



RIVERSIDE COUNTY PLANNING DEPARTMENT

1:30 P.M.

APRIL 17, 2017

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

COUNTY ADMINISTRATIVE CENTER
1st Floor, Conference Room 2A
4080 Lemon Street, Riverside, CA 92501

NOTE: Please be aware that the indicated staff recommendation shown below for each item may differ from that presented to the Planning Director during the public hearing.

If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Planning Director. The purpose of the public hearing is to allow interested parties to express their concerns. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s).

In compliance with the Americans with Disabilities Act, if you require reasonable accommodations please contact the TLMA Commission Secretary at (951) 955-7436 or e-mail at esarabia@rivco.org. Requests should be made 72 hours in advance or as soon as possible prior to the scheduled meeting. Alternative formats are available upon request.

1.0 CONSENT CALENDAR:

NONE

2.0 PUBLIC HEARINGS: CONTINUED ITEMS: 1:30 p.m. or as soon as possible thereafter.

NONE

3.0 PUBLIC HEARINGS: NEW ITEMS: 1:30 p.m. or as soon as possible thereafter.

- 3.1 **PLOT PLAN NO. 26117** – Intent to Adopt a Negative Declaration – Applicant: Rod Arsalan – Engineer/Representative: Samuel Serrato – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Very Low Density Residential (RC-VLDR) – Rural Village Land Use Overlay – Commercial Retail (CR) – Location: Northerly of Mountain Avenue, southerly of Ellis Avenue, easterly of Marie St, and westerly of Highway 74 – 4.09 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The Plot Plan request to permit an existing, unpermitted gravel and hardscape materials open storage yard not open for public use but associated with the material sales facility located adjacent to the site. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

4.0 SCOPING SESSION: 1:30 p.m. or soon as possible thereafter.


- 4.1 **SCOPING SESSION FOR ENVIRONMENTAL IMPACT REPORT FOR General Plan Amendment No. 1210, Specific Plan No. 394, Change of Zone No. 7918, Tentative Tract No. 37217, Tentative Parcel Map No. 37227, Agricultural Preserve Notice of Nonrenewal No. 175, Agricultural Preserve Notice of Nonrenewal No. 176, and Agricultural Preserve Diminishment No. 175** – Applicant: Forestar Victoria, LLC – Engineer/Representative: T&B Planning Inc. – First Supervisorial District – Lake Mathews Zoning District – Lake Mathews/Woodcrest Area Plan: Rural Community: Low Density Residential (RC-LDR) – Rural Community: Very Low Density Residential (RC-VLDR) – Rural Community: Estate Density Residential (RC-EDR) – Location: Northerly of El Sobrante Road and easterly of McAllister Street – 327.4 Gross – Zoning: Light Agriculture – 10 Acre Minimum (A-1-10) – **REQUEST:** The Environmental Impact Report will study the potential impacts of the related applications as generally described here. This Scoping Session is for the

purpose of briefing the Planning Director, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the Environmental Impact Report (EIR). SP00394 proposes to create a Specific Plan on the 327.4-acre project area would divide the property into 25 planning areas, with an overall residential density of 2.6 dwelling units per acre (du/ac), and a total of 513 single-family dwelling units with land use designations of Rural Community: Low Density Residential (RC-LDR), Open Space: Conservation (OS-C), and Open Space: Water (OS-W). GPA01210 proposes to change the Riverside County General Plan to amend the land use designations of the subject property which currently consist of Rural Community: Low Density Residential (RC-LDR), Rural Community: Very Low Density Residential (RC-VLDR), and Rural Community: Estate Density Residential (RC-EDR) to provide consistency with the land uses proposed as part of SP00394 as outlined above. CZ07898 proposes to modify the existing zoning of the project site from Light Agriculture, 10-acre minimum (A-1-10) to Specific Plan (SP) and establish a specific plan zoning ordinance text with allowed uses and development standards for this Specific Plan. TR37217 proposes a Schedule "A" Subdivision of 327.4 Gross Acres into 513 single family residential lots with a minimum lot size of 10,000 square feet, five (5) open space lots, five (5) basin lots, and one (2) recreation lot. PM37227 proposes a Schedule "I" Subdivision of 327.4 Gross Acres into 16 parcels. AGN 00175 applies to an existing Williamson Act Contract that encumbers a 28.63-acre portion (APN 270-160-005) of the Project site. AGN 00176 applies to an existing Williamson Act Contract that encumbers a 17.27-acre portion (APN 270-070-006) of the Project site. Discretionary approval of AGN 00175 and AGN 00176 would begin the nine-year nonrenewal process which would result in the termination of the Land Conservation Contract encumbered upon the two aforementioned parcels. AG00175 proposes to remove a 287.8-acre portion of the Project site from the El Sobrante No. 1 Agricultural Preserve. AG 00175 would not terminate the entire El Sobrante No. 1 Agricultural Preserve, as other properties in the El Sobrante No. 1 Agricultural Preserve would remain in the Preserve. The NOP period began on April 5, 2017 and will run for thirty (30) consecutive days which is scheduled to conclude on May 4, 2017. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

