing that the proposed footprint does not have any biological resources expected to be used by a protected species or plant.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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- c. The project or activity proposed is to be performed under an existing incidental take permit, habitat conservation plan or other governing permit, license or authorization (i.e., Section 7 consultation) and no new significant effect to the covered species or other protected species or resource is expected to occur.

In addition to the items herein, the BRA shall also be prepared in accordance with the Riverside County "Guide to Preparing General Biological Resource Assessments," as well as any other requirements of the Riverside County Environmental Programs Department, Planning Department, or other County of Riverside agency.

Upon receipt of the BRA, the Riverside County ERS shall review it and all supporting documentation. If the Riverside County ERS finds that the project does not have the potential to substantially affect sensitive species or habitat, no further mitigation is required. If the Riverside County ERS finds that the project has the potential to substantially adversely affect sensitive species or habitat, then additional mitigation will be developed and imposed to reduce such impacts to below a level of significance. Such mitigation may include but not be limited to obtaining incidental take permits from the USFWS and/or CDFW, as applicable, and acquisition and conservation of replacement habitat at appropriate ratios.

EIR No. 548 MM 3.4.2

A general biological resources assessment (BRA) shall be required as part of the discretionary project review process at Riverside County's discretion. For example, a BRA would be required if site inspection, aerial or other photos, resource agency data, or any other information indicates potential for sensitive habitat to occur on or be adversely affected by the proposed project. The BRA shall be prepared and reviewed as per the requirements outlined in mitigation measure MM 3.4.1.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

- 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?***

Refer to Response 7(b).

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measures 3.4.1 and 3.4.2 above.

Mitigation Measures: No additional mitigation measures are required.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

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?*

Certified EIR No. 548 determined that future development activities associated with GPA No. 1122 and Change Of Zone No. 7902 would have the potential to result in the creation of new barriers to animal movement in the urbanizing areas. However, impacts to wildlife movement would be mitigated due to corridors and linkages established by the WRC-MSHCP and the CV-MSHCP. As part of the WRC-MSHCP, a system of corridors and linkages was established to accommodate wildlife movement in the open areas of western Riverside County. In the Coachella Valley, the CV-MSHCP establishes conservation areas and articulates objectives and measures for the preservation of core habitat and the biological corridors and linkages needed to maintain essential ecological processes in the plan area.

As indicated in Certified EIR No. 548, none of the future development activities that would be allowed under GPA No. 1122 and Change Of Zone No. 7902 would occur in the non-MSHCP areas of the County. Furthermore, implementation of Mitigation Measure 3.4.7 would reduce impacts to wildlife corridors by requiring that effects to wildlife nursery sites and/or corridors be avoided or preserved off-site. During the County’s development review process, future development projects would be required to provide substantial evidence of compliance with the provisions of the applicable MSHCP and General Plan policies, and Mitigation Measure 3.4.7 would be enforced as a condition of approval for future development projects during the development review process. Impacts were determined to be less than significant with mitigation in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require that future development activities comply with GPA No. 960 policies in place to protect wildlife corridors and nursery sites, in addition to Certified EIR No 548 Mitigation Measure 3.4.7. Therefore, the policy changes proposed by the Modified Project would not result in new or substantially more severe environmental impacts concerning wildlife corridors and nursery sites as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

EIR No. 548 MM 3.4.7	Should a wildlife nursery site or native resident or migratory wildlife corridor be uncovered through a biological resources assessment (BRA), then a consultation with a Riverside County Ecological Resources Specialist (ERS) shall occur. The ERS shall make a determination if the site is essential for the long-term viability of the
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Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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species. If such a determination is made, then the ERS shall work with the project applicant to avoid the effects of development on the resource in question and condition the land use case accordingly. Should significant impacts to a nursery site or corridor not be avoidable, the applicant shall be required to require the preservation of comparable nursery or corridor habitat off-site.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

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?

According to Certified EIR No. 548, future development facilitated by GPA No. 1122 and Change Of Zone No. 7902 could adversely affect riparian or other sensitive habitats. However, future project-level analyses of biological resource impacts would be conducted on a case-by-case basis as individual, future residential development projects allowed under GPA No. 1122 and Change Of Zone No. 7902 proceed. The need for analysis would be determined during the County's development review process, during which the applicant would be required to provide substantial evidence of compliance with County, State, and federal regulations, including the provisions of the applicable MSHCP and General Plan policies. GPA No. 960 Policy OS 17.2 requires the enforcement of the provisions of applicable MSHCPs when conducting review of development applications. For instance, discretionary projects that occur within the WRC-MSHCP criteria cells are submitted to the County of Riverside for review and are subject to the Habitat Evaluation and Acquisition and Negotiation Strategy (HANS), which requires that the sensitive habitats and riparian areas are conserved. The WRC-MSHCP also identifies the requisite studies and land use considerations necessary to protect riparian areas outside of the criteria cells that contribute to the function and value of the reserve system and the sensitive habitats conserved therein. Pursuant to Section 6.1.2 of the WRC-MSHCP, as projects are proposed within the plan area, potentially significant effects on riparian/riverine areas and vernal pools would be assessed using available information augmented by project-specific mapping provided to and reviewed by a Riverside County biologist. The CV-MSHCP is designed to require conservation of covered species as well as the natural communities on which they depend, including riparian habitat and other sensitive habitats. To require necessary habitat is preserved, discretionary projects that occur within its conservation areas are submitted for joint project review by the County of Riverside and the Coachella Valley Conservation Commission pursuant to Section 6.6.1.1 of the CV-MSHCP. For proposals in the Santa Rosa and San Jacinto Mountains Conservation Area, the County of Riverside employs the HANS process instead. Implementation of joint project review and the HANS process requires that sensitive habitats and riparian areas are conserved pursuant to the CV-MSHCP. Certified EIR No. 528 also identifies Mitigation Measures 3.4.3 and 3.4.4 to require preparation of a jurisdictional delineation and BRA for areas not already regulated by the WRC-MSHCP and the CV-MSHCP. Impacts were determined to be less than significant in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require that future development activities comply with GPA No. 960 policies in place to protect riparian habitat and sensitive natural communities, in addition to Certified EIR No. 548 Mitigation Measures 3.4.3 and 3.4.4I. Therefore, the policy changes proposed by the Modified Project would not result in new or substantially more severe environmental impacts concerning riparian habitat and sensitive natural communities as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

EIR No. 548 MM 3.4.3 For sites not governed by an existing MSHCP, where site conditions (e.g., topography, soils, vegetation) indicate a project could adversely affect any riparian or riverine resources, an appropriate assessment shall be prepared by a qualified professional. An assessment shall include, but not be limited to, identification and mapping of any riparian/riverine areas and evaluation of species composition, topography/hydrology and soil analysis, as applicable. An assessment shall be completed as part of the environmental review for the development proposal prior to its approval. Upon receipt of an assessment, the Riverside County Ecological Resources Specialist (ERS) shall review the document and make a finding that:

- a. Riparian/riverine areas do not exist on site; or
- b. Project-specific avoidance measures have been identified that would be sufficient to require avoidance of riparian/riverine areas; or
- c. Impacts to riparian/riverine areas are significant and unavoidable. If avoidance is not feasible, a practicable alternative that minimizes direct and indirect effects to riparian/riverine areas and vernal pools and associated functions and values to the greatest extent possible must be developed.

EIR No. 548 MM 3.4.4 For sites not governed by an MSHCP, a general biological resources assessment (BRA) shall be required as part of the discretionary project review process at Riverside County’s discretion. For example, a BRA would be required if site inspection, aerial or other photos, resource agency data, or any other information indicates potential for sensitive habitat to occur on or be adversely affected by the proposed project. The BRA shall be prepared and reviewed as per the requirements outlined in mitigation measure MM 3.4.3.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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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?

Federally protected wetlands are defined in Section 404 of the Clean Water Act as areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include freshwater marshes, riparian forests, riparian woodlands, open water, flood channels, rivers and stream beds, and similar areas. As indicated in Certified EIR No. 548, there are 470,800 acres of natural vegetation communities in unincorporated Riverside County with the potential to contain federally protected wetlands.

Where they meet US Army Corps of Engineers (USACE) guidelines, many wetland communities (e.g., freshwater marshes, riparian forests, riparian woodlands, open water, flood channels, rivers, and streambeds) in western Riverside County would be subject to the federal Clean Water Act (Sections 401, 402, and 404) as regulated by federal agencies. Since USACE permits must require no net loss of riparian habitat, and preservation of biological function and value of any jurisdictional waters on-site, compliance with Section 404 requirements would require that no wetlands are significantly affected. Where a proposed development project could affect riparian/riverine areas or federally protected wetlands as defined by Section 404 of the Clean Water Act or as defined by Fish and Game Code Section 1600 et seq., an appropriate assessment must be prepared by a qualified professional as part of Riverside County's project review process.

As stated in Certified EIR No. 548, the County enforces several policies to protect wetlands, including GPA No. 960 Policy LU 7.7, which states that buffers are required to the extent possible between development and watercourses, including their associated habitat. GPA No. 960 Policy OS 5.5 requires preservation and enhancement of existing native riparian habitat and prohibits the obstruction of natural watercourses as well as fencing that constricts flow across watercourses and their banks. GPA No. 960 Policy OS 6.2 seeks to preserve buffer zones around wetlands where feasible and biologically appropriate. GPA No. 960 Policy OS 6.1 requires compliance with Clean Water Act Section 404 in terms of wetlands mitigation policies.

In addition, the WRC-MSHCP identifies the requisite studies and land use considerations necessary to protect riparian areas in western Riverside County and outside of the criteria cells that contribute to the function and value of the reserve system and the sensitive habitats conserved therein. Pursuant to Section 6.1.2 of the WRC-MSHCP, proposed projects require assessment of potentially significant effects on any riparian/riverine areas or vernal pools. The assessment must be performed per County of Riverside, MSHCP, California Department of Fish and Wildlife, and USACE standards, then be reviewed by a Riverside County biologist. As part of MSHCP compliance, the County of Riverside first looks to avoid, or at least minimize, direct and indirect effects to the mapped wetlands. If avoidance is feasible, measures are incorporated into project design to require the long-term conservation of the areas to be avoided. If avoidance is not feasible, a practicable alternative is selected that minimizes direct and indirect effects to riparian/riverine areas and vernal pools and their associated functions and values to the greatest extent possible. Section 6.1.4 of the WRC-MSHCP sets forth a range of measures to eliminate, reduce, or minimize edge effects associated with the interface between development and the natural environment. These also aid in reducing indirect impacts to wetlands.

To further protect wetland resources, Mitigation Measure 3.4.5 would require that, in areas of Riverside County not already regulated by a MSHCP, a jurisdictional assessment would be performed to

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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determine if a project site may support federally protected wetlands and, where impacts to such wetlands are unavoidable, require a 404 permit to be obtained from the USACE. Similarly, Mitigation Measure 3.4.6 would address State-protected wetlands pursuant to Fish and Game Code Section 1600 et seq. Impacts were determined to be less than significant with mitigation in this regard.

Future development activities would continue to be required to comply with applicable General Plan policies, HCP requirements, and Certified EIR No. 548 Mitigation Measures 3.4.5 and 3.4.6 in order to protect federal wetlands. Therefore, the revisions to the Housing Element and Safety Element would not result in new or substantially more severe environmental impacts to riparian habitat and sensitive natural communities as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

EIR No. 548 MM 3.4.5 If site conditions (for example, topography, soils, vegetation, etc.) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands as defined by Section 404 of the CWA, then an appropriate assessment shall be prepared by a qualified professional as part of Riverside County’s project review process. An assessment shall include, but not be limited to, identification and mapping of any wetland(s) or riparian resources present; evaluation of plant species composition, topography and hydrology; a soils analysis (where appropriate) and conclusions stating the presence or absence of jurisdictional wetlands. An assessment shall be completed as part of the development review process. Should any grading or construction be proposed within or alongside the banks of the watercourse or wetland, the land divider/permit holder shall provide written notification to the Riverside County Planning Department that the alteration of any watercourse or wetland, located either on site or on any required offsite improvement areas, complies with the U.S. Army Corp of Engineers Nationwide Permit Conditions. Or, the land divider shall obtain a permit under Section 404 of the Clean Water Act. Copies of any agreements shall be submitted along with the notification.

EIR No. 548 MM 3.4.6 If site conditions (e.g., topography, soils, vegetation) indicate that the proposed project could affect riparian/riverine areas or federally protected wetlands as defined by Fish and Game Code Section 1600 et seq., then an appropriate assessment shall be prepared by a qualified professional as part of Riverside County’s project review process. An assessment shall include, but not be limited to, identification and mapping of any wetland(s) or riparian resources present; evaluation of plant species composition, topography, and hydrology; a soils analysis (where appropriate); and conclusions stating the presence or absence of jurisdictional wetlands. An assessment shall be completed as part of the development review process.

Should any grading or construction be proposed within or along the banks of any natural watercourse or wetland located either on-site or on any required off-site improvement areas, the land divider/permit holder

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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shall provide written notification to the Riverside County Planning Department that the appropriate CDFW notification pursuant to Sections 1601/1603 of the Fish and Game Code has taken place. Or, the land divider shall obtain an "Agreement Regarding Proposed Stream or Lake Alteration" (Section 1601/1603 Permit). Copies of any agreements shall be submitted along with the notification.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

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

As described in Certified EIR No. 548, future development associated with GPA No. 1122 and Change Of Zone No. 7902 would be subject to compliance with the County's Oak Tree Management Guidelines to address the treatment of oak woodlands in areas where zoning and/or General Plan density restrictions allow the effective use of clustering. Any conflicts between the future development activities and Riverside County's Oak Tree Management Guidelines would be eliminated by project conditions of approval on all future residential development requiring compliance with the guidelines wherever qualifying oak resources are found to occur (e.g., through a biological resource assessment). All future development associated with GPA No. 1122 and Change Of Zone No. 7902 would be required to comply with Riverside County Ordinance No. 559, which regulates the removal of trees. No impact was identified in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require that future development activities comply with GPA No. 960 policies and with the County's Oak Tree Management Guidelines to ensure tree preservation policies and ordinances. Therefore, the policy changes proposed by the Modified Project would not result in new or substantially more severe environmental impacts concerning tree preservation policies or ordinances as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: No Impact.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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CULTURAL RESOURCES Would the project:				
8. Historic Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. Alter or destroy a historic site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): *County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

a) *Alter or destroy a historic site?*

As described in Certified EIR No. 548, future development accommodated by GPA No. 1122 and Change Of Zone No. 7902 could impact historic properties and resources, as defined in Section 15064.5 of the CEQA Guidelines. However, historic properties and resources are protected by a wide variety of federal, State, and County regulations and procedures that would prevent substantial adverse changes and result in preservation or mitigation. Standard conditions addressing project-specific cultural resource impacts include requirements for site and tribal monitoring during construction; actions to take if a cultural resource is inadvertently discovered during grading/construction (e.g., halting ground disturbance until appropriate preservation or mitigation measures are determined in consultation with the Native American tribal representative, the archaeologist, and the Planning Director); documentation and reporting requirements to verify compliance; and specific protocols to be followed for the discovery of any human remains, whether modern, historic, or prehistoric (e.g., remains left in place and free from disturbance until a final decision as to the treatment and their disposition has been made in consultation with the Riverside County Coroner and/or the Native American Heritage Commission consistent with California Health and Safety Code Section 7050.5). Vacant parcels in areas known to have prehistoric or historic resources, as well as any parcels with environmental, geomorphological, or vegetative features known to increase the likelihood of cultural resources being present, trigger a Phase I cultural resources study. In addition, Certified EIR No. 548 Mitigation Measure 3.5.1 establishes avoidance as the preferred treatment method for cultural resources. Impacts were determined to be less than significant in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require that future development activities comply with GPA No. 960 policies in place to protect historic resources, in addition to Certified EIR No. 548 Mitigation Measure 3.5.1. Therefore, the policy changes proposed by the Modified Project would not result in new or substantially more

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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severe environmental impacts concerning scenic historic resources as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

EIR No. 548 MM 3.5.1 Avoidance is the preferred treatment for cultural resources. Where feasible, project plans shall be developed to allow avoidance of cultural resources. Where avoidance of construction impacts is possible, capping of the cultural resource site and avoidance planting (e.g., planting of prickly pear cactus) shall be employed to require that indirect impacts from increased public availability to the site are avoided. Where avoidance is selected, cultural resource sites shall be placed within permanent conservation easements or dedicated open space.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

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

Refer to Response 8(a) above.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measure 3.5.1 above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.