5.0 PUBLIC COMMENTS:

Agenda Item No.: 3.1
Area Plan: Mead Valley
Zoning Area: Good Hope
Supervisorial District: First
Project Planner: Russell Brady
Director's Hearing: April 17, 2017

PLOT PLAN NO. PP26117
ENVIRONMENTAL ASSESSMENT NO. 42219
Applicant: Rod Arsalan
Engineer/Representative: Rod Arsalan
Owner: Samuel Serrato



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

PLOT PLAN NO. 26117 requests to permit an existing, unpermitted gravel and hardscape materials open storage yard not open for public use but associated with the material sales facility located adjacent to the site (APN:342-100-058). The site currently consists of a 1,344-square-foot mobile home, two storage sheds, and an open storage area for gravel and hardscape materials.

The project is located northerly and westerly of Highway 74, easterly of Marie Street, and southerly of Ellis Avenue.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC:VLDR) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Rural Community: Very Low Density Residential (RC:VLDR) |
| 3. Existing Zoning (Ex. #2): | Manufacturing-Service Commercial (M-SC) |
| 4. Surrounding Zoning (Ex. #2): | Manufacturing-Service Commercial (M-SC) to the east and south, and Rural Residential (R-R) to the north and west. |
| 5. Existing Land Use (Ex. #1): | Existing decorative rock storage yard |
| 6. Surrounding Land Use (Ex. #1): | Low density storage yards and vacant property |
| 7. Project Data: | Total Acreage: 4.09 |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42219**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE PLOT PLAN NO. 26117, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings and in the attached environmental assessment, which is incorporated herein by reference.

1. The project site primarily has a General Plan Land Use Designation of Rural Community: Very Low Density Residential (RC: VLDR), but also has a Rural Village Land Use Overlay applied to it which designates the site as Commercial Retail (CR) pursuant to Figure 6 of the Mead Valley Area Plan. The proposed project complies with all applicable General Plan policies related to this Overlay and for commercial uses, in particular the allowance of a commercial use as is designated through the overlay (MVAP 3.1, LU 34.1). Although the project is part of an overall commercial operation for hardscape sales on an adjacent property, the project currently proposed is a non-publicly accessible portion of that commercial operation. As such, this portion of that commercial operation does not have a need to comply with certain design policies intended for publicly accessible portions of commercial uses. The project will not substantially impact nearby residential uses in terms of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards (LU 29.6) as is indicated in the Initial Study and Negative Declaration prepared for the project. The project has access via Hernandez Drive and will be served by Eastern Municipal Water District for water service and currently has a septic system on-site for wastewater treatment (LU 29.7, LU 34.3).
2. The project site is surrounded by properties designated Rural Community: Very Low Density Residential (RC: VLDR) and the Rural Village Land Use Overlay.
3. The project site is located in the Rural Village Land Use Overlay Area identified on the Mead Valley Area Plan.
4. The Zoning Classification for the project site is Manufacturing-Service Commercial (M-SC).
5. The Zoning Classification for Manufacturing- Service Commercial allows for the proposed use of a gravel and hardscape materials open storage yard (associated with a separate, previously permitted building materials sales yard), subject to the approval of a plot plan in the Manufacturing-Service Commercial (M-SC) Zoning Classification under Ordinance No. 348 Section 11.2.B.2.I.
6. The project site is surrounded by properties which have a Zoning Classification of Manufacturing-Service Commercial (M-SC) to the east and south, and Rural-Residential (R-R) to the north and west.
7. Outlined in Section 18.12 of Riverside County Ordinance No. 348, one (1) parking space is required for every 200 square feet of net leasable floor area for a proposed or existing office space. The portable office trailer is approximately 1,344 which would require 7 parking spaces, the project exhibit does not specifically show dedicated parking stalls. However, adequate non-dedicated area outside internal circulation paths would adequately accommodate parking needs of employees to serve the project. Moreover, since the project is not directly open to the public and associated with the adjacent operation, the dedicated spaces for the use are not necessary. A special review of parking pursuant to Ordinance No. 348 Section 18.12.A.2.g based on the above design and use of the project as proposed.
8. The proposed use, a gravel and hardscape materials storage yard, is consistent with the development standards set forth in the Manufacturing – Service Commercial (M-SC) zone,