Findings of Fact:

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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a) *Alter or destroy an archaeological site?*

As noted in Certified EIR No. 548, future development accommodated by GPA No. 1122 and Change Of Zone No. 7902 could impact archaeological sites and resources. However, archaeological resources are protected by a wide variety of State and County regulations and procedures that would prevent substantial adverse changes and result in preservation or mitigation. Standard conditions addressing project-specific cultural resource impacts include requirements for site and tribal monitoring during construction; actions to take if a cultural resource is inadvertently discovered during grading/construction (e.g., halting ground disturbance until appropriate preservation or mitigation measures are determined in consultation with the Native American tribal representative, the archaeologist, and the Planning Director); documentation and reporting requirements to verify compliance; and specific protocols to be followed for the discovery of any human remains, whether modern, historic, or prehistoric (e.g., remains left in place and free from disturbance until a final decision as to the treatment and their disposition has been made in consultation with the Riverside County Coroner and/or the Native American Heritage Commission consistent with California Health and Safety Code Section 7050.5). Vacant parcels in areas known to have prehistoric or historic resources, as well as any parcels with environmental, geomorphological, or vegetative features known to increase the likelihood of cultural resources being present, trigger a Phase I cultural resources study.

Further, GPA No. 960 Policies OS 19.3 through OS 19.5 require that individual development projects be reviewed for the possibility of cultural resources and for compliance with the County’s cultural resources program; to prioritize the protection of cultural resources preserved in place or left in an undisturbed state by designating open space and allocating resources and/or tax credits to the extent feasible; and to exercise sensitivity and respect for human remains through compliance with all applicable laws concerning such remains. During the County’s development review process, the applicant would be required to provide substantial evidence of compliance with these policies as part of the project application materials. These policies would require that the CEQA Guidelines (Section 15064.5[e–f]) provisions for the accidental discovery of historical or archaeological resources and human remains during construction activities, as well as California Health and Safety Code Section 7050.5, would be adhered to during all future development projects.

Finally, Certified EIR No. 548 Mitigation Measure 3.5.2 would require Native American tribal consultation occurs when avoidance and/or preservation in place of cultural resources is not feasible. Impacts were determined to be less than significant with mitigation in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require that future development activities comply with GPA No. 960 policies in place to protect archaeological sites and resources, in addition to Certified EIR No. 548 Mitigation Measure 3.5.1. Therefore, the policy changes proposed by the Modified Project would not result in new or

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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substantially more severe environmental impacts archaeological sites and resources as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

Refer to Mitigation Measure 3.5.1 above.

EIR No. 548 MM 3.5.2 If avoidance and/or preservation in place of cultural resources is not feasible, the following mitigation measures shall be initiated for each impacted site:

- a. Discoveries shall be discussed with the Native American tribal (or other appropriate ethnic/cultural group representative) and the Riverside County Archaeologist, and a decision shall be made with the concurrence of the Planning Director, as to the mitigation (documentation, recovery, avoidance, etc.) appropriate for the cultural resource.
- b. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to appropriate preservation or mitigation measures.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

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

Refer to Response 9(a) above.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measure 3.5.2 above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

c) Disturb any human remains, including those interred outside of formal cemeteries?

As discussed in Certified EIR No. 548, future development accommodated by GPA No. 1122 and Change Of Zone No. 7902 could result in disturbance of vacant lands, resulting in the potential to disturb buried human remains interred outside of formal cemeteries, in both known and previously unknown locations. However, adherence to California’s Traditional Tribal Places Act (SB 18) would help require that historic and prehistoric cultural resources are considered prior to discretionary project approval and that mitigation measures appropriate to site conditions are applied to prevent significant impacts. Also, as uncovered human remains can also be of modern origins, and hence potentially part of a crime

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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scene, Certified EIR No. 548 Mitigation Measure 3.5.3 would be required as a condition of approval for future development projects during the development review process. Certified EIR No. 548 Mitigation Measure 3.5.3 requires that unexpected human remains of modern origin discovered during future construction activities would be examined by a Riverside County Coroner and left in place and free from disturbance until a final decision as to their treatment and disposition has been made pursuant to Public Resources Code Section 5097.98. This measure, along with previously identified regulatory measures outlined for impacts to historical and archaeological resources, were determined to reduce impacts to less than significant levels.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require that future development activities comply with GPA No. 960 policies in place to protect human remains, in addition to Certified EIR No. 548 Mitigation Measure 3.5.3. Therefore, the revisions to the Housing Element and Safety Element would not result in new or substantially more severe environmental impacts to human remains as compared to Certified EIR No. 548. Therefore, the policy changes proposed by the Modified Project would not result in new or substantially more severe environmental impacts concerning human remains as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

Refer to Mitigation Measure 3.5.2 above.

EIR No. 548 MM 3.5.3 If human remains are encountered during a public or private construction activity, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Riverside County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The Riverside County Coroner must be notified within 24 hours. If the Coroner determines that the burial is not historic, but prehistoric, the Native American Heritage Commission must be contacted to determine the most likely descendant for this area. The most likely descendant may become involved with the disposition of the burial following scientific analysis.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

ENERGY Would the project:				
10. Energy Impacts				
a. Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
consumption of energy resources, during project construction or operation?				
b. Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.

Findings of Fact:

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

As shown in Table 3.18-4 of Certified EIR No. 548, the increase in electricity usage as a result of GPA No. 1122 and Change Of Zone No. 7902 would constitute an approximate 3.9 percent increase in the typical annual electricity consumption and an approximate 4.0 percent increase in the typical annual natural gas consumption attributable to all residential buildings in Riverside County. Automotive fuel consumption in the County would increase by 3.9 percent. Certified EIR No. 548 determined that energy consumption would be less than significant based on existing regulatory requirements for energy efficiency. Specifically, future development would be required to comply with Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Furthermore, the electricity provider, Southern California Edison, is subject to California’s Renewables Portfolio Standard, which requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 50 percent of total procurement by 2030. Impacts were determined to be less than significant in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with regulatory requirements for energy efficiency. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts to energy consumption as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

Refer to Response 10(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

GEOLOGY AND SOILS Would the project directly or indirectly:

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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): *County of Riverside General Plan, Figure S-2 “Earthquake Fault Study Zones”; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

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?

As described in Certified EIR No. 548, to minimize risk of earthquake fault rupture, all future development accommodated by GPA No. 1122 and Change Of Zone No. 7902 that is proposed within an earthquake fault zone would be subject to site-specific geotechnical investigations and engineering and design criteria required by the State and County. Riverside County Ordinance No. 547 establishes that projects located in an earthquake fault zone must comply with all provisions of the Alquist-Priolo Earthquake Fault Zoning Act. The regulations, which are implemented via County Municipal Code Chapter 15.60, Earthquake Fault Area Construction Regulations, apply to all grading, buildings, and structures, and regulate numerous aspects of design to require that structures and facilities are designed with the appropriate level of seismic safety warranted by the geology of their location. Among other things, the ordinance addresses grading, slopes and compaction, erosion control, retaining wall design, and earthquake fault zones. In addition to the requirements of this ordinance, all applicants for a building permit for a structure used for human occupancy that lies within an earthquake fault zone delineated by the State Geologist pursuant to Public Resources Code Section 2621 et seq. and which is subject to Ordinance No. 547 are required to comply with the provisions of this ordinance prior to the County’s issuance of a building permit.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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GPA No. 960 Policy S 2.1 requires geologic studies or analyses for high- occupancy structures within 0.5 miles of all Quaternary to historic faults shown on the County’s *Earthquake Fault Studies Zones* map. Based on the study, development projects may be required to adhere to specific setbacks from faults, engineer structures to specific tolerances, engineer soils, etc. In addition, Certified EIR No. 548 Mitigation Measure 3.6.1 would be required as a condition of approval for development projects in earthquake fault zones. During the County’s development review process, the applicant would be required to provide substantial evidence of compliance with these policies as part of the project application materials.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with State and County regulations and standards and Certified EIR No. 548 Mitigation Measure 3.6.1 to minimize risk of earthquake fault rupture. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to earthquake fault rupture as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

EIR No. 548 MM 3.6.1 Before a project is approved or otherwise permitted within an Alquist-Priolo Zone, County Fault Zone, within 150 feet of any other active or potentially active fault mapped in a published US Geologic Survey or California Geological Survey reports, or within other potential earthquake hazard area (as determined by the County Geologist), a site-specific geologic investigation shall be prepared to assess potential seismic hazards resulting from development of the project site. The site-specific geotechnical investigation shall incorporate up-to-date data from government and nongovernment sources.

Based on the site-specific geotechnical investigation, no structures intended for human occupancy shall be constructed across active faults. This site-specific evaluation and written report shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits. If an active fault is discovered, any structure intended for human occupancy shall be set back at least 50 feet from the fault. A larger or smaller setback may be established if such a setback is supported by adequate evidence presented to and accepted by the County Geologist.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
12. Liquefaction Potential Zone				
a) Be subject to seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): County of Riverside General Plan, Figure S-3 “Generalized Liquefaction”; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.

Findings of Fact:

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

As described in Certified EIR No. 548, future development accommodated by GPA No. 1122 and Change Of Zone No. 7902 could increase the exposure of persons and property to seismic hazards, including strong seismic ground shaking, seismic-related ground failure including liquefaction, and landslides. However, the County enforces regulations to reduce each of these seismic hazards when they have the potential to occur based on site-specific geologic conditions. The applicable regulatory measures for future development projects would be determined during the County’s development review process and included in a project’s conditions of approval. In addition, Certified EIR No. 548 includes Mitigation Measures 3.6.2 through 3.6.5 to require a site-specific seismic-related hazard assessment and demonstrate California Building Code and County Building Code compliance.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply e with State and County Building Code requirements as well as Certified EIR No. 548 Mitigation Measures 3.6.2 through 3.6.5 to minimize risk of seismic-related ground failure, including liquefaction. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to seismic-related ground failure as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

EIR No. 548 MM 3.6.2 The design and construction of structures and facilities shall adhere to the standards and requirement detailed in the California Building Code (California Code of Regulations, Title 24), County Building Code, and/or professional engineering standards appropriate for the seismic zone in which such construction may occur. Conformance with these design standards shall be enforced through building plan review and approval by the Riverside County Department of Building and Safety prior to the issuance of building permits for any structure or facility.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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EIR No. 548 MM 3.6.3 As determined by the County Geologist, a site-specific assessment shall be prepared to ascertain potential ground shaking impacts resulting from development. The site-specific ground shaking assessment shall incorporate up-to-date data from government and nongovernment sources and may be included as part of any site-specific geotechnical investigation required in mitigation measure MM 3.6.1. The site-specific ground shaking assessment shall include specific measures to reduce the significance of potential ground shaking hazards. This site-specific ground shaking assessment shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits.

EIR No. 548 MM 3.6.4 As determined by the County Geologist, a site-specific assessment shall be prepared to ascertain potential liquefaction impacts resulting from development. The site-specific liquefaction assessment shall incorporate up-to-date data from government and nongovernment sources and may be included as part of any site-specific geotechnical investigation required in mitigation measure MM 3.6.1. This site-specific liquefaction assessment shall be prepared by a licensed geologist and shall be submitted to the County Geologist for review and approval prior to the issuance of building permits.

EIR No. 548 MM 3.6.5 Where development is proposed within an identified or potential liquefaction hazard area (as determined by the County Geologist), adequate and appropriate measures such as (but not limited to) design foundations in a manner that limits the effects of liquefaction, the placement of an engineered fill with low liquefaction potential, and the alternative siting of structures in areas with a lower liquefaction risk, shall be implemented to reduce potential liquefaction hazards. Any such measures shall be submitted to the Riverside County Geologist and the County Department of Building and Safety for review prior to the approval of the building permits.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

13. Ground-shaking Zone

a. Be subject to strong seismic ground shaking?

Source(s): County of Riverside General Plan, Figure S-4 “Earthquake-Induced Slope Instability Map” and Figures S-13 through S-21 (showing General Ground Shaking Risk); County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.

Findings of Fact:

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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a) Be subject to strong seismic ground shaking?

Refer to Response 12(a) above.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measures 3.6.2 through 3.6.5 above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

14. Landslide Risk

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

Source(s): *County of Riverside General Plan, Figure S-5 “Regions Underlain by Steep Slope”; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

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?

Refer to Response 12(a) above.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measures 3.6.2 through 3.6.5 above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

15. 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?

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Source(s): *County of Riverside General Plan, Figure S-7 “Documented Subsidence Areas Map”; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

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?*

As described in Certified EIR No. 548, future development accommodated by GPA No. 1122 and Change Of Zone No. 7902 could result in the construction and occupation of structures in areas underlain by unstable or expansive soils. However, all new development in Riverside County is required to be compliant with Title 24 of the California Building Code, which addresses construction of structures in areas subject to unstable and expansive soils. Testing for expansive soils and the implementation of appropriate mitigation are required by the California Building Standards Commission (CBSC); special engineering designs, including the use of reinforcing steel in foundations, drainage control devices, over-excavation, and backfilling with non-expansive soil, are used to alleviate problems caused by expansive soils.

Geotechnical studies are required for new development in documented subsidence zones (GPA No. 960 Policy S 3.8). These studies would address site-specific subsidence concerns, as well as the requirements for grading, site preparation, and building foundations. Also, grading regulations implemented by the County of Riverside require that approved grading plans be consistent with the geotechnical study. During the County’s development review process, the applicant would be required to provide substantial evidence of compliance with these policies. Further, Certified EIR No. 524 Mitigation Measure 3.6.10 would require that significant impacts related to soil instability would be reduced through compliance with the California Building Code.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with California Building Code requirements, relevant County policies, and Certified EIR No. 548 Mitigation Measure 3.6.10 to minimize risk of subsidence. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to subsidence as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

EIR No. 548 MM 3.6.10 Proponents of new development in Riverside County shall adhere to applicable policies and standards contained in the most recent version of the California Building Code related to the construction of structures and facilities on expansive soils.

Mitigation Measures: No additional mitigation measures are required.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

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

Source(s): County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.

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

Refer to Response 12(a) and 15(a) above.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measures 3.6.2 through 3.6.5 and 3.6.10 above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

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

Source(s): County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.

Findings of Fact:

a) **Change topography or ground surface relief features?**

As described in Certified EIR No. 548, the County of Riverside minimizes impacts to topography and ground surface relief features through its grading permit process. Pursuant to Riverside County Ordinance No. 457, a grading permit is required for most earthmoving operations in the County. The Riverside County Building and Safety Department and/or the Riverside County Geologist would identify conditions of approval to be completed prior to issuance of a grading permit, including erosion and sediment control plans. Measures included in individual erosion control plans could include minimizing terrain modification, controlling surface water and diverting around potential landslide areas to prevent erosion and saturation of slopes, limiting the extent and duration of ground-disturbing activities during

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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and immediately following periods of rain, balancing the amount of cut and fill, and erosion control devices to limit amount of water entering and exiting a graded site.