excluding the landscaping development standards as noted below. Specifically, the project design meets the setback requirements to residential zones of 25 feet (minimum 140 feet proposed) pursuant to Section 11.4.B and the maximum building height requirement of 50 feet (maximum height 25 feet proposed) pursuant to Section 11.4.D. The project would not be categorized as an industrial use since it is a component of an adjacent retail use, therefore would not be required to construct a masonry wall as required by Section 11.4.D. The materials storage is contained and screened with existing masonry walls that are open towards the middle of the site and screen views of the material storage from outside areas, which is consistent with the development standard for screening of outside storage pursuant to Section 11.4.H. Pursuant to M-SC landscaping development standards, a minimum of ten percent of the site shall be landscaped and irrigated, a ten foot strip adjacent to street right-of-way lines shall be landscaped, except for designated pedestrian and vehicular access way, and a minimum 20 foot strip adjacent to residentially zoned lots shall be landscaped and maintained (Ordinance No. 348, Section 11.4.E). The project site currently includes scattered, undefined landscaped areas that do not meet the ten percent landscape development standard. The project does not front on any public right-of-way to require landscaping adjacent to. The project provides a 30 foot setback area from the properties to the north and west that are zoned Rural Residential (R-R). This area currently contains landscaping within it, but is not fully planted to meet the development standard for landscaping adjacent to residential zones. Pursuant to Ordinance No. 348, Section 11.5, the applicant has requested a waiver of the ten percent landscape coverage and landscaping adjacent to residential zones development standards due to the site not being open to public use and enjoyment of any on-site landscaping and the generally rural atmosphere where such formal landscaping coverage is not typical for the area, which makes the landscaping standards inappropriate for the proposed use which is not accessible to the public. The waiver of landscaping standards is a primarily aesthetic function and would not be contrary to public health and safety.

9. This project is within the City Sphere of Influence of Perris. As such, the proposed project was initially transmitted to the City for review and comment and was sent a notice of public hearing. No comments have been received from the City as of the date of writing of this staff report.
10. This project is located within the boundaries of the Western Riverside County Multi-Species Habitat Conservation Plan (WRCMSHCP), but not located within Criteria Area of the WRCMSHCP.
11. The project site is in located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.
12. This proposed use is located within a State Responsibility Area and an area designated as a Moderate Fire Hazard Area. Fire services will be provided by Riverside County Fire Department.
13. In accordance with AB 52, notices were mailed to all requesting tribes on March 9, 2016. County Staff received a request for consultation from Rincon Band of Luiseño Indians, however, due to

the amount of previous disturbance and the non-ground disturbing nature of the project, Pechanga determined that further consultation would not be required. As a result, consultation was concluded on May 24, 2016.

14. Environmental Assessment No.42119 did not identify any potential significant impacts and no mitigation measures are necessary.

CONCLUSIONS:

1. The proposed project is in conformance with the Rural Community: Very Low Density Residential (RC:VLDR) Use Designation and the Rural Village Land Use Overlay applied to it which designates the site as Commercial Retail (CR), and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing-Service Commercial (M-SC) zoning classification of Ordinance No. 348, with the requested waiver of certain development standards
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not preclude reserve design for the WRCMSHCP.

INFORMATIONAL ITEMS:

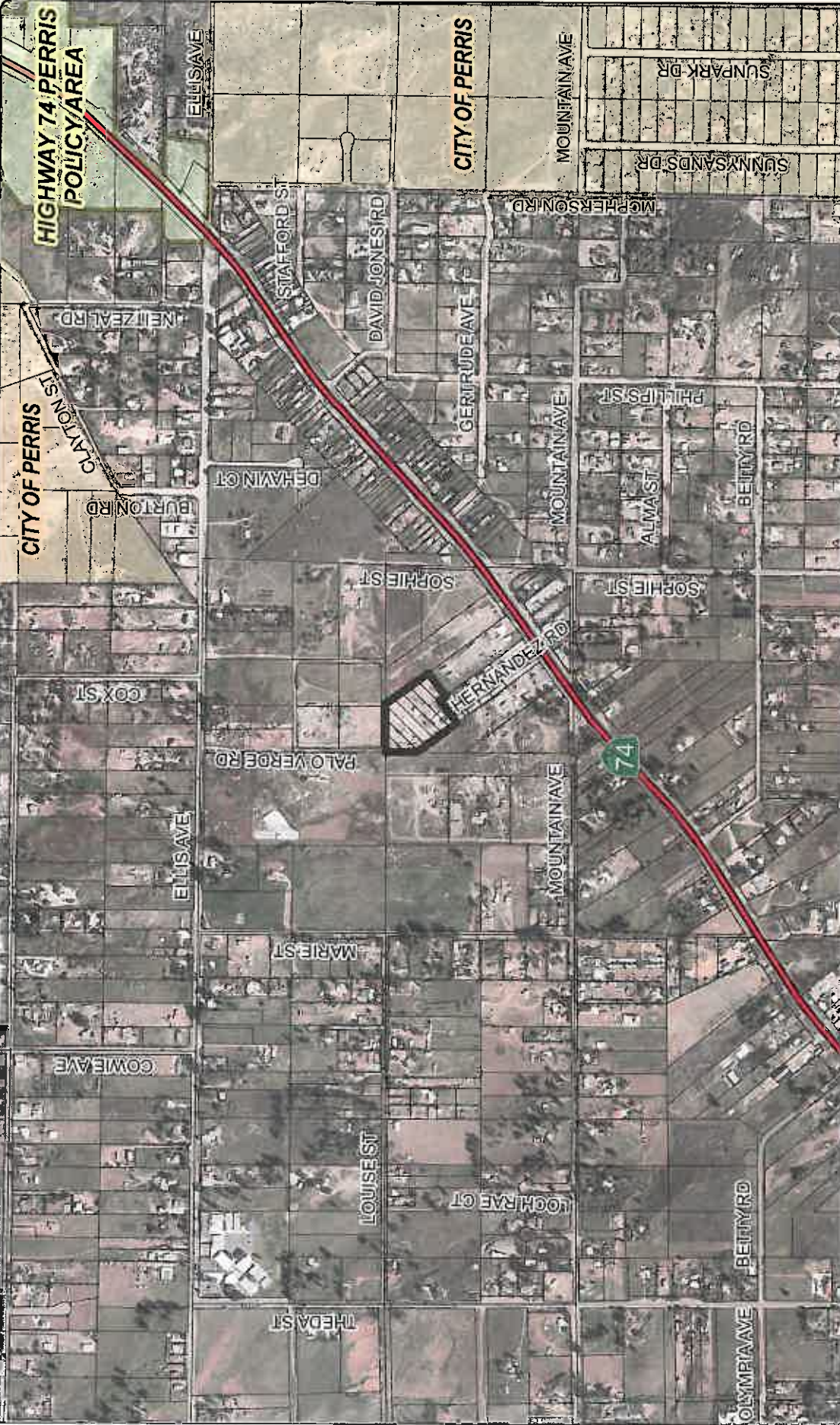
1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. County Service Area; and,
 - b. County Fault Zone;
 - c. A ½ mile of a fault;
 - d. In a High Fire Area;
 - e. A WRCMSHCP Criteria Cell;
 - f. 100 year flood plain or dam inundation area.
3. The project site is located within:
 - a. The City of Perris Sphere of Influence;
 - b. The Stephens Kangaroo Rat Fee Area;
 - c. A State Responsibility Area for Fire Protection.
 - d. A Moderate Fire Hazard Area.
 - e. The boundaries of the Perris Unified School District;
 - f. An area with low to moderate liquefaction potential.
4. The subject site is currently designated as Assessor's Parcel Number 342-100-046.

RIVERSIDE COUNTY PLANNING DEPARTMENT PP26117

Supervisor: Jeffries
District 1

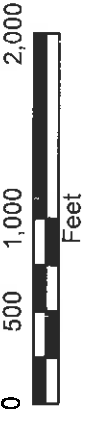
Date Drawn: 11/28/2016
Vicinity Map

VICINITY/POLICY AREAS



Zoning Area: Good Hope

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing for the first time designations for unincorporated Riverside County. The designations were based on the General Plan and the County's General Plan. For information on the designations, please contact the Riverside County Planning Department offices in Riverside at (951) 953-2300 (Riverside County) or in Perris (Home at (951) 953-6277 (Bastrop County) or Whittier (951) 953-6277 (Bastrop County)).