In addition, future development projects disturbing 1 or more acres of soil, or projects disturbing less than 1 acre but that are part of a larger common plan of development that in total disturbs 1 or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2012-0006-DWQ). The Construction General Permit requires the development and implementation of a stormwater pollution prevention plan that lists best management practices (BMPs) to be used to protect stormwater runoff and the placement of those BMPs. These National Pollutant Discharge Elimination System (NPDES) requirements would aid in reducing the potential for substantial erosion or topsoil loss that occurs in association with new development. Certified EIR No. 548 includes the County’s grading requirements and NPDES requirements in Mitigation Measures 3.6.6 through 3.6.9.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with NPDES requirements, relevant County ordinances, and Certified EIR No. 548 Mitigation Measures 3.6.6 through 3.6.9 to minimize impacts to topography, ground surface relief features, and erosion/siltation. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to slope and soil stability as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

- EIR No. 548 MM 3.6.6 New development in identified or potential (as determined by the County Geologist) wind hazard areas shall adhere to applicable provisions of Riverside County Ordinance No. 484.2 or other local, state, or federal requirements established to control or limit the windborne erosion of soil. Prior to the approval of development permits, the County Building and Safety Department shall confirm that the design of any proposed structure, facility, or use incorporates appropriate features to control and/or limit the windborne erosion of soil.

- EIR No. 548 MM 3.6.7 Riverside County, where required, and in accordance with issuance of a National Pollutant Discharge Elimination System permit, shall require the construction and/or grading contractor for individual developments to establish and implement specific best management practices at time of project implementation.

- EIR No. 548 MM 3.6.8 Prior to any development in the County, a grading plan shall be submitted to the Riverside County Building and Safety Department and/or Riverside County Geologist for review and approval. As required by the County, the grading plan shall include erosion and sediment control plans. Measures

in individual erosion control plans may include, but shall not be limited to, the following:

- a. Grading and development plans shall be designed in a manner which minimizes the amount of terrain modification.
- b. Surface water shall be controlled and diverted around potential landslide areas to prevent erosion and saturation of slopes.
- c. Structures shall not be sited on or below identified landslides unless landslides are stabilized.
- d. The extent and duration of ground-disturbing activities during and immediately following periods of rain shall be limited, to avoid the potential for erosion which may be accelerated by rainfall on exposed soils.
- e. To the extent possible, the amount of cut and fill shall be balanced.
- f. The amount of water entering and exiting a graded site shall be limited through the placement of interceptor trenches or other erosion control devices.
- g. Erosion and sediment control plans shall be submitted to the County for review and approval prior to the issuance of grading permits.

EIR No. 548 MM 3.6.9

Where required, drainage design measures shall be incorporated into the final design of individual projects on-site. These measures shall include, but will not be limited to, the following:

- a. Runoff entering developing areas shall be collected into surface and subsurface drains for removal to nearby drainages.
- b. Runoff generated above steep slopes or poorly vegetated areas shall be captured and conveyed to nearby drainages.
- c. Runoff generated on paved or covered areas shall be conveyed via swales and drains to natural drainage courses.
- d. Disturbed areas that have been identified as highly erosive shall be (re)vegetated.
- e. Irrigation systems shall be designed, installed, and maintained in a manner which minimizes runoff.
- f. The landscape scheme for projects within the project site shall utilize drought-tolerant plants.
- g. Erosion control devices such as rip-rap, gabions, and small check dams may be utilized in gullies and active stream channels to reduce erosion.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

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

Refer to Response 17(a).

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measures 3.6.6 through 3.6.9 above.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

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

Refer to Response 17(a) and Response 18(c) below.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measures 3.6.6 through 3.6.9 above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

17. Soils				
a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): USDA Soil Conservation Service Soil Surveys; *County of Riverside 6th Cycle Housing Element Update*; *County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report*.

Findings of Fact:

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

Refer to Response 17(a).

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measures 3.6.6 through 3.6.9 above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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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?*

As described in Certified EIR No. 548, future development accommodated by GPA No. 1122 and Change Of Zone No. 7902 could result in the construction and occupation of structures in areas underlain by unstable or expansive soils. However, several regulatory requirements are in place to minimize direct or indirect risks to life or property to less than significant levels. For example, all new development in Riverside County is subject to compliance with Title 24 of the California Building Code, which addresses construction of structures in areas subject to unstable and expansive soils. Also, grading regulations implemented by the County of Riverside require that approved grading plans be consistent with a site-specific geotechnical study. Compliance with the County's requirements for proposed development to conduct geotechnical studies and implement appropriate mitigation per the CBSC, including CBSC requirements for the construction of a structure on expansive soils as addressed by Certified EIR No. 548 Mitigation Measure 3.6.10, would require that significant impacts related to expansive soil are less than significant with mitigation incorporated.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with Title 24 requirements, relevant County requirements, and Certified EIR No. 548 Mitigation Measure 3.6.10 to minimize the impacts of expansive soils. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to expansive soils as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

EIR No. 548 MM 3.6.10 Proponents of new development in Riverside County shall adhere to applicable policies and standards contained in the most recent version of the California Building Code related to the construction of structures and facilities on expansive soils.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

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?*

As described in Certified EIR No. 548, future development accommodated by GPA No. 1122 and Change Of Zone No. 7902 in areas outside of existing sewer service providers would increase the potential for placement of structures and facilities in areas where soils are incapable of adequately supporting septic tanks, on-site wastewater treatment systems (OWTS), or alternative systems. The

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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need for specific facilities/capacity is determined during the development review process, which considers project-specific features such as soil types, number of units, etc. The County regulates the construction of septic tanks in new development to require both adequate capacity for wastewater treatment and the protection of water quality. County Ordinance No. 650, Sewer Discharge in Unincorporated Territory of the County, establishes a variety of regulations regarding OWTS, including that the type of sewage facilities installed be determined on the basis of location, soil porosity, site slope, and groundwater level, and designed to receive all sanitary sewage from the property based on the higher volume estimation as determined by either the number of bedrooms or plumbing fixture unit counts. The minimum lot size required for each permanent structure with plumbing fixtures utilizing an OWTS to handle its wastewater is 0.50 acres, and construction of all new septic facilities requires approval from the Riverside County Health Officer (County Code Section 8.124.030 and Ordinance No. 650). Approval requires detailed review and on-site inspections including a scaled, contoured plot plan, a soils feasibility report that adequately evaluates soil percolation, a special feasibility boring report (for groundwater and/or bedrock), and an engineered topographical map.

Additionally, the US Environmental Protection Agency (EPA) has standards governing the placement of septic systems in proximity to water supply wells. Consistent with EPA standards, the County prohibits the placement of conventional septic tanks/subsurface disposal systems in any designated Zone A3 of an EPA wellhead protection area.

Compliance with these regulations and programs is required through conditions of approval issued by the County of Riverside for implementing projects and would require that any OWTS is installed consistent with all applicable County requirements on soils capable of supporting the system. Certified EIR No. 548 determined impacts would be less than significant in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with relevant County ordinances and EPA standards to minimize impacts related to septic tanks and OWTS. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to septic tanks and OWTS as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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18. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?				

Source(s): *County of Riverside General Plan, Figure S-8 “Wind Erosion Susceptibility Map” Ordinance No. 460, Article XV, and Ordinance No. 484; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

Refer to Response 17(a).

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measures 3.6.6 through 3.6.9 above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project:				
19. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *County of Riverside General Plan; Riverside County Climate Action Plan; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

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

Certified EIR No. 548 includes a summary of greenhouse gas (GHG) emissions associated with complete buildout of GPA No. 1122 and Change Of Zone No. 7902; refer to Certified EIR No. 548 Table 3.7-3. Certified EIR No. 548 did not quantify the specific GHG emissions from future, short-term, temporary construction activities allowed under GPA No. 1122 and Change Of Zone No. 7902, due to uncertainties related to future individual projects in terms of detailed site plans, construction schedules, equipment requirements, etc. However, all future development projects accommodated by GPA No. 1122 and Change Of Zone No. 7902 would be required to undergo an evaluation of potential GHG emissions-related impacts on a case-by-case basis during the development review process. The

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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SCAQMD recommends that projected GHGs from construction be quantified and amortized over the life of the project (30 years), and added to the annual average operational emissions. As concluded in Certified EIR No. 548, buildout of GPA No. 1122 and Change Of Zone No. 7902 would result in a maximum net increase of approximately 529,779 metric tons of carbon dioxide equivalent (CO₂e) in the year 2020 and 498,410 metric tons of CO₂e in the year 2035. It is important to note that these estimates reflect combined emissions from all the potential residential units allowed under the proposed inclusion of HHDR and MU land uses in the Housing Element and do not reflect emissions attributable to individual projects, as none were currently proposed during the time of preparation of Certified EIR No. 548. The impact analysis in Certified EIR No. 548 assumed the “worst-case” development potential of GPA No. 1122 and Change Of Zone No. 7902 in order to present the maximum amount of pollutant emissions possible and was thus a conservative analysis.

The SCAQMD’s GHG emission plan-level threshold is 6.6 metric tons of CO₂e per service population (residents plus employees) per year by the year 2020 and 4.1 metric tons of CO₂e per service population per year by the year 2035. The SCAQMD’s approach is to identify the emissions level for which a project would not be expected to substantially conflict with existing California legislation adopted to reduce statewide GHG emissions. As indicated in Certified EIR No. 548 Table 3.7-4, full development potential allowed under GPA No. 1122 and Change Of Zone No. 7902 (240,805 persons) would not surpass the year 2020 or year 2035 significance thresholds. However, since it cannot be guaranteed that construction of future projects allowed under the Housing Element would generate GHG emissions below SCAQMD significance thresholds due to the programmatic and conceptual nature of the project and uncertainties related to future individual projects, impacts were determined to be significant and unavoidable.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to analyze potential to generate GHG emissions and implement mitigation measures as appropriate to achieve SCAQMD’s goals. Furthermore, the Modified Project would not affect or change the significant unavoidable impact determination, nor invalidate Statement of Overriding Consideration findings as made in Certified EIR No. 548. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to GHG emissions as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Refer to Response 20(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

HAZARDS AND HAZARDOUS MATERIALS	Would the project:			
20. Hazards and Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.

Findings of Fact:

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

Hazardous materials are commonly used by all segments of society including manufacturing and service industries, commercial enterprises, agriculture, military installations, hospitals, schools, and households. As stated in Certified EIR No. 548, compliance with federal, State, and local hazardous material regulations, in addition to General Plan policies, would require impacts resulting from buildout

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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of GPA No. 1122 and Change Of Zone No. 7902 would be less than significant. Specifically, as described in Title 49 of the Code of Federal Regulations and implemented by Title 13 of the California Code of Regulations, the US Department of Transportation Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials, including containment rules, hazardous material packaging requirements and standards, transporting guidelines and weight. In addition, the Riverside County Department of Environmental Health (RCDEH) is responsible for ensuring consolidation, consistency, and coordination of federal and State standards and regulations regarding hazardous materials in the County. The RCDEH oversees programs to reduce the potential for accidental hazardous substance releases and regularly inspects and monitors facilities that handle, generate, or treat hazardous wastes and materials, own/operate underground and aboveground tanks, or handle other materials subject to the California Accidental Release Program, as well as federal and state requirements for the generation, treatment, and handling of hazardous materials. In addition, the potential for previously unknown hazardous materials contamination from historical use of a property, including currently vacant properties, being released during future development activities (i.e., grading) would be addressed during the County’s development review process, which reviews development proposals and enforces site-specific investigation requirements to require that development of a site does not pose a threat to the health, safety, and welfare of the public. Impacts associated with hazardous materials were determined to be less than significant in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require federal, State, and local compliance with regulations associated with hazardous materials in order to avoid and/or minimize exposure to hazardous materials. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning hazardous materials as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less than Significant Impact.

Monitoring: No monitoring is required.

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?***

Refer to Response 21(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Mitigation Measures: No additional mitigation measures are required.

Determination: Less than Significant Impact.

Monitoring: No monitoring is required.

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

The Riverside County Fire Department (RCFD) Office of Emergency Services is responsible for developing emergency plans and actions in response to actual or potential disasters which may impact all or part of Riverside County. According to Certified EIR No. 548, GPA No. 1122 and Change Of Zone No. 7902 does not directly propose any changes or updates to existing emergency response or evacuation plans, nor does it include any components that would conflict with such plans. Any future development projects accommodated by GPA No. 1122 and Change Of Zone No. 7902 would be subject to the County’s development review process, which would include a review by the RCFD Office of Emergency Services, as well as by the County’s Transportation Department. The Office of Emergency Services would determine any project-specific impacts and necessary conditions of approval associated with emergency response at the time of development review. In addition, the Transportation Department would require compliance with General Plan policies regarding circulation, which would further reduce potential conflicts between new development and emergency plans. Impacts were determined to be less than significant in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The Modified Project does not directly propose any changes or updates to existing emergency response or evacuations, nor do they conflict with such plans. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning emergency or evacuation plans as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less than Significant Impact.

Monitoring: No monitoring is required.

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?*

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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As discussed in Response 21(a), future development of GPA No. 1122 and Change Of Zone No. 7902 would not be expected to include industries that emit or handle significant quantities of hazardous materials. As described in Certified EIR No. 548, the potential exists for significant impacts on school facilities resulting from hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or wastes within a quarter mile. However, the potential for hazardous material exposure of future school facilities would not be a result of GPA No. 1122 and Change Of Zone No. 7902. The siting of school facilities is determined by individual school districts, based on criteria established by the California Department of Education, and subject to review and approval by the Department of Toxic Substance Control (DTSC). Therefore, this impact was determined to be less than significant.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The Modified Project does not include plans for school facilities and any potential increase in density/intensity potential that could require additional schools would be subject to the determination of individual school districts, and subject to the review and approval by the DTSC. In addition, local, State, and federal requirements would require that potential risks to public health and safety resulting from existing hazardous materials facilities/sites, hazardous materials use and transport, and inadvertent hazardous substance releases would be effectively monitored and managed to minimize impacts. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning hazardous emissions as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less than Significant Impact.

Monitoring: No monitoring is required.

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?

According to Certified EIR No. 548, one open/active hazardous material is located on the lands that was proposed for changes in land use designation and zone classification as part of the project. This site has ongoing remediation that is compliant with Regional Water Quality Control Board (RWQCB) directives and has no imposed restrictions that would impede future site development. Given the extensive distribution of hazardous material sites throughout Riverside County, it is reasonable to assume that some future development facilitated by the project would be on or near contaminated sites or facilities where hazardous materials are present. However, the use, storage, manufacture, and transport of hazardous materials are highly regulated both by state and federal governments, as well as the RCDEH and the California Highway Patrol. Additionally, all future development under the project

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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would be subject to the County’s development review process, which would review projects for proximity to existing hazardous materials facilities/sites. Therefore, this impact was determined to be less than significant.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Strict State and federal regulations would require that potential risks to public health and safety resulting from existing hazardous materials facilities/sites, hazardous materials use and transport, and inadvertent hazardous substance releases would be effectively monitored and managed to minimize impacts. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning hazardous material facilities/sites as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measure are required.

Determination: Less than Significant Impact.

Monitoring: No monitoring is required.

21. Airports				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): County of Riverside General Plan, Figure S-20 “Airport Locations”; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.

Findings of Fact:

a) **Result in an inconsistency with an Airport Master Plan?**

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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As described in Certified EIR No. 548, future development activities associated with buildout of GPA No. 1122 and Change Of Zone No. 7902 could increase the number of people and properties in the vicinity of public and private airports. All future development near public and private airports with the potential to adversely affect or be affected by airport hazards is regulated through the County's development review process. County Ordinance No. 448, Airport Approaches Zoning Ordinance, establishes airport operating areas and regulates height standards and limits. GPA No. 960 Policies LU 15.1, 15.2, 15.7, 15.8, 15.9, and 31.2 mitigate airport-related safety hazards by requiring that development proposals located within the boundaries of an airport land use plan be consistent with the plan prior to approval in order to prevent land use conflicts and reduce potential impacts. In addition, development proposals in the vicinity of airports would be subject to review by the Riverside County Airport Land Use Commission (ALUC), which seeks to require safety and minimize risks to both people and property in the vicinity of airports.

The proposed project was submitted to the Riverside County Airport Land Use Commission (RCALUC), pursuant to Public Resource Code Section 21676, which requires a review of projects for consistency with the airport land use compatibility plan. On July 19, 2021, RCALUC reviewed the proposed amendments to the Housing (GPA 190006) Safety (GPA 180002) and Land Use (GPA 210109) Elements and determined the amendments would not create an impact on the safety of air navigation within airport influence areas located within unincorporated areas of Riverside County. Changes to the Land Use Element do not affect any airport influence areas; therefore, no ALUC review is necessary.