RIVERSIDE COUNTY PLANNING DEPARTMENT

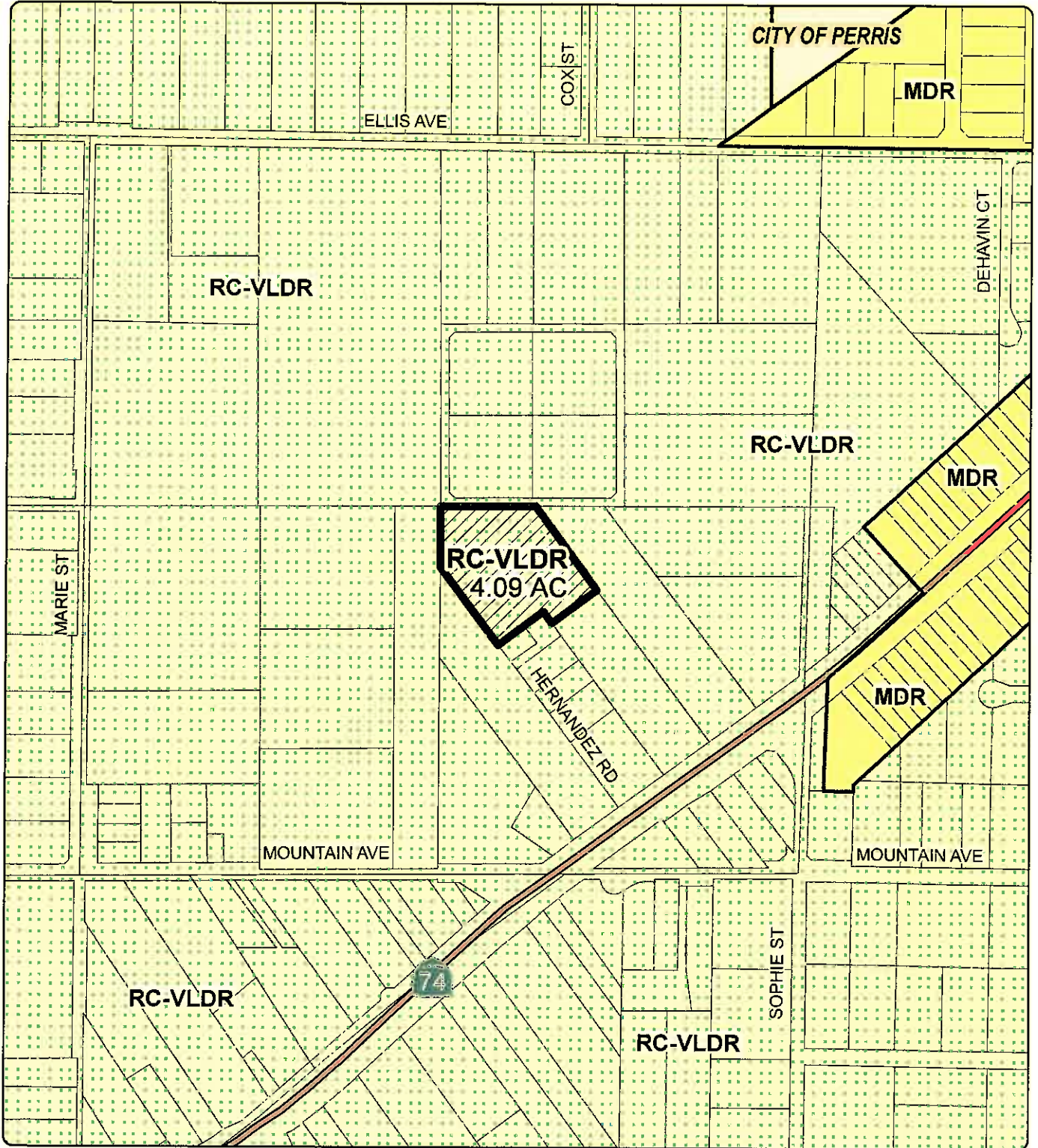
PP26117

EXISTING GENERAL PLAN

Supervisor: Jeffries
District 1

Date Drawn: 11/28/2016

Exhibit 5



Zoning Area: Good Hope

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.rctd.ca.gov>

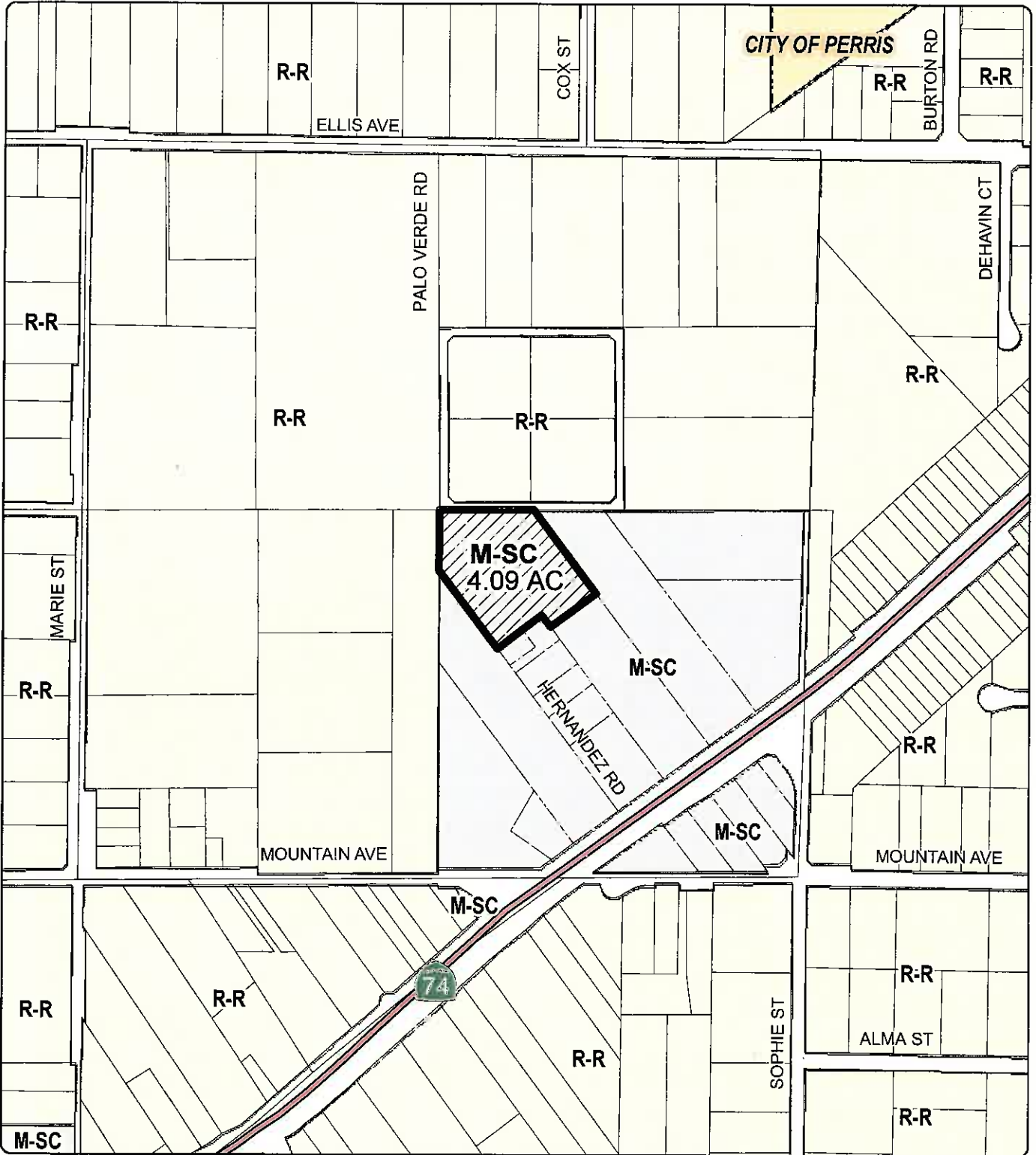
RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26117

EXISTING ZONING

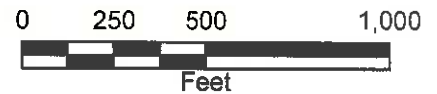
Supervisor: Jeffries
District 1

Date Drawn: 11/28/2016
Exhibit 2



Zoning Area: Good Hope

Author: Vinnie Nguyen



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RIVERSIDE COUNTY PLANNING DEPARTMENT

PP26117

LAND USE

Supervisor: Jeffries
District 1

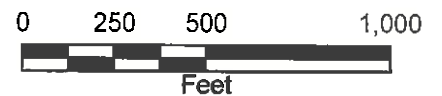
Date Drawn: 11/28/2016

Exhibit 1

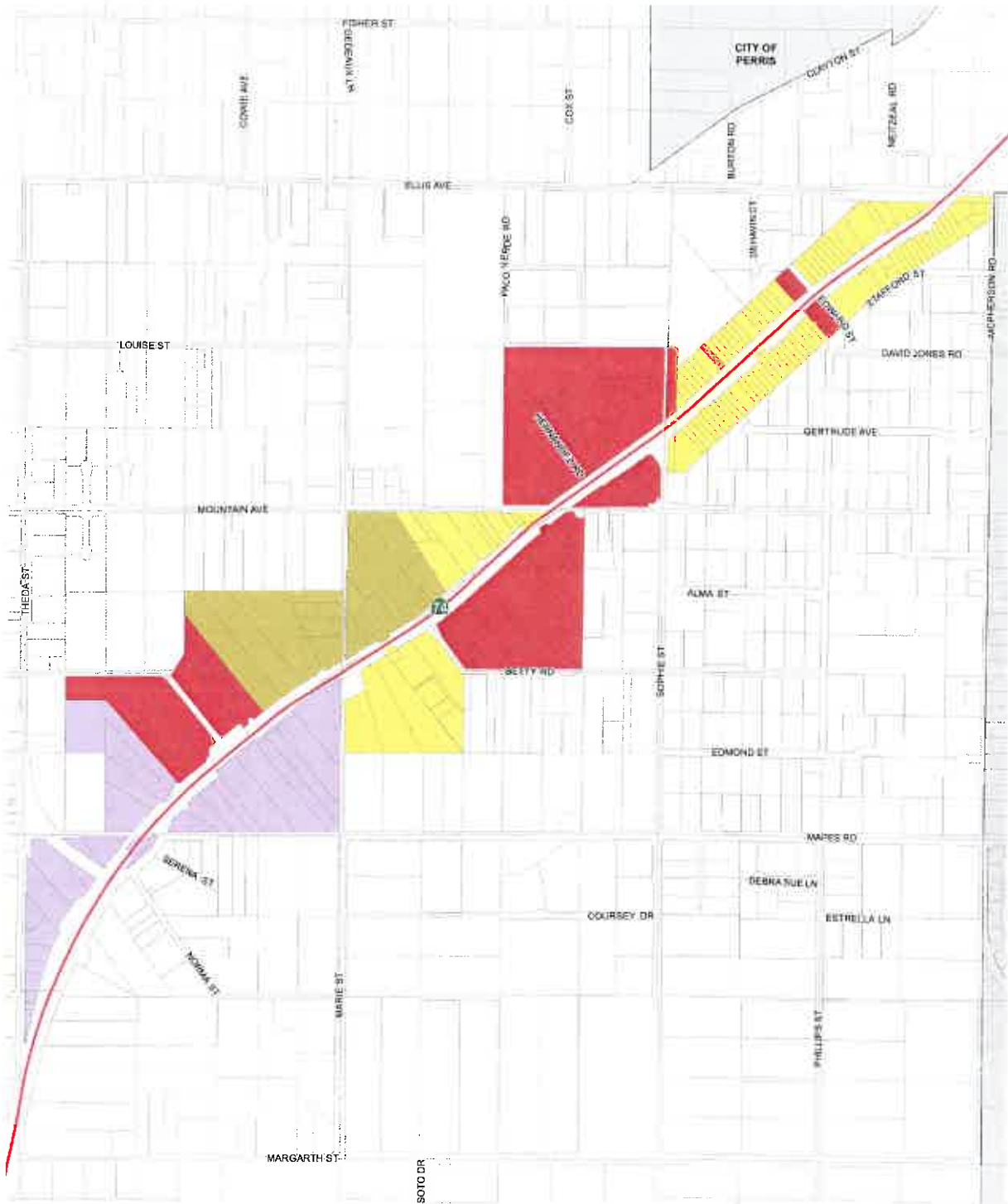


Zoning Area: Good Hope

Author: Vinnie Nguyen



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Data Source: Riverside County Planning

COMMUNITY DEVELOPMENT

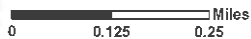
-  Medium Density Residential
-  Medium High Density Residential
-  Commercial Retail
-  Light Industrial

-  Highways
-  Area Plan Boundary
-  City Boundary
-  Waterbodies

Figure 6



December 8, 2015



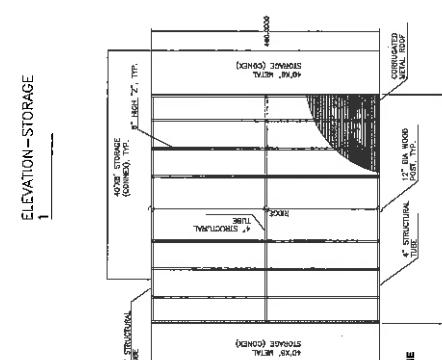
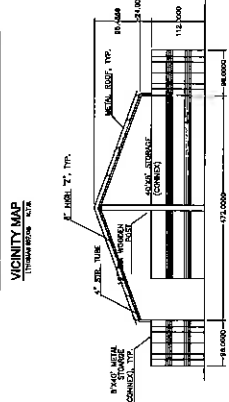
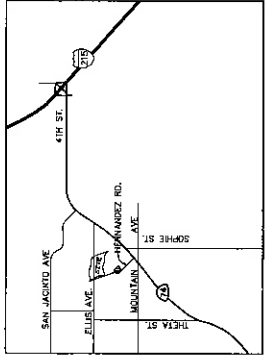
Disclaimer: Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



**MEAD VALLEY AREA PLAN
GOOD HOPE RURAL
VILLAGE OVERLAY**

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA
PLOT PLAN
 BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF NORTHEAST 1/4 OF SECTION 2, T15S, R14W, SAN BERNARDINO BASE AND MERIDIAN