The Airport Land Use Compatibility Plan (ALUCP) contains policies that include compatibility criteria and conditions of approval for development with regulations governing such issues as development intensity, density, lighting and reflectivity, and height of structures. Adherence with the ALUCP, along with the existing General Plan policies and Ordinance No. 448, would require that future development would not result in an airport-related safety hazard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. Changes to the Safety Element are limited to addressing new hazards and resilience data, and do not increase the development capacity of the County, nor increase the area where development can occur. The County would continue to require that future development activities comply with applicable ordinances and GPA No. 960 policies in place to avoid inconsistencies with an airport master plan through its development review process. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to inconsistencies with an airport master plan as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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b) *Require review by the Airport Land Use Commission?*

Refer to Response 22(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

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?*

Refer to Response 22(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

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?*

Refer to Response 22(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

22. Hazardous Fire Area	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Source: County of Riverside General Plan, Figure S-11 “Wildfire Susceptibility”; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.

Findings of Fact:

- a) ***Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?***

As described in Certified EIR No. 548, future development activities associated with buildout of GPA No. 1122 and Change Of Zone No. 7902 would accommodate development throughout the County, including in previously undeveloped areas with high or very high fire hazards. All future development would be reviewed by the Riverside County Department of Building and Safety and the RCFD, both of which enforce fire standards (such as those in Riverside County Ordinance No. 787) as they review building plans and conduct building inspections. The RCFD Fire Protection Planning Section is responsible for ensuring that new development in the County meets the various ordinances pertaining to building homes in the wildland. These ordinances include Public Resources Code Sections 4290 and 4291, Riverside County Ordinance 787, and the California Building Standards Code. Ordinance No. 787 adopts the Uniform Fire Code and adds requirements to further protect people and structures from fire risks, including standards for various land uses that require appropriate fire protection measures are incorporated into the design, construction, and operation of these land uses. Ordinance No. 787 includes requirements for fire-retardant building materials as well as requirements to require that buildings would not impede emergency egress for fire safety personnel or evacuation from fire.

In addition, the County requires new development in high fire hazard areas to design and implement fuel modification programs for the interface between developed and natural undeveloped areas. Fuel modification plans are subject to approval by the RCFD. The fuel modification plans require a graduated transition from native vegetation to irrigated landscape, as well as establishing parameters for the percentage, extent, and nature of native plant removal necessary to achieve the County’s fire prevention standards to protect human lives and property while preserving as much natural habitat as practicable. The County actively enforces Ordinance No. 695, which requires the abatement of hazardous flammable vegetation. The type of abatement can depend on the location, terrain, and vegetation present, but typically includes mowing or disking (plowing) vegetation, such as seasonal and recurrent weeds, stubble, brush, dry leaves, and tumbleweeds. During the County’s development review process, the applicant would be required to provide substantial evidence of compliance with these ordinances.

Additional programs include the maintenance of a Countywide Information Map, showing high fire hazard areas, and sighting and construction methods to reduce fire risks to structures developed in high fire hazard areas, as well as the continued update and use of the RCFD Fire Protection and Emergency Medical Services Strategic Master Plan to require new fire protection facilities are added when increases in demand frequency warrant additional facility infrastructure. The RCFD and Department of Building and Safety review requires that development would not expose people or structures to wildland fires. Impacts were determined to be less than significant with mitigation in this regard.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. The County would continue to require that future development activities comply with applicable California Building Standards Code, relevant County ordinances, and GPA No. 960 policies in place to reduce the risk of wildfire through its development review process. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to the risk of wildfire as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

HYDROLOGY AND WATER QUALITY Would the project:				
23. Water Quality Impacts	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

	Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): *County of Riverside General Plan*, Figure S-9 “Special Flood Hazard Areas” and Figure S-10 “Dam Failure Inundation Zone”; *Riverside County Flood Control District Flood Hazard Report/Condition*; *County of Riverside 6th Cycle Housing Element Update*; *County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report*.

Findings of Fact:

a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

As described in Certified EIR No. 548, future development activities associated with buildout of GPA No. 1122 and Change of Zone No. 7902 could result in increased population and development throughout the unincorporated County. Increased urbanization has the potential to result in alterations to existing hydrology, increases in impervious surfaces, increases in urban runoff, and increases in wastewater discharge, all of which could increase the discharge of pollutants into receiving waters and violate water quality standards.

To protect (or restore) water quality, the RWQCB enforce the Clean Water Act through the NPDES, as well as the California’s Water Code. Pursuant to these regulations, permits from the applicable RWQCB are required for a wide variety of activities with potential to discharge wastes into waters of the State or waters of the United States. These include construction and operational activities, particularly operation of MS4s (municipal separate storm sewer systems) and industries that produce wastewater. The County operates its MS4s under permits from the three RWQCBs with jurisdiction in the County. Future projects would be required to comply with these regulations as applicable.

All construction activities are required to obtain and comply with NPDES permits, stormwater pollution prevention plans, and water quality management plans to prevent or minimize construction-related water quality impacts and waste discharges, particularly as related to soils (i.e., erosion, sedimentation, and fill deposition). All developed uses conveying water into existing storm drain systems must comply with the County’s MS4 permit conditions and the associated Master Drainage Plan standards (if applicable). Projects must also comply with Clean Water Act Sections 401 and 404 if waters of the United States would be disturbed.

GPA No. 960 Policies OS 3.7 and OS 4.6 encourage the incorporation of low-impact development (LID) features in new development, such as permeable parking bays and lots and biofiltration. Implementing LID principles and practices manages water in a way that reduces the impact of built areas and promotes the natural movement of water in an ecosystem or watershed. Applied on a broad scale, LID can maintain or restore a watershed’s hydrologic and ecological functions. As such, LID techniques can reduce pollutants entering a watershed via runoff from development sites.

During the development review process, future development projects would be required to provide substantial evidence of compliance with County, State, and federal regulations, including General Plan policies and NPDES requirements. Certified EIR No. 548 Mitigation Measures 3.9.1 through 3.9.4 would be enforced as conditions of approval for future development projects during the development review

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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process. Compliance with the extensive water quality regulations and programs, particularly those of the NPDES, requires no significant violations of water quality standards or waste discharge requirements occur. Impacts were determined to be less than significant with mitigation incorporated in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with NPDES requirements, the RWQCB, and GPA No. 960 policies, as well as Certified EIR No. 548 Mitigation Measures 3.9.1 through 3.9.4, to minimize impacts to water quality. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to water quality as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

- EIR No. 548 MM 3.9.1 The development of septic systems shall be in accordance with applicable standards established by Riverside County and other responsible authorities.

- EIR No. 548 MM 3.9.2 Point source pollution reduction programs shall fully adhere to applicable standards required by federal, state, and local agencies. Prior to the approval of individual projects, Riverside County shall verify that the provisions of applicable point source pollution programs have been satisfied.

- EIR No. 548 MM 3.9.3 Where development may contribute to a worsening of local or regional ground or surface water quality (as determined by the RCDEH and/or applicable RWQCB), a water quality analysis shall be prepared. The water quality analysis shall include but not be limited to: an analysis of existing surface and subsurface water quality; an assessment of how the proposed development would affect existing water quality; an assessment of how the proposed development would affect beneficial uses of the water; and specific measures to limit or eliminate potential water quality impacts and/or impacts to beneficial uses of ground/surface water. Where determined necessary by the County of Riverside or other responsible entities, the water quality analysis shall include, at an equal level of detail, potential impacts to tributary or downstream areas. The water quality analysis shall be submitted to the County of Riverside and the applicable RWQCB for review and shall be approved prior to the issuance of any entitlement that would result in the physical modification of the project site.

- EIR No. 548 MM 3.9.4 The project applicant shall submit to the County of Riverside and the applicable RWQCB, for review and approval, evidence that the specific

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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measures to limit or eliminate potential water quality impacts resulting from the entire development process will be implemented as set forth in the water quality analysis. Said evidence shall be submitted and approved prior to the issuance of any entitlement that would result in the physical modification of the project site.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

As described in Certified EIR No. 548, future development associated with buildout of GPA No. 1122 and Change Of Zone No. 7902 could result in increased water demands on areas relying on groundwater supplies. This is particularly likely in areas of Riverside County where new development would rely solely on groundwater for supply. According to Certified EIR No. 548, compliance with County- and State-required water management and conservation regulations would assist in reducing the amount of water required by future development and thus reduce the amount of water being extracted from groundwater basins. GPA No. 960 Policy OS 2.2 encourages the installation of water-conserving systems, such as dry wells and graywater systems, in new developments. Ordinance No. 859, Water-Efficient Landscape Requirements, requires new development projects to install water-efficient landscapes, thus limiting water applications and reducing water use. Decreasing irrigation water use would assist in decreasing drawdown of groundwater basins. During the development review process, future development projects would be required to provide substantial evidence of compliance with these regulations. In addition, the Sustainable Groundwater Management Act (SGMA) gives local agencies the authority to manage groundwater in a sustainable manner and allows limited State intervention when necessary to protect groundwater resources. Although compliance with County regulations and EIR No. 548 Mitigation Measure 3.9.5 would require the incorporation of feasible water conservation features, given the unpredictability and variability of water supplies and groundwater management as described, impacts were determined to be significant and unavoidable.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with applicable ordinances, GPA No. 960 policies, and Certified EIR No. 548 Mitigation Measure 3.9.5 to minimize impacts with regard to decreasing groundwater supplies. Furthermore, the Modified Project would not affect or change the significant unavoidable impact determination, nor invalidate Statement of Overriding Consideration findings as made in Certified EIR No. 548. Therefore, the Modified Project would not result in new or

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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substantially more severe environmental impacts related to groundwater supplies as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

EIR No. 548 MM 3.9.5 Riverside County shall enforce compliance with federal, state, and local standards for water conservation within residential, commercial, or industrial projects. Prior to approval of any development within the County of Riverside, the applicant shall submit evidence to Riverside County that all applicable water conservation measures have been met.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact With Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

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?*

As described in Certified EIR No. 548, future development associated with buildout of GPA No. 1122 and Change Of Zone No. 7902 could contribute to a cumulative increase in impervious surfaces and a decrease in water infiltration and natural groundwater recharge rates throughout the County. However, the General Plan includes policies to require that natural recharge areas are preserved in new development to the extent feasible. GPA No. 960 Policy LU 4.1 incorporates water conservation techniques, such as groundwater recharge basins, use of porous pavement, drought-tolerant landscaping, and water recycling, as appropriate. GPA No. 960 Policies OS 4.3 through 4.8 specifically address recharge areas, requiring that natural drainage systems be incorporated into developments where appropriate and feasible and that adequate aquifer water recharge areas are preserved and protected. These policies also encourage the natural management of streams where groundwater recharge is likely to occur. The applicability of specific policies and design measures to protect groundwater recharge would be determined during the development review process and would be included as project conditions of approval.

To further reduce impacts to drainage patterns, Certified EIR No. 548 includes Mitigation Measures 3.9.6 and 3.9.7 to require that construction of replacement recharge areas will be required to equal the amount of recharge area lost and/or incorporate equipment or facilities capable of replacing (at an equal volume) the amount of groundwater recharge capacity lost as a result of development. Impacts were determined to be less than significant with mitigation incorporated in this regard.

Although the analyses and findings in the Housing Element have been updated by the Modified Project, the Modified Project would not change any existing land use designations or zoning. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with GPA No. 960 policies, as well as Certified EIR No. 548 Mitigation Measure 3.9.6 and 3.9.7, to minimize impacts in regard to substantially altering drainage patterns. Therefore, Modified Project would not result in new or substantially more

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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severe environmental impacts related to substantially altering drainage patterns as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

EIR No. 548 MM 3.9.6 In areas where it is not practical to conserve soils suitable for recharge (as determined by the Riverside County Flood Control and Water Conservation District), water harvesting and recharge facilities shall be built within the same groundwater basin in which the recharge area is lost. The construction of replacement recharge areas shall equal the amount of recharge area lost and/or shall incorporate equipment or facilities capable of replacing (at an equal volume) the amount of groundwater recharge capacity lost as a result of development. The identification, designation, location, or installation of replacement groundwater recharge capacity shall be reviewed and approved by the Riverside County Flood Control and Water Conservation District prior to the issuance of grading permits.

EIR No. 548 MM 3.9.7 New development that includes more than 1 acre of impervious surface area (e.g., roofs, parking areas, streets, sidewalk) shall incorporate features to facilitate the on-site infiltration of precipitation and/or runoff into groundwater basins. Such features shall include but not be limited to: natural drainage systems (where economically feasible); detention basins incorporated into project landscaping; and the installation of porous areas within parking areas. Where natural drainage systems are utilized for groundwater recharge, they shall be managed using natural approaches (as modified to safeguard public health and safety). Groundwater recharge features shall be included on development plans and shall be reviewed by the Riverside County Building and Safety Department and/or Riverside County Flood Control and Water Conservation District prior to the issuance of grading permits.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

d) *Result in substantial erosion or siltation on-site or off-site?*

As described in Certified EIR No. 548, future development activities associated with buildout of GPA No. 1122 and Change of Zone No. 7902, could result in increased erosion potential in areas of new construction (vegetation removal, topsoil disturbance, etc.). However, a grading permit is required for most earthmoving operations in the County (Ordinance No. 457). As part of the grading permit process, the County Building and Safety Department and/or the County Geologist identifies conditions of approval, including erosion and sediment control plans. Measures included in individual erosion control plans could include minimizing terrain modification, controlling surface water, and diverting around potential landslide areas to prevent erosion. In addition, NPDES and County requirements (Ordinance No. 754) would require that future development would control the amount and quality of stormwater

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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runoff leaving construction sites. Post-construction runoff is also addressed and mitigated through site design and various requirements of the State of California and of County programs, such as the County's MS4 permit requirements for new development and substantial redevelopment, as well as standard County conditions of approval. Certified EIR No. 548 also includes Mitigation Measures 3.6.8, 3.6.9, and 3.9.8 through 3.9.12 to reduce impacts related to erosion and siltation. Impacts were determined to be less than significant with mitigation incorporated in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with applicable ordinances and GPA No. 960 policies, as well as Certified EIR No. 548 Mitigation Measures 3.6.8, 3.6.9, and 3.9.8 through 3.9.12, to minimize erosion or siltation. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to erosion or siltation as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measures 3.6.8 and 3.6.9 in Response 17(c) above.

EIR No. 548 MM 3.9.8

For each new development project, the following principles and policies shall be considered and implemented:

- a. Avoid or limit disturbance to natural water bodies and drainage systems (including ephemeral drainage systems) when feasible. Provide adequate buffers of native vegetation along drainage systems to lessen erosion and protect water quality.
- b. Appropriate BMPs must be implemented to lessen impacts to waters of the United States and/or waters of the state resulting from development. Drainages should be left in a natural condition or modified in a way that preserves all existing water quality standards where feasible. Any discharges of sediment or other wastes, including wastewater, to waters of the United States or waters of the state must be avoided to the maximum extent practicable. All such discharges will require an NPDES permit issued by applicable RWQCB.
- c. Small drainages shall be preserved and incorporated into new development, along with adequate buffer zones of native vegetation, to the maximum extent practicable.
- d. Any impacts to waters of the United States require a Section 401 Water Quality Standards Certification from the RWQCB. Impacts to these waters shall be avoided to the maximum extent practicable. Where avoidance is not practicable, impacts to these waters shall be minimized to the maximum extent practicable. Mitigation of

unavoidable impacts must, at a minimum, replace the full function and value of the affected water body. Impacts to waters of the United States also require a Clean Water Act Section 404 Permit from the USACE and a Streambed Alteration Agreement from the CDFW.

- e. The County of Riverside shall encourage the use of pervious materials in development to retain absorption and allow more percolation of stormwater into the ground. The use of pervious materials, such as grass or permeable/porous pavement, for runoff channels and parking areas shall also be encouraged. Lining runoff channels with impermeable surfaces, such as concrete or grouted riprap, will be discouraged.
- f. The County of Riverside shall encourage construction of detention basins or holding ponds and/or constructed wetlands within a project site to capture and treat dry weather urban runoff and the first flush of rainfall runoff. These basins should be designed to detain runoff for a minimum time, such as 24 hours, to allow particles and associated pollutants to settle and to provide for natural treatment.
- g. The County of Riverside shall encourage development to retain areas of open space as natural or landscaped to aid in the recharge and retention of runoff. Native plant materials shall be used in replanting and hydroseeding operations, where feasible.
- h. The County of Riverside shall require that environmental documents for proposed projects in areas tributary to Canyon Lake Reservoir, Lake Elsinore, sections of the Santa Ana River, Fulmar Lake, and Mill Creek (as a result of the proposed 2002 303 (d) listing of these water bodies) include discharge prohibitions, revisions to discharge permits, or management plans to address water quality impacts in accordance with the controls that may be applied pursuant to state and federal regulation. Environmental documents shall acknowledge that additional requirements may be imposed in the future for projects in areas tributary to the water bodies listed above.
- i. The County of Riverside shall require that in new development, post development stormwater runoff flow rates do not differ from the predevelopment stormwater runoff flow rates.
- j. All construction projects should be designed and implemented to protect, and to improve the quality of the underlying groundwater.
- k. The County of Riverside shall encourage the enhancement of groundwater recharge wherever possible. Measures such as keeping stream/river channels and floodplains in natural conditions or with pervious surfaces, as well as keeping areas of high recharge as open space, will be considered.
- l. The County of Riverside shall prohibit the discharge of waste material resulting from any type of construction into any drainage areas, channels, streambeds, streams, lakes, wetlands, or rivers. Spoil sites shall be prohibited within any streams or areas where spoil material could be washed into a water body.

m. The County of Riverside shall require that appropriate BMPs be developed and implemented during construction efforts to control the discharge of pollutants, prevent sewage spills, and to avoid discharge of sediments into the streets, stormwater conveyance channels, or waterways.

EIR No. 548 MM 3.9.9

Where development may interfere with, disrupt, or otherwise affect surface or subsurface hydrologic baseline conditions (as determined by the Riverside County Flood Control and Water Conservation District, the USACE, the CDFW, and/or the RWQCB), preparation of a project-specific hydrologic study shall be required. The hydrologic study shall include but shall not be limited to: an inventory of surface and subsurface hydrologic conditions existing at the time of the study; an analysis of how the proposed development would affect these hydrologic baseline conditions; and specific measures to limit or eliminate the interference or disruption of the on-site hydrologic process. The hydrologic study shall evaluate the feasibility of incorporating bioengineering measures into any project that may alter the hydrologic process. Where required by the County of Riverside, the hydrologic study shall include analysis of, at an equal level of detail, potential impacts to tributary or downstream areas. The hydrologic study shall be submitted to the County or responsible entity for review and shall be approved prior to the issuance of any entitlement that would result in the physical modification of the project site.

EIR No. 548 MM 3.9.10

The project applicant shall submit to the County of Riverside, for review and approval, evidence that the specific measures to limit or eliminate the disruption or interference to the hydrologic process resulting from the entire development process will be implemented as set forth in the hydrologic study. Such evidence may take the form of but shall not be limited to: a development agreement; land banking; the provision of adequate funds to guarantee the construction, maintenance, or restoration of hydrologic features; or any other mechanism that will achieve said goals. Said evidence shall be submitted and approved prior to the issuance of any entitlement that would result in the physical modification of the project site.

EIR No. 548 MM 3.9.11

Where determined feasible by Riverside County or a responsible entity, bioengineering measures shall be incorporated into any project that may alter the hydrologic process.

EIR No. 548 MM 3.9.12

Riverside County shall not necessarily require all land uses to withstand flooding. These may include land uses such as agricultural, golf courses, and trails. For these land uses, flows shall not be obstructed, and upstream and downstream properties shall not be adversely affected by increased velocities, erosion backwater effects, concentration of flows, and adverse impacts to water quality from point and nonpoint sources of pollution.

Mitigation Measures: No additional mitigation measures are required.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site

Refer to Response 24(d) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

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?

As described in Certified EIR No. 548, NPDES and County requirements would require that future development would control the amount and quality of stormwater runoff leaving construction and development sites, which would also reduce the amount of stormwater runoff entering the County’s storm drainage system. In addition, the County’s Development Impact Fee (DIF) program covers all unincorporated portions of the County and provides funds for a variety of public facilities, including flood control and storm drain facilities; for those facilities in those authorized areas, the DIF program requires fees are collected and expended to provide necessary facilities commensurate with the ongoing levels of development. The provision of these facilities requires that future development would not result in runoff exceeding stormwater drainage systems or cause substantial additional sources of polluted runoff.

EIR No. 548 Mitigation Measure 3.9.8 would be required as a condition of approval for each new development project during the development review process. The measure requires the following in regard to drainage:

- Avoid or limit disturbance to natural water bodies and drainage systems when feasible;
- Preserve and incorporate small drainages into new development, along with adequate buffer zones of native vegetation, to the maximum extent practicable;
- Encourage construction of detention basins or holding ponds and/or constructed wetlands within a project site to capture and treat dry weather urban runoff and the first flush of rainfall runoff;
- Encourage development to retain areas of open space as natural or landscaped to aid in the recharge and retention of runoff; and
- Ensure that post-development stormwater runoff flow rates do not differ from the predevelopment stormwater runoff flow rates.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Finally, GPA No. 960 Policy S 4.10 specifically requires all proposed projects in the County to address and mitigate any adverse impacts that the project may have on the carrying capacity of local and regional storm drain systems. During the County’s development review process, the applicant would be required to provide substantial evidence of compliance with this policy. Impacts were determined to be less than significant with mitigation incorporated in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with GPA No. 960 policies, as well as Certified EIR No. 548 Mitigation Measure 3.9.8, to minimize impacts with regard to stormwater drainage systems and runoff. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to stormwater drainage systems and runoff as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measure 3.9.8 above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

g) *Impede or redirect flood flows?*

As described in Certified EIR No. 548, future development activities associated with buildout of GPA No. 1122 and Change of Zone No. consist of parcel-specific land use designation and zone classification changes for approximately 368 parcels totaling 1,434.41 acres in the existing 100-year floodplain. Ordinance No. 458, *Regulating Flood Hazard Areas and Implementing the National Flood Insurance Program*, includes specifications, standards, and requirements to mitigate potential flood hazards in the County in several ways, including reviewing all permit applications in the floodplain to determine whether proposed building sites would be reasonably safe from flooding. Ordinance No. 458 also includes protections against impeding or redirecting flood flows. Whenever a watercourse or mapped floodplain is to be altered or relocated, the ordinance requires the flood-carrying capacity of the altered or relocated portion of the watercourse or mapped floodplain to be maintained. In addition, the ordinance prohibits structures and land grading in areas designated as floodways, except upon approval of a plan which provides that the proposed development will not result in any increase in flood levels during the occurrence of the base flood discharge.

GPA No. 960 Policy S 4.1 requires new construction proposals for residential and nonresidential development in 100-year floodplains to apply a minimum level of acceptable risk and requires the County to disapprove projects that cannot mitigate the hazard to the satisfaction of the Building Official or another responsible agency. GPA No. 960 Policy S 4.2 requires all residential, commercial, and industrial structures to be flood-proofed from the mapped 100-year storm flow. GPA No. 960 Policy S

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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4.3 prohibits the construction of permanent structures for human housing or employment to the extent necessary to convey floodwaters without property damage or risk to public safety. GPA No. 960 Policy S 4.4 prohibits alteration of floodways and channelization unless alternative methods of flood control are not technically feasible or unless alternative methods are utilized to the maximum extent practicable. Certified EIR No. 548 includes Mitigation Measures 3.9.15 through 3.9.17 to regulate the development of structures within floodplains. Impacts were determined to be less than significant with mitigation incorporated in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with applicable County ordinances and GPA No. 960 policies, as well as Certified EIR No. 548 Mitigation Measures 3.9.15 through 3.9.17, to minimize impacts with regard to impeding or redirecting flood flow. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to impeding or redirecting flood flow as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

- EIR No. 548 MM 3.9.15 Riverside County shall require that all structures (residential, commercial, and industrial) be flood-proofed from the 100-year storm flows. In some cases, this may involve elevating the finished floor more than 1 foot.
- EIR No. 548 MM 3.9.16 Riverside County shall require that fully enclosed areas that are below finished floors have openings to equalize the forces on both sides of the walls.
- EIR No. 548 MM 3.9.17 Provided the applicant does hydrological studies, engineers structures to be safe from flooding, and provides evidence that the structures will not adversely impact the floodplain, Riverside County may allow development into the floodway fringe.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?

According to Certified EIR No. 548, two water bodies in the County (Lake Perris and Lake Elsinore) may have the potential for seismically induced seiche. However, setbacks and flood hazard area regulations would be sufficient to protect against significant risks. Thus, future development along or near lakes and reservoirs is considered to be at minimal risk. Overall, seiche impacts would be minimal

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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to none. Due to its inland location, there are no tsunami risks in the County. Refer to Response 24(g) regarding the effects of flooding. Impacts were determined to be less than significant in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with applicable County ordinances and GPA No. 960 policies, as well as Certified EIR No. 548 Mitigation Measures 3.9.15 through 3.9.17, to minimize impacts with regard to flood hazards, seiche, and tsunami. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to flood hazards, seiche, and tsunami as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measures 3.9.15 through 3.9.17.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Refer to Response 24(a) above.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measures 3.9.1 through 3.9.4 above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

LAND USE/PLANNING Would the project:				
24. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Source(s): *County of Riverside General Plan; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

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?*

As described in Certified EIR No. 548, GPA No. 1122 and Change of Zone No. 7902 would update the Housing Element and would implement and enhance, rather than conflict with, the land use plans, policies, and programs of the remainder of the General Plan, as well as other County other ordinances and regulatory programs. GPA No. 1122 and Change of Zone No. 7902 would not remove or modify any General Plan or other County policies adopted for the purpose of avoiding or mitigating an environmental effect, nor would it conflict with them. Facilitated through GPA No. 1122 and Change of Zone No. 7902, the revisions to the text of the General Plan and Ordinance No. 348 were intended both to adopt and implement the new HHDR and MUA land use designations and zone classifications and to comply with changes in State law and implementation of the Housing Element programs, including those encouraging multifamily development. The intent of the revisions was to improve the integration of the County’s General Plan policies, Ordinance No. 348, and other regulatory programs with opportunities to implement the County’s housing goals with respect to meeting the needs of existing and future residents and to accommodate the County’s future housing in existing and planned urban areas. Impacts were determined to be less than significant in this regard.

Although the analyses and findings in the Housing Element have been updated by the Modified Project, the Modified Project would not change any existing land use designations or zoning. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to demonstrate compliance with GPA No. 960 policies with regard to conflict with any land use plan, policy, or regulation. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to conflict with any land use plan, policy, or regulation as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

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

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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As described in Certified EIR No. 548, the physical division of an established community could generally occur via placement of a freeway, railroad, airport, dam, or large area of open space in an established community. As GPA No. 1122 and Change of Zone No. 7902 did not result in these land use activities, nor include land use changes in areas that would otherwise divide and established community, impacts were determined to be less than significant.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Like GPA No. 1122 and Change of Zone No. 7902, the revisions to the Housing Element and Safety Element would require that future development is integrated into the existing community and does not divide it. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to dividing an established community as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

MINERAL RESOURCES Would the project:				
25. Mineral Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Potentially expose people or property to hazards from proposed, existing, or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): County of Riverside General Plan, Figure OS-6 “Mineral Resources Area”; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.

Findings of Fact:

- 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?**

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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As described in Certified EIR No. 548, implementation of GPA No. 1122 and Change of Zone No. 7902 could result in the loss of land designated as containing a known mineral resource. Likewise, the Housing Element could result in residential development adjacent to areas of known or inferred to possess mineral resources (MRZ-2 areas), which is generally incompatible with mineral extraction activities.

However, compliance with current regulations and General Plan policies would require that significant impacts to known mineral resources of regional or statewide significance are either avoided or minimized. For instance, GPA No. 960 Policy LU 9.7 seeks to protect lands designated by the State Mining and Geology Board (SMGB) as being of regional or statewide significance from encroachment of incompatible land uses. GPA No. 960 Policy OS 14.3 prohibits land uses incompatible with mineral resource recovery in areas designated Open Space-Mineral Resources and in areas designated by the SMGB as being of regional or statewide significance. GPA No. 960 Policy OS 14.4 requires the County Geologist to impose conditions as necessary on proposed mining operation projects to minimize or eliminate the potential adverse impact of mining operations on surrounding properties and environmental resources. GPA No. 960 Policy OS 14.5 requires that new non-mining land uses adjacent to existing mining operations be designed to provide a buffer between the new development and the mining operations. The buffer distance must be based on an evaluation of noise, aesthetics, drainage, operating conditions, biological resources, topography, lighting, traffic, operating hours, and air quality. The same standards apply to non-mining land uses within or adjacent to areas classified by the State Geologist as MRZ-2a. GPA No. 960 Policy LU 27.2 seeks to protect lands designated as Open Space-Mineral Resource from encroachment of incompatible land uses through buffer zones or visual screening, and GPA No. 960 Policy LU 27.3 protects road access to mining activities and seeks to prevent traffic conflicts with surrounding properties. During the County’s development review process, the applicant would be required to provide substantial evidence of compliance with these policies. Impacts were determined to be less than significant in this regard

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with GPA No. 960 policies with regard to the loss of mineral resources. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to the loss of mineral resources as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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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?

Refer to Response 26(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

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

Refer to Response 26(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

NOISE Would the project result in:

26. Airport Noise	Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): County of Riverside General Plan, Figure S-20 “Airport Locations”; County of Riverside “Airport Facilities Map”; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.

Findings of Fact:

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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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?

As described in Certified EIR No. 548, future development activities associated with buildout of GPA No. 1122 and Change of Zone No. 7902 may result in the exposure of new noise-sensitive land uses to noise from operations at public and private airports, airstrips, and helipads. Around larger public airports, noise levels can exceed acceptable standards in certain areas, as shown by noise-contour maps of existing, future, and ultimate buildout operational conditions for public airports. The ALUCP adopted by the Riverside County ALUC addresses noise-related land use constraints for the various zones surrounding airports in the County. All future development proposed would be required to comply with applicable ALUC policies, as well as with State and County regulations and policies, regarding site design and building construction to achieve acceptable interior and exterior noise exposure levels for habitable structures.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with applicable ALUC policies in regard to development within or near an airport land use plan. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to development within or near an airport land use plan as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

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?

Refer to Response 27(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

27. Noise Effects by the Project	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): *County of Riverside General Plan, Table N-1, "Land Use Compatibility for Community Noise Exposure"; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

- 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?**

Permanent Noise

According to Certified EIR No. 548, future development associated with buildout of GPA No. 1122 and Change Of Zone No. 7902 could result in the placement of noise-sensitive residential uses in areas that either are currently exposed to or would be exposed to future traffic, airport, or railroad noise levels that exceed the current standards (65 dBA L_{dn} for exterior areas and 45 dBA L_{dn} for interior areas). Riverside County standards specify that proposed new noise-sensitive uses must be sited, designed, and/or engineered to require that the interior and exterior exposure standards are not exceeded. To minimize the effects of permanent noise, Certified EIR No. 548 includes Mitigation Measures 3.12.1 through 3.12.4. Impacts related to permanent noise were determined to be less than significant with mitigation incorporated in this regard.

Temporary Noise

As described in Certified EIR No. 548, all future construction activities would be required to be conducted pursuant to the community noise exposure conditions placed on the project (e.g., limiting days and hours of construction, requiring mufflers and other sound-attenuating features on equipment). Under development and/or grading permit conditions of approval, as well as Ordinance No. 847 and other regulations, the County enacts a number of noise controls on construction activities. These include limiting activities to specific hours of the day (or severely restricting allowable noise levels after certain hours, typically 10:00 p.m.), limiting idling, defining staging and loading locations (away from adjacent homes), and requiring setbacks, sound attenuation buffers, or other equipment modifications, as appropriate. Future project-level analyses of noise impacts would be required to be conducted on a case-by-case basis during the development review process. In addition, future development would be required to implement a construction-related noise mitigation plan pursuant to Certified EIR No. 548

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Mitigation Measures 3.12.6 and 3.12.7 to require all construction-related activities that would result in high noise levels are limited to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. Impacts related to temporary noise were determined to be less than significant with mitigation incorporated in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with applicable ordinances and GPA No. 960 policies, as well as Certified EIR No. 548 Mitigation Measures 3.12.1 through 3.12.4 and 3.12.6 and 3.12.7, to minimize impacts with regard to the generating of permanent or temporary increases in ambient noise levels. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to the generating of permanent or temporary increases in ambient noise levels as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

- EIR No. 548 MM 3.12.1 All new residential developments in Riverside County shall conform to a noise exposure standard of 65 dBA L_{dn} for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA L_{dn} for indoor noise in bedrooms and living/family rooms. New development that does not and cannot be made to conform to this standard shall not be permitted.
- EIR No. 548 MM 3.12.2 Acoustical studies, describing how the exterior and interior noise standards will be met, shall be required for all new residential developments with a noise exposure greater than 65 dBA L_{dn}. The studies shall also satisfy the requirements set forth in Title 24, Part 2 of the California Building Code (Noise Insulation Standards), for multiple-family attached homes, hotels, motels, etc. No development permits or approval of land use applications shall be issued until an acoustic analysis is received and approved by the Riverside County Planning Department.
- EIR No. 548 MM 3.12.3 Acoustical studies shall be required for all new noise-sensitive projects that may be affected by existing noise from stationary sources.
- EIR No. 548 MM 3.12.4 To permit new development of residential and noise-sensitive land uses where existing stationary noise sources exceed Riverside County’s noise standards, effective mitigation measures shall be implemented to reduce noise exposure to or below the allowable levels of the zoning code/noise control ordinance.
- EIR No. 548 MM 3.12.6 Prior to the issuance of any grading plans, the County of Riverside shall condition approval of subdivisions adjacent to any developed/occupied

noise-sensitive land uses by requiring applicants to submit a construction-related noise mitigation plan to the County for review and approval. The plan should depict the location of construction equipment and how the noise from this equipment will be mitigated during construction of the project through use of such methods as the following:

- The construction contractor shall use temporary noise attenuation fences where feasible, to reduce construction noise impacts on adjacent noise sensitive land uses.
- During all project site excavation and grading on-site, the construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturer standards. The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site.
- The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction.
- The construction contractor shall limit all construction-related activities that would result in high noise levels to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday. No construction shall be allowed on Sundays and public holidays.

EIR No. 548 MM 3.12.7

The construction-related noise mitigation plan required shall also specify that haul truck deliveries be subject to the same hours specified for construction equipment. Additionally, the plan shall denote any construction traffic haul routes where heavy trucks would exceed 100 daily trips (counting those both to and from the construction site). To the extent feasible, the plan shall denote haul routes that do not pass sensitive land uses or residential dwellings. Lastly, the construction-related noise mitigation plan shall incorporate any other restrictions imposed by Riverside County staff.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact With Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

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

As described in Certified EIR No. 548, future development associated with buildout of GPA No. 1122 and Change Of Zone No. 7902 could expose residents to groundborne vibration from existing vibration-producing land uses and roadway truck and bus traffic, as well as construction and demolition activities.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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However, the General Plan includes policies that address potential groundborne vibration impacts resulting from the operation of both existing and proposed land uses when proposed in proximity to each other. GPA No. 960 Policy N 16.1 expressly restricts the placement of sensitive land uses, which includes residential uses, in proximity to vibration-producing land uses. GPA No. 960 Policy N 16.3 prohibits the exposure of residential dwellings to perceptible ground vibration from passing trains as perceived at the ground or second floor. GPA No. 960 Policy N 15.2 requires that commercial and residential mixed-use structures minimize the transfer or transmission of noise and vibration from the commercial land use to the residential land use, which would apply to mixed-use development. During the County’s development review process, the applicant would be required to provide substantial evidence of compliance with these policies. In addition, Certified EIR No. 548 Mitigation Measure 3.12.5 requires that all new development provide evidence that groundborne vibration levels would not be exceeded for sensitive development. With implementation of Mitigation Measure 3.12.5, impacts were determined to be less than significant.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with applicable ordinances and GPA No. 960 policies, as well as Certified EIR No. 548 Mitigation Measures 3.12.5, to minimize impacts with regard to groundborne vibration. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to groundborne vibration as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

EIR No. 548 MM 3.12.5 Prior to the issuance of any grading permit for new development involving vibration-sensitive land uses (which shall include, but not be limited to, hospitals, residential areas, concert halls, libraries, sensitive research operations, schools and offices), the project proponent shall provide evidence to the County of Riverside that placement of such uses within the area would not exceed groundborne vibration or groundborne noise impact criteria identified by the FTA (for example, the standards shown in Table 3.12-1 of Certified EIR No. 548) or as otherwise deemed appropriate for the situation by the County of Riverside.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact With Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

PALEONTOLOGICAL RESOURCES:			
28. Paleontological Resources	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Source(s): *County of Riverside General Plan, Figure OS-8 "Paleontological Sensitivity"; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

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

As described in Certified EIR No. 548, future development associated with buildout of GPA No. 1122 and Change Of Zone No. 7902 could result in impacts to unique paleontological or geologic resources or sites. However, when existing information indicates that a site proposed for development has high paleontological sensitivity, a paleontological resource impact mitigation program is required for the project that specifies steps to be taken to mitigate impacts to paleontological resources in accordance with the County's Standard Conditions of Approval. These steps may include but are not limited to professional site monitoring, sampling of sediments likely to contain the remains of small fossil invertebrates and vertebrates, and curation procedures to be employed. If a site has low paleontological sensitivity, no direct mitigation is required unless a fossil is encountered during site development, at which point the Riverside County Geologist must be notified and a paleontologist retained by the project applicant. The paleontologist documents the extent and potential significance of the paleontological resources on the site and establishes appropriate mitigation measures for further site development. When existing information indicates that a site proposed for development has undetermined paleontological sensitivity, a report is filed with the County Geologist documenting the extent and potential significance of the paleontological resources on-site and identifying mitigation measures for the fossils and for impacts to significant paleontological resources. Based on these regulatory procedures, impacts to paleontological resources and geologic features were determined to be less than significant.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with applicable ordinances and GPA No. 960 policies to minimize impacts with regard to paleontological resources. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to paleontological resources as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

POPULATION AND HOUSING Would the project:				
29. Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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; *County of Riverside 6th Cycle Housing Element Update*; *County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report*.

Findings of Fact:

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

As described in Certified EIR No. 548, GPA No. 1122 and Change Of Zone No. 7902 included changes to HHDR and MUA land use designations and zone classifications throughout the unincorporated County, which resulted in an increase in density/intensity potential on those sites. Most of the sites identified for changes in land use designation were vacant at the time of Certified EIR No. 548 preparation; none contain substantial numbers of existing homes whose loss would necessitate construction of replacement housing elsewhere. This is particularly true given that GPA No. 1122 and Change Of Zone No. 7902 cumulatively results in the capacity for up to 73,255 more dwelling units and 240,805 more people in the County in comparison to buildout of the adopted General Plan. Additionally, GPA No. 1122 and Change Of Zone No. 7902 included text revisions to the General Plan and Ordinance No. 348 that encourage multifamily development in the County. Therefore, GPA No. 1122 and Change Of Zone No. 7902 would accommodate an increase in housing opportunities in the County and would not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. Impacts were determined to be less than significant in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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development activities would continue to be required to comply with applicable ordinances and GPA No. 960 policies to minimize impacts with regard to displacing substantial numbers of existing people and housing. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to displacing substantial numbers of existing people and housing as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

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

Refer to Response 30(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

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)?***

As described in Certified EIR No. 548, GPA No. 1122 and Change Of Zone No. 7902 would result in the capacity for up to 73,255 more dwelling units and 240,805 more people in comparison to buildout of the adopted General Plan. This represents a 16 percent increase. Because the increased density/intensity capacity as a result of GPA No. 1122 and Change Of Zone No. 7902 could increase growth beyond that already planned for and accommodated by the General Plan, growth resulting from GPA No. 1122 and Change Of Zone No. 7902 was determined to be significant and unavoidable.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with applicable ordinances and GPA No. 960 policies to minimize impacts with regard to inducing substantial unplanned population growth.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Furthermore, the Modified Project would not affect or change the significant unavoidable impact determination, nor invalidate Statement of Overriding Consideration findings as made in Certified EIR No. 548. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to inducing substantial unplanned population growth as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

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:

26. Fire Services

Source(s): *County of Riverside General Plan Safety Element; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

As described in Certified EIR No. 548, the project would accommodate future development of both high-density residential and mixed-use development that would incrementally increase the demand for fire protection and emergency services in localized areas throughout unincorporated Riverside County. During the development review process, all future development would be subject to review by both the RCFD and the Riverside County Department of Building and Safety, both of which enforce fire standards including the Uniform Fire Code, Public Resources Code Sections 4290-4299, and California Government Code Section 51178. In addition, the County requires all new structures in unincorporated areas to comply with the construction requirements of the California Building and Fire Codes, which include minimum standards for access, fire flow, building ignition and fire resistance, fire protection systems and equipment, defensible space, and setback requirements. Ordinance No. 787 includes requirements for high-occupancy structures to further protect people and structures from fire risks, including requirements that buildings not impede emergency egress for fire safety personnel and that equipment and apparatus not hinder evacuation from fire, such as potentially blocking stairways or fire doors. These regulations would reduce the impacts of providing fire protection services by reducing the potential for fires in new development, as well as supporting the ability of the RCFD to suppress fires.

In addition, GPA No. 960 Policies LU 5.1 and LU 5.2 prohibit new development from exceeding the ability to adequately provide supporting infrastructure and services, including fire protection services, and GPA No. 960 Policy S 5.1 requires proposed development to incorporate fire prevention features.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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During the County’s development review process, the applicant would be required to provide substantial evidence of compliance with these policies.

To require adequate services, the County requires new development to pay fire protection mitigation fees pursuant to Ordinance No. 659. These fees are used by the RCFD to construct new fire protection facilities or to provide facilities in lieu of the fee as approved by the RCFD. The construction of these future fire stations or other fire protection facilities could result in adverse impacts to the physical environment, which would be subject to CEQA review. As future development in the County would be required to contribute its fair share to fund fire facilities via fire protection mitigation fees, construction of any RCFD facilities would be subject to CEQA review, and compliance with existing regulations would reduce the impacts of providing fire protection services concurrent with new development, impacts were determined to be less than significant.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Pertinent to fire protection services, future development would also be required to comply with the Uniform Fire Code, Public Resources Code Sections 4290-4299, California Government Code Section 51178, Ordinance 787, Ordinance No. 659, and GPA No. 960 Policies LU 5.1 and 5.2. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning fire protection services as compared to the analysis in Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

30. Sheriff Services

Source(s): *County of Riverside General Plan; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

As described in Certified EIR No. 548, buildout of GPA No. 1122 and Change Of Zone No. 7902 would incrementally increase the demand for law enforcement services in localized areas throughout unincorporated Riverside County. Certified EIR No. 548 determined that buildout of GPA No. 1122 and Change Of Zone No. 7902 could result in the need for 361 sworn police officers, 52 supervisors, 52 support staff, and 120 patrol vehicles beyond what has been anticipated for buildout of the General

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Plan. Nonetheless, all future development in the County would be subject to GPA No. 960 Policies LU 5.1 and 5.2, which prohibit new development from exceeding the ability to adequately provide supporting infrastructure and services, including law enforcement services. Pursuant to Ordinance No. 659, the County requires the development applicant/owner to pay the Riverside County Sheriff Department (RCSD) an established development mitigation fee prior to issuance of a certificate of occupancy on any structure as each is developed. The fees are for the acquisition and construction of public facilities. Additionally, any increased demand would occur incrementally and in multiple locations, allowing time for planning and the provision of necessary services and facilities. As noted in Certified EIR No. 548, future development facilitated by GPA No. 1122 and Change Of Zone No. 7902 would be reviewed by the RCSD for the provision of adequate services, and additional officers and facilities would be funded through payment of mitigation fees and taxes. Furthermore, any facilities needed would be subject to project-specific CEQA review. Impacts were determined to be less than significant in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be reviewed by the RCSD for the provision of adequate services, and additional officers and facilities would be funded through payment of mitigation fees and taxes. Furthermore, any facilities needed would be subject to project-specific CEQA review. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning sheriff services as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

31. Schools

Source(s): School district correspondence; GIS database; *County of Riverside 6th Cycle Housing Element Update*; *County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report*.

Findings of Fact:

As discussed in Certified EIR No. 548, buildout of GPA No. 1122 and Change Of Zone No. 7902 would generate additional students in school districts throughout the County. According to Certified EIR No. 548, full buildout of future development accommodated by GPA No. 1122 and Change Of Zone No. 7902 would result in up to 59,775 additional students in Riverside County. This would result in the need for additional classroom space and teaching and support staff where increases exceed current capacity.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Where increases trigger new school facilities or expansion of existing facilities, environmental impacts could potentially occur.

According to Certified EIR No. 548, expansion of an existing school or construction of a new school would have environmental impacts that would need to be addressed once the school improvements are proposed. It is likely that growth associated with the project will occur over time, which means that any one development is unlikely to result in the need to construct school improvements. Instead, each future development project will pay its share of future school improvement costs prior to occupancy of the building. Pursuant to the Leroy F. Greene School Facilities Act (SB 50), future development would be required to pay residential and commercial/industrial development mitigation fees to fund school construction. Under CEQA, payment of development fees is considered to provide full mitigation for the impact of the project on public schools. Impacts were determined to be less than significant in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to prepare their fair share of future school improvement costs through payment of development impact fees. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning schools as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

32. Libraries

Source(s): *County of Riverside General Plan; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

Because Certified EIR No. 548 does not analyze impacts to library resources, a direct comparison between GPA No. 1122 and Change Of Zone No. 7902 and the Modified Project cannot be provided. Regardless, although the analyses and findings in the Housing Element have been updated by the Modified Project, since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Thus, the Modified Project would not result in greater impacts to libraries than GPA No. 1122 and Change Of Zone No. 7902. Furthermore, future development activities would be subject to payment of development impact fees, which would be secured and directed toward the maintenance of existing library facilities. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning library resources. Impacts would be less than significant in this regard.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

33. Health Services

Source(s): *County of Riverside General Plan; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

Because Certified EIR No. 548 does not analyze impacts to health services, a direct comparison between GPA No. 1122 and Change Of Zone No. 7902 and the Modified Project cannot be provided. Regardless, although the analyses and findings in the Housing Element have been updated by the Modified Project, since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Thus, the Modified Project would not result in greater impacts to health services than GPA No. 1122 and Change Of Zone No. 7902. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning health services. Impacts would be less than significant in this regard.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 54

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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RECREATION Would the project:

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

Source(s): GIS database; Ordinance No. 460, Section 10.35, Regulating the Division of Land – Park and Recreation Fees and Dedications; Ord. No. 659, Establishing Development Impact Fees; *County of Riverside 6th Cycle Housing Element Update*; *County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report*.

Findings of Fact:

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

As discussed in Certified EIR No. 548, growth instigated by GPA No. 1122 and Change Of Zone No. 7902 would generate an incremental net increase in park needs, i.e., increase the number of people using existing recreational resources and necessitate the provision of new facilities to maintain adequate levels of service, pursuant to the County’s parkland standards. However, the incremental increase of people associated with GPA No. 1122 and Change Of Zone No. 7902 would be spread over the entire County in various amounts. In accordance with GPA No. 960 Policy LU 25.4, new development is required to meet or exceed the County’s parkland standard of 3 acres per 1,000 population. The specific environmental impacts resulting from the provision of parks and recreational facilities would be identified by project-level environmental review of those future park facilities. The typical environmental effects regarding the construction and operation of parks and recreational facilities may involve issues with noise (during construction and coming from active playfields and playgrounds), air quality (during the construction of the facility), biological resources (depending on location), historic/cultural resources (depending on location), public services and utilities (demand for police and fire protection, electric, water, and wastewater service), and traffic on a local neighborhood level. This impact was determined to be less than significant in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with the County's parkland standard of 3 acres per 1,000 persons (GPA No. 960 Policy LU 25.4). Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning parks and recreational facilities as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

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?*

Refer to Response 36(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

c) *Be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?*

Refer to Response 36(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

35. 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?				

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Source(s): County of Riverside General Plan, Figure C-6, "Trails and Bikeway System"; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.

Findings of Fact:

a) **Include the construction or expansion of a trail system?**

I could make something up, but should probably leave it to the professionals to fill this section out.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

TRANSPORTATION Would the project:				
36. Transportation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>

Source(s): County of Riverside General Plan; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.

Findings of Fact:

a) **Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Certified EIR No. 548 analyzed traffic volumes and level of service (LOS) on regional arterial roadway segments under buildout associated with GPA No. 1122 and Change Of Zone No. 7902 and concluded that this buildout would reduce traffic volumes on three regional arterial roadway segments. However, GPA No. 1122 and Change Of Zone No. 7902 would increase traffic volumes on all other regional arterial roadway segments already projected to operate at an unacceptable level (LOS F). In accordance with GPA No. 960 Policy C 2.2, future development projects accommodated by GPA No. 1122 and Change Of Zone No. 7902 would be required to prepare a focused traffic impact analysis addressing site- and project-specific traffic impacts as warranted by the Riverside County Traffic Impact Analysis Preparation Guidelines or as approved by the Director of Transportation. In addition, GPA No. 960 Policy C 2.5 would require the cumulative and indirect traffic impacts of development to be mitigated through the payment of impact mitigation fees. To implement this policy, Certified EIR No. 548 includes Mitigation Measures 3.16.1 (fair share contribution) and 3.16.2 (secured right-of-way).

Concerning the regional arterials are already projected to operate at LOS F under buildout of existing General Plan land use designations, Certified EIR No. 548 determined that buildout of GPA No. 1122 and Change Of Zone No. 7902 would worsen this condition and thus would involve significant and unavoidable impacts.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with County policies and mitigation measures in place related to the circulation system. Furthermore, the Modified Project would not affect or change the significant unavoidable impact determination, nor invalidate Statement of Overriding Consideration findings as made in Certified EIR No. 548. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning conflicts with a program, plan, or ordinance related to the circulation system as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

EIR No. 548 MM 3.16.1 As part of its review of land development proposals, the County of Riverside shall require project proponents to make a fair share contribution to required intersection and/or roadway improvements. The required intersection and/or roadway improvements shall be based on maintaining the appropriate level of service (LOS D or better). The fair share contribution shall be based on the percentage of project-related traffic to the total future traffic.

EIR No. 548 MM 3.16.2 As part of its review of land development proposals, the County of Riverside shall require sufficient right-of-way is reserved on critical roadways and at critical intersections to implement the approach lane geometrics necessary to provide the appropriate levels of services.

Mitigation Measures: No additional mitigation measures are required.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Determination: Less Than Significant Impact With Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

b) *Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?*

Certified EIR No. 548 did not include an analysis of whether GPA No. 1122 and Change Of Zone No. 7902 would conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b), as this Appendix G Checklist Question was modified by the California Natural Resources Agency in July 2020 to require the use of vehicle miles traveled (VMT) as the methodology for evaluating traffic impact and was not required at the time of preparation of Certified EIR No. 548. Nonetheless, since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development accommodated by the Modified Project would be required to adhere to the County’s Transportation Analysis Guidelines for Level of Service and VMT (adopted December 2020). Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning VMT, and impacts would be less than significant in this regard.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

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

As described in Certified EIR No. 548, GPA No. 1122 and Change Of Zone No. 7902 would accommodate future development of both high-density residential and mixed-use development, which could result in the need for additional transportation and circulation infrastructure throughout the County. If not constructed according to the appropriate design criteria, hazards could occur. However, all circulation improvements associated with GPA No. 1122 and Change Of Zone No. 7902 would be required to conform to the Riverside County Transportation Department Improvement Standards and Specifications (County Ordinance No. 461), as well as Caltrans Standard Plans and Specifications. These roadway design criteria would require that improvements would not substantially increase hazards due to a design feature or incompatible uses. GPA No. 960 Policy C 3.4 allows Riverside County to use a variety of design techniques such as continuous flow intersections, provided that a detailed study has been completed showing that these facilities could improve safety. GPA No. 960

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Policy C 3.23 directs the County to consider the use of traffic-calming techniques to improve safety in neighborhoods. GPA No. 960 Policy C 6.5 recommends the placement of access locations for properties to maximize safety. During the County’s development review process, the applicant would be required to provide substantial evidence of compliance with these policies. Therefore, this impact was determined to be less than significant.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with County ordinances, policies, and Caltrans Standard Plans and Specifications in place pertaining to transportation-related hazards. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning geometric design features or incompatible uses as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

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

Refer to Response 38(a) above.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measures 3.16.1 and 3.16.2 above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact With Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

e) *Cause an effect upon circulation during the project’s construction?*

Refer to Response 38(a) above.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measures 3.16.1 and 3.16.2 above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact With Certified EIR No. 548 Mitigation Incorporated.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Monitoring: No monitoring is required.

f) Result in inadequate emergency access or access to nearby uses?

As described in Certified EIR No. 548, GPA No. 1122 and Change Of Zone No. 7902 would accommodate future development of both high-density residential and mixed-use development, which would require coordinated emergency access. However, GPA No. 960 Policy C 3.24 requires the County to consult with the RCFD and other emergency service providers to provide a street network with quick and efficient routes for emergency vehicles, meeting necessary street widths, turnaround radius, secondary access, and other factors as determined by the Transportation Department. This would include the provision of adequate emergency access in street networks for new development. During the County’s development review process, the applicant would be required to provide substantial evidence of compliance with this policy. Impacts were determined to be less than significant in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with GPA No. 960 Policy C 3.24 as part of the County’s development review process. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning emergency access or access to nearby uses as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

37. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Include the construction or expansion of a bike system or bike lanes?				

Source(s): County of Riverside General Plan; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.

Findings of Fact:

a) Include the construction or expansion of a bike system or bike lanes?

As described in Certified EIR No. 548, future development associated with GPA No. 1122 and Change Of Zone No. 7902 could result in increased demand for bicycle facilities. However, all future

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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development would be required to provide substantial evidence of compliance with applicable General Plan policies that promote the provision of alternative transportation facilities. These regulatory measures are included in a development's conditions of approval during the development review process. For example, GPA No. 960 Policies C 4.1 through C 4.4 address the provision of safe pedestrian access in new development and roadway projects, specifically requiring that project design include pedestrian access from developments to existing and future transit routes. GPA No. 960 Policy C 4.6 would permit the County of Riverside to condition development proposals such that pedestrian facilities are provided. Impacts were determined to be less than significant in this regard.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to demonstrate consistency with GPA No. 960 policies in place related to bicycle facilities. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning construction or expansion of a bike system or bike lanes as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

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:

38. Tribal Cultural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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significance of the resource to a California Native American tribe.)

Source(s): *County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

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)?*

Both Senate Bill (SB) 18 and Assembly Bill (AB) 52 requirements were triggered for GPA No. 1122 and Change Of Zone No. 7902. While the Notice of Preparation (NOP) was issued for the project on June 26, 2015, prior to enactment of AB 52, the project was subsequently revised to include additional parcels not included in the original project description; a revised NOP was circulated on October 9, 2015, to include the new parcels. Therefore, the AB 52 requirements for tribal consultation were triggered. In June 2015, the County initiated contact with the tribes on the Native American Heritage Commission list. Only two tribes formally requested consultation: Pala Band of Mission Indians (August 4, 2015) and the Morongo Band of Mission Indians (August 11, 2015). The Pala Band of Mission Indians determined that the area affected by GPA No. 1122 and Change Of Zone No. 7902 is not within the boundaries of the recognized Pala Indian Reservation and is beyond the boundaries of the territory that the tribe considers its traditional use area. The Morongo Band of Mission Indians determined that GPA No. 1122 and Change Of Zone No. 7902 was not within the tribe’s current reservation boundaries but is within the boundaries of the traditional use area. As such, the Morongo Tribe requested a records search, archaeological survey, and tribal monitoring during construction of future projects.

Certified EIR No. 548 concluded that impacts to tribal cultural resources would be mitigated through the County’s development review process, existing regulations, and Mitigation Measure 3.5.2, which would provide for dialogue with the appropriate ethnic or cultural group concerning the dispensation of cultural resources where it is infeasible for those resources to be avoided or preserved in place. Impacts were determined to be less than significant with mitigation in this regard.

State law requires that an opportunity for consultation be made available to Native American Tribes in the County when considering a general plan amendment, pursuant to Senate Bill (SB) 18, which identifies a 90-day period to request a consultation. Request for consultation letters were sent out to the Tribes identified on a list provided by the Native American Heritage Commission on March 9, 2021 with a response for consultation required on or before June 9, 2021. 30-letters/notice were sent via electronic mail (Email) and three letters were sent via US Postal Service mail. The County received a request from the Soboba Tribe for a consultation. The County held a meeting with the Soboba Tribe where general information and clarification was provided such that there would be no impacts to tribal resources created by these amendments. This information was acceptable to the Tribe.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with County policies and mitigation measures in place related to tribal cultural resources. Therefore, the revisions to the Housing Element and Safety Element would not result in new or substantially more severe environmental impacts concerning tribal cultural resources as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measure 3.5.2 in Response 9(a) above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact With Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

- 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.)*

Refer to Response 40(a).

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measure 3.5.2 in Response 9(a) above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact With Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

UTILITIES AND SERVICE SYSTEMS Would the project:				
39. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source(s): County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Findings of Fact:

- 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?***

According to Certified EIR No. 548, the revisions to the Housing Element and Safety Element would have the potential to increase demands on existing water supplies, entitlements, and infrastructure; increase the amount of wastewater generated and require additional wastewater treatment capacity; and increase the amount and quality of stormwater runoff, thus requiring additional stormwater drainage systems.

Water

Certified EIR No. 548 determined that future development associated with GPA No. 1122 and Change Of Zone No. 7902 could result in the cumulative demand for up to 73,987 acre-feet per year of water beyond that anticipated under buildout of the approved General Plan. At the Countywide level, full buildout of the project would have the potential to result in demand for water supplies where such are insufficient or unavailable to serve the project from existing entitlements and resources, thus necessitating new or expanded entitlements to adequately serve future development, or result in development in locations in which water supply adequacy cannot be ascertained. As determined by EIR No. 521 and EIR No. 441, buildout of General Plan land uses would increase demand for water services to a degree that exceeds the limits of existing and currently planned facilities, and therefore could result in additional development beyond what was previously anticipated. However, additional water service expansion or future development would be subject to development review during which the applicant would be required to provide substantial proof that the development area has been included and evaluated in an Urban Water Manage Plan (UWMP) under its assigned water district, provides estimates of indoor and outdoor water demand estimates to the County for review pending a “Will Serve Letter”, or in exceedance of 500 resident dwelling units proposed, require the preparation of a Water Supply Assessment (WSA) to evaluate and provide water conservation reduction measures to ensure that the development maintains consistency in water demand with that of projected in the current water district assigned UWMP. Future development would also require submittal of evidence of compliance with County- and State-required water management and conservation regulations that are intended to assist in reducing the amount of water supplies required by future development. In addition, GPA No. 960 Policy OS 2.2 encourages the installation of water-conserving systems, such as dry wells and graywater systems, in new developments. GPA No. 960 Policies LU 18.1 through LU 18.4 and Ordinance No. 859, Water-Efficient Landscape Requirements, require new development projects to install water-efficient landscapes, thus limiting water applications and reducing water use. Certified EIR No. 548 Mitigation Measure 3.17.3 establishes water use restrictions associated with development in unincorporated areas of Riverside County, which are subject to the California Water Code and/or Public Resources Code. Furthermore, Certified EIR No. 548 Mitigation Measure 3.9.5, as discussed in Section 24(b), would require an applicant for development to submit evidence to Riverside County that all applicable water conservation measures have been met. Given the absence of definitive identification of future water supplies for buildout associated with EIR No. 521 and EIR No. 441, impacts associated with water supply and demand were considered significant and unavoidable.

Wastewater Treatment

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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As stated in Certified EIR No. 548, the average wastewater generation rate for a residential unit in Riverside County is 230 gallons per day per capita. As a result of the revisions, future development from the project could result in the cumulative generation of 55.38 million gallons per day of wastewater beyond that anticipated under buildout of the General Plan. However, it is feasible that wastewater service providers in Riverside County would continue to expand their treatment capacities consistent with any incremental increase of demand from future projects throughout the County. The implementation of conservation methods and increased use of reclaimed water would help decrease the need for treatment and storage capacity and provide for beneficial reuse of water. Any potential future expansion or construction of new wastewater treatment plants, as well as water reclamation and storage facilities, would be subject to developmental review and additional environmental analysis to determine on-site impacts. Additionally, Ordinance No. 659, DIF Program, is intended to mitigate growth impacts in Riverside County by ensuring fees are collected and expended to provide necessary facilities commensurate with the ongoing levels of development. Future development would also be subject to Riverside County Ordinance No. 592, Regulating Sewer Use, Sewer Construction and Industrial Wastewater Discharges in County Service Areas, which sets various standards and requirements for sewer use, construction, and industrial wastewater discharges to protect both water quality and the infrastructure conveying and treating wastewater. Ordinance No. 592 serves to protect water supplies, water and wastewater facilities, and water quality for both surface water and groundwater. Furthermore, where sewer services are not available, the County regulates the construction of septic tanks for adequate capacity as described under Impact Analysis 3.17.1. Given that existing wastewater treatment requirements would require that adequate sewer capacity is available to serve future development and that future development would not exceed wastewater treatment requirements of the applicable RWQCB.

Stormwater Drainage Systems

As described in Section 24(a), NPDES and County requirements would require that future development would control the amount and quality of stormwater runoff leaving construction and development sites, which would also reduce the amount of stormwater runoff entering the County’s storm drainage system. As discussed in Section 24(d), Certified EIR No. 548 Mitigation Measure 3.9.8 would require a condition of approval for each new development project. These measures address drainage requirements for new development projects, including requiring BMPs to lessen stormwater runoff, requiring on-site small drainages and pervious materials to allow more percolation of stormwater into the ground, and encouraging the construction of detention basins, holding ponds, and/or wetlands within a project site to capture and treat dry weather urban runoff. GPA No. 960 Policy S 4.10 specifically requires all proposed projects within Riverside County to address and mitigate any adverse impacts that they may have on the carrying capacity of local and regional storm drain systems. In addition, the County’s DIF program covers all portions of unincorporated Riverside County and provides funds for flood control and storm drain facilities. Any construction or expansion of storm drain facilities necessary to serve future development would be subject to site-specific CEQA review and mitigation of impacts. Implementation of the above regulations and mitigation measures would require that the construction of new stormwater drainage facilities or expansion of existing facilities would occur as needed to serve new development and were determined to be less than significant.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with County regulations and standards, Certified EIR No. 548 Mitigation Measures 3.9.5, 3.9.8, and 3.17.3, local ordinances, and General Plan policies regarding water use, water systems, and water requirements. Furthermore, with regard to water services, the Modified Project would not affect or change the significant unavoidable impact determination, nor invalidate Statement of Overriding Consideration findings as made in Certified EIR No. 548. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to water services as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measures 3.9.5 and 3.9.8 in Response 24(b) and 24(d), respectively, above.

EIR No. 548 MM 3.17.3 Development within unincorporated areas of Riverside County shall not use water of any source of quality suitable for potable domestic use for non-potable uses, including cemeteries, golf courses, parks, highway landscaped areas, industrial and irrigation uses, or other nondomestic use if suitable recycled water is available as provided in Sections 13550-13566 of the California Water Code and/or PRC Sections 65591-65600 and 65601-65607. Prior to the issuance of any land use permit, the County shall determine to what extent and in which manner the use of recycled water is required for individual water projects. Future development shall be designed, constructed, and maintained in accordance with the recycled water measures mandated by the County.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

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

As described in Section 41(a), the project would accommodate increased density/intensity throughout the unincorporated County, which has the potential to increase demands on existing water supplies, entitlements, and infrastructure. Furthermore, Certified EIR No. 548 (refer to Section 24[b] above), indicates that the combination of increased water demand associated with the growth facilitated by the project, unpredictability and the cost of imported water supply, variability in long-term supply scenarios in non-adjudicated groundwater basins, exploitation of new groundwater sources, and the continuing pattern of basin overdraft would all result in or contribute incrementally to substantially decreasing groundwater supplies. This unpredictability and variability mean that significant impacts associated with project buildout cannot be ruled out in association with groundwater, which supplies about 8 percent of the water supply in the South Coast Hydrologic Region and 23 percent of water demand in the Colorado River Hydrologic Region. The State Water Project (SWP) supplies most of the water in Riverside County, supplies of which are constrained by key factors such as rainfall amounts, snowpack and stored water levels, and pumping capacity from the Delta, as well as legal and regulatory factors including those related to certain fish species listed as endangered by the state and federal governments.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Inconsistencies in rainfall and snowpack, as well as frequently changing regulatory restrictions, mean that the availability of future SWP water supplies is, to some degree, uncertain. Similarly, the year-to-year availability of Colorado River water (the other primary source of imported water supply utilized in Riverside County) to urban users can be variable and unpredictable because of legal challenges regarding water rights and priorities. As discussed in Section 41(a), additional water expansion or development would be subject to development review and must comply with County- and State-required water management and conservation regulations. Given the absence of definitive identification of future water supplies for buildout associated with GPA No. 1122 and Change Of Zone No. 7902, potential impacts associated with water supply and demand would be significant and unavoidable.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to comply with County and State regulations and standards, Mitigation Measures 3.9.5, 3.9.8, and 3.17.3, local ordinances, and General Plan policies regarding water use, water systems, and water requirements. Because of the absence of definitive identification of future water supplies and inconsistencies in rainfall and snowpack, the availability of future water supply is uncertain. Furthermore, the Modified Project would not affect or change the significant unavoidable impact determination, nor invalidate Statement of Overriding Consideration findings as made in Certified EIR No. 548. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning water supply as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measures 3.9.5, 3.9.8, and 3.17.3 above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
40. 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Source(s): *County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

- 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?***

Certified EIR No. 548 concluded that GPA No. 1122 and Change Of Zone No. 7902 would accommodate increased density/intensity throughout the unincorporated County, which has the potential to increase the number of people and structures generating wastewater. Proper treatment of wastewater is required to protect receiving waters, which are protected through compliance with and enforcement of NPDES MS4 (municipal separate storm sewer systems) permits, as well as other permits required for a wide variety of activities with potential to discharge wastes into waters of the State or United States. Operation of MS4s are discussed further in Section 24(a) above.

Within areas without sewer services, development must rely on various types of septic systems or on-site waste treatment systems (OWTS), which typically result in percolation of wastewater into groundwater or to surface waters. As explained by Certified EIR No. 548, Riverside County regulates the construction of septic tanks in new developments and requires the approval of the Riverside County Health Officer (County Code Section 8.124.030 and Ordinance No. 650) on all new septic facilities, which require detailed review, on-site inspections, soil evaluations, reporting, and topographical mapping. In addition, the County has adopted several ordinances, policies, and federal regulations to require the safe placement and construction of sewage facilities and to protect water quality. County Ordinance No. 650, Sewer Discharge in Unincorporated Territory, establishes a variety of regulations regarding OWTS, including that the type of sewage facilities installed shall be determined on the basis of location, soil porosity, site slope, and groundwater level, and shall be designed to receive all sanitary sewage from the property based on the higher volume estimation as determined by either the number of bedrooms or plumbing fixture unit counts. Certified EIR No. 548 Mitigation Measures 3.17.1 and 3.17.2 would also require conditional approvals for future development that require septic systems are developed to protect water quality consistent with applicable regulations and would thus be prevented from exceeding wastewater treatment requirements. Additionally, the County will adhere to EPA standards governing the placement of septic systems in proximity to water supply wells. During the County’s development review process, the applicant would be required to provide substantial evidence of compliance with these regulations. As determined by Certified EIR No. 548, the impacts associated with the construction of new wastewater treatment facilities, including septic systems, or the expansion of existing facilities, are less than significant.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities associated with the construction of new wastewater treatment facilities, including septic systems, or the expansion of existing facilities are regulated by the County and require conditions

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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of approval, and are subject to General Plan policies and EPA standards to protect water quality. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to septic systems as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

EIR No. 548 MM 3.17.1 Conventional septic tanks/subsurface disposal systems shall be prohibited within any designated Zone A of an EPA wellhead protection area. Where a difference between Riverside County and EPA septic tank setback distance requirements exists, the more restrictive standard shall apply.

EIR No. 548 MM 3.17.2 The development of septic systems shall be in accordance with applicable standards established by Riverside County and other responsible authorities.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less than Significant Impact with Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

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?*

As addressed under the Wastewater Treatment subsection in Section 41(a), future development from GPA No. 1122 and Change Of Zone No. 7902 could result in the cumulative generation of 55.38 million gallons per day of wastewater beyond that anticipated under buildout of the General Plan. This growth would incrementally increase the amount of wastewater generated, which could require additional wastewater treatment capacity to serve projected demand as well as additional wastewater treatment facilities. However, increased demand would likely occur incrementally over many years, therefore making it feasible for wastewater service providers in the County to continue expansion of their treatment capacities to meet this demand. Without the expansion of facilities to treat wastewater, development might not be able to occur on a long-term basis.

Additionally, the construction of new wastewater treatment plants, as well as water reclamation and storage facilities, would be subject to developmental review and additional environmental analysis to determine on-site impacts. These measures are implemented, enforced, and verified through their inclusion in project conditions of approval. Ordinance No. 659, DIF Program, is intended to mitigate growth impacts in Riverside County by ensuring fees are collected and expended to provide necessary facilities commensurate with the ongoing levels of development, including the potential future expansion of wastewater treatment facilities. Ordinance No. 592, Regulating Sewer Use, Sewer Construction and Industrial Wastewater Discharges in County Service Areas, sets various standards and requirements for sewer use, construction, and industrial wastewater discharges to protect both water quality and the infrastructure conveying and treating wastewater by (1) establishing construction requirements for sewers, laterals, house connections, and other sewerage facilities, and (2) prohibiting the discharge to any public sewer (which connects to Riverside County’s sewerage system) any wastes that may have an adverse or harmful effect on sewers, maintenance personnel, wastewater treatment plant personnel or equipment, treatment plant effluent quality, or public or private property, or which may otherwise

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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endanger the public or the local environment or create a public nuisance. Where sewer services are not available, the County regulates the construction of septic tanks for adequate capacity as described under Impact Analysis 3.17.1 (refer to Section 41(a) above). Given existing wastewater treatment requirements would require that adequate sewer capacity is available to serve future development and that future development would not exceed wastewater treatment requirements of the applicable RWQCB, the potential impacts associated with wastewater treatment were determined to be less than significant.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Future development activities would continue to be required to demonstrate that adequate sewer capacity is available to serve future development. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to wastewater treatment as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measure 3.17.1 above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less than Significant Impact With Certified EIR No. 548 Mitigation Incorporated.

Monitoring: No monitoring is required.

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

Source(s): *County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

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?***

Certified EIR No. 548 concluded that GPA No. 1122 and Change Of Zone No. 7902 would cumulatively result in the capacity for up to 73,255 more dwelling units in comparison to buildout of the adopted

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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General Plan, which would result in solid waste generation beyond what was anticipated for buildout of current land use designations. Although the project would accommodate future development of both high-density residential and mixed-use development that would generate solid waste, future development facilitated by the project could hasten the end use of County landfills and contribute to the cumulative need for new or expanded landfills and other solid waste facilities.

According to Riverside County, the project would generate 30,034 tons of waste per year beyond that already planned for by the General Plan. As described in Certified EIR No. 548, the serving landfills have a collective remaining capacity of 63,095,267 tons to serve future development resulting from the project. Solid waste from full buildout of the project would represent 0.05 percent of this remaining capacity. However, these generation assumptions do not consider the effects of compliance with mandatory recycling and diversion programs, which would further reduce the amount of waste sent to landfills. Additionally, any new approved development would be required to comply with Riverside County's recycling and diversion programs via standard conditions of approval for new projects, including requiring recycling facilities to provide services for all new commercial and multifamily developments and requiring all plot plans to comply with AB 341 and Riverside County Department of Waste Resources (RCDWR) Design Guidelines for Refuse and Recyclables Collections and Loading Areas, as well as submitting a waste recycling plan for each building proposed. Additional conditions of approval are required for residential, commercial, and industrial developments as well as public facilities through the issuance of a clearance letter by the RCDWR, which outlines additional project-specific requirements to require that individual project developers provide adequate areas for collecting and loading recyclable materials, such as paper products, glass, and green wastes. Furthermore, any new development would be subject to RCDWR review and compliance, and subject to Certified EIR No. 548 Mitigation Measures 3.17.4 (adequate areas for collection of recyclables) and 3.17.5 (adequate waste disposal capacity), which would be required as conditions of approval for development projects facilitated by the project.

Since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Although existing landfills have adequate capacity to serve future developments, future development activities would continue to be required to comply with RCDWR guidelines and requirements, AB 341, and EIR No. 548 Mitigation Measures 3.17.4 and 3.17.5 to reduce demand on area landfills. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts related to solid waste as compared to Certified EIR No. 548.

Certified EIR No. 548 Mitigation Measures:

EIR No. 548 MM 3.17.4 The County of Riverside shall require all future commercial, industrial, and multifamily residential development to provide adequate areas for the collection and loading of recyclable materials (i.e., paper products, glass, and other recyclables) in compliance with the State Model Ordinance, implemented on September 1, 1994, in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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EIR No. 548 MM 3.17.5 The County of Riverside shall require all development projects to coordinate with appropriate County departments and/or agencies to require that there is adequate waste disposal capacity to meet the waste disposal requirements of the project. The County shall recommend that all development projects incorporate measures to promote waste reduction, reuse, recycling and composting.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Measures.

Monitoring: No monitoring is required.

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)?*

Refer to Response 42(a) above.

Certified EIR No. 548 Mitigation Measures: Refer to Mitigation Measure 3.17.1 in Response 42(a) above.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact with Certified EIR No. 548 Mitigation Measures.

Monitoring: No monitoring is required.

39. 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):

Findings of Fact:

a) *Electricity?*

Because Certified EIR No. 548 does not analyze impacts to electricity, a direct comparison between GPA No. 1122 and Change Of Zone No. 7902 and Modified Project cannot be provided. Regardless, since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Thus, Modified Project would not result in greater impacts to electricity resources than GPA No. 1122 and Change Of Zone No. 7902. In addition, future development activities would be subject to the County development review process, which evaluates the ability of utility providers to provide services concurrently with each project, and Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Furthermore, the electrical service provider, Southern California Edison, is subject to California’s Renewables Portfolio Standard, which requires investor-owned utilities, electric service providers, and community choice aggregators to increase procurement from eligible renewable energy resources to 33 percent of total procurement by 2020 and to 50 percent of total procurement by 2030. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning electricity resources. Impacts would be less than significant in this regard.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

b) *Natural gas?*

Certified EIR No. 548 does not analyze impacts to natural gas; therefore, a direct comparison between GPA No. 1122 and Change Of Zone No. 7902 and the Modified Project cannot be provided. Nevertheless, since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Thus, the Modified Project would not result in greater impacts to natural gas resources than GPA No. 1122 and Change Of Zone No. 7902. Furthermore, future development activities would be subject to the County development review process, which evaluates the ability of utility providers to provide services concurrently with each project, and Title 24 Building Energy Efficiency Standards, which provide minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building insulation and roofing, and lighting. Therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning natural gas resources. Impacts would be less than significant in this regard.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

c) *Communications systems?*

Because Certified EIR No. 548 does not analyze impacts to communications systems, a direct comparison between GPA No. 1122 and Change Of Zone No. 7902 and the Modified Project cannot be provided. In any case, although the analyses and findings in the Housing Element have been updated by the Modified Project, since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Thus, the Modified Project would not result in greater impacts to communications systems than GPA No. 1122 and Change Of Zone No. 7902. In addition, future development activities would be subject to the County development review process; therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning communications systems. Impacts would be less than significant in this regard.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

d) *Street lighting?*

Certified EIR No. 548 does not analyze impacts to street lighting resources; therefore, a direct comparison between GPA No. 1122 and Change Of Zone No. 7902 and the Modified Project cannot be provided. In any case, since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Thus, the policy changes proposed by the Modified Project would not result in greater impacts to street lighting than GPA No. 1122 and Change Of Zone No. 7902. In addition, future development activities

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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would be subject to the County development review process; therefore, the Modified Project would not result in new or substantially more severe environmental impacts concerning street lighting. Impacts would be less than significant in this regard.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

e) Maintenance of public facilities, including roads?

Refer to Response 36(a) and 38(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

f) Other governmental services?

Refer to the responses for 26, 30, 31, 32, 33, and 39(a-e) above. Although the analyses and findings in the Housing Element have been updated by the Modified Project, since no rezoning or GPA No. 960 land use amendment would occur at this time as a result of the Modified Project, the County Land Use Map would remain unchanged from the document evaluated in Certified EIR No. 548. Therefore, development of housing as considered in the proposed Housing Element would be consistent with what was analyzed in Certified EIR No. 548. The changes to the Safety Element are limited to addressing resilience data and policies related to Wildfire, Flood and Inundation and Geologic Hazards. Safety related consistency edits to other General Plan Elements would be limited in those required to maintain internal consistency within the General Plan. Thus, the policy changes proposed by the Modified Project would not result in new or substantially more severe environmental impacts concerning other governmental facilities. Impacts would be less than significant in this regard.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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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:

	Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
40. Wildfire Impacts	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): *County of Riverside General Plan, Figure S-11 “Wildfire Susceptibility”; County of Riverside 6th Cycle Housing Element Update; County of Riverside General Plan Amendment 1122 Change of Zone CZ No. 7902 State Clearinghouse No. 2015061083 Final Environmental Impact Report.*

Findings of Fact:

Note: For the following Impact Discussions, please refer to listed reference locations for discussion analysis within this document. This is because the Wildfire Impacts section was not created as a separate discussion topic at the time of preparation and circulation of Certified EIR No. 548.

a) ***Substantially impair an adopted emergency response plan or emergency evacuation plan?***

Refer to Sections 20(c) and 36(f) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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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?***

Refer to Response 22(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

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?***

Refer to Response 22(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

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?***

Refer to Response 12(a), 15(a), and 22(a) above.

Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

e) ***Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?***

Refer to Response 22(a) above.

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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Certified EIR No. 548 Mitigation Measures: No mitigation measures were required in Certified EIR No. 548.

Mitigation Measures: No additional mitigation measures are required.

Determination: Less Than Significant Impact.

Monitoring: No monitoring is required.

MANDATORY FINDINGS OF SIGNIFICANCE Does the Project:

41. 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?

Source(s): Staff Review; Project Application Materials

Findings of Fact:

Implementation of the project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population 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.

42. 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)?

Source(s): Staff Review; Project Application Materials

Findings of Fact:

The project does not have impacts which are individually limited, but cumulatively considerable.

43. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source(s): Staff Review; Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with EIR No. 548 Mitigation	Less Than Significant Impact	No Impact
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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: Certified EIR No. 548

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: 12/11/2023 3:11 PM
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