DECEMBER 2015

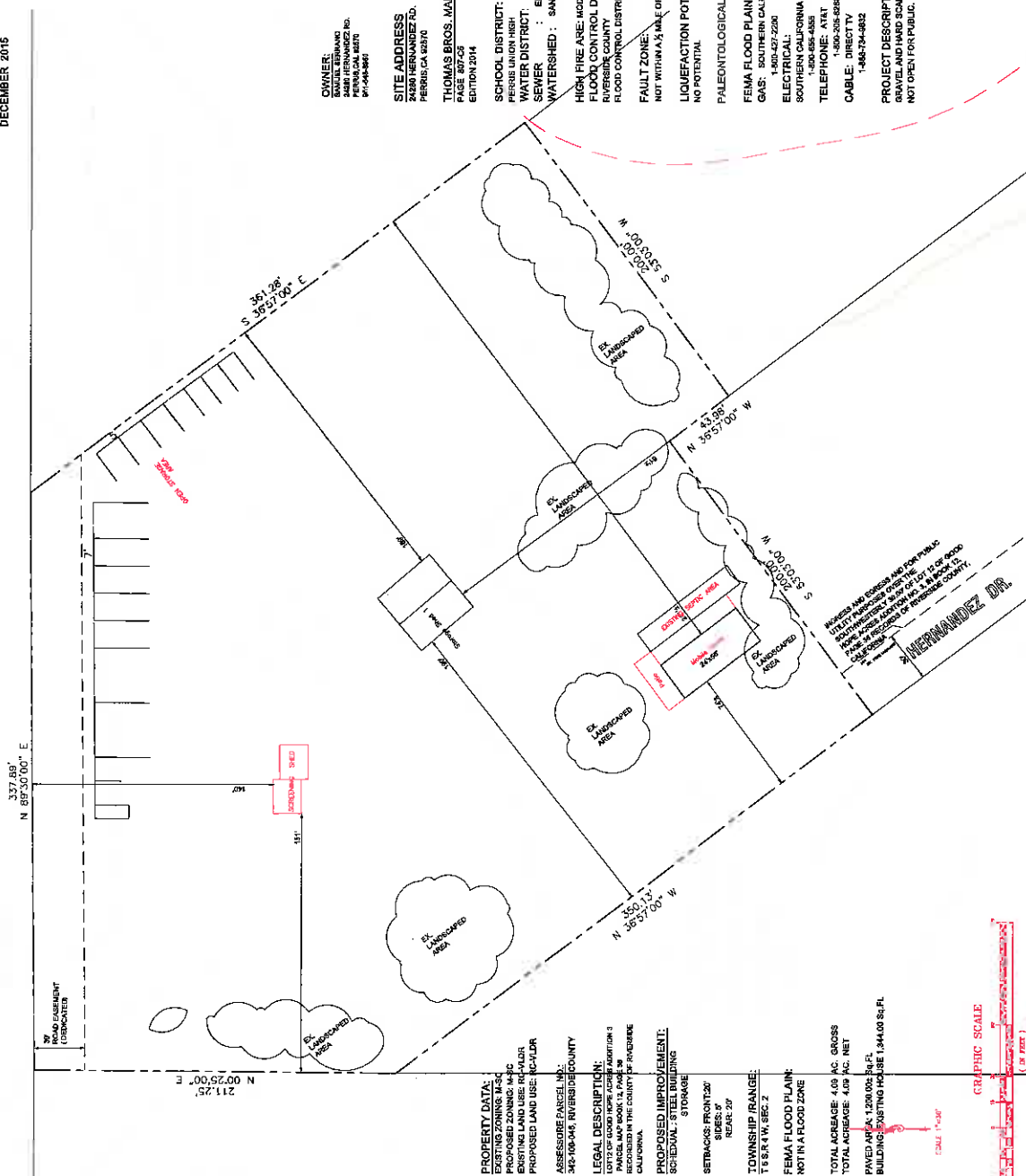


OWNER:
 SAMUEL HERRANO
 24280 HERNANDEZ RD.
 PERRIS, CA 92570
 (951) 498-4841

SITE ADDRESS:
 24280 HERNANDEZ RD.
 PERRIS, CA 92570

THOMAS BROS. MAPS:
 PAGE 897-05
 EDITION 2014

SCHOOL DISTRICT: PERRIS & MOUNTAIN
WATER DISTRICT: BMDW
SEWER: BMDW
WATERSHED: SAN JACINTO VALLEY
HIGH FIRE AREA: MODERATE
FLOOD CONTROL DISTRICT: RIVERSIDE COUNTY FLOOD CONTROL DISTRICT
FAULT ZONE: NOT WITHIN 1/2 MILE OF A FAULT
LIQUEFACTION POTENTIAL: NO POTENTIAL
PALEONTOLOGICAL SENSITIVITY: NO
FEMA FLOOD PLAIN: NOT IN A FLOOD ZONE
GAS: SOUTHERN CALIFORNIA GAS CO.
ELECTRICALL: CALIFORNIA EDISON CO.
TELEPHONE: AT&T
CABLE: DIRECT TV
PROJECT DESCRIPTION: 68' x 144' x 100' x 100' BLDG. WITH STORAGE NOT OPEN FOR PUBLIC.



PROPERTY DATA:
 PROPOSED ZONING: M-3C
 EXISTING LAND USE: RESIDENTIAL
 PROPOSED LAND USE: RESIDENTIAL

ASSESSOR'S PARCEL NO.: 342-100-046, RIVERSIDE COUNTY
LEGAL DESCRIPTION: LOT 2 OF CLOUD MOUNTAIN ACRES, PARCEL 342-100-046, AS SHOWN ON THE COUNTY OF RIVERSIDE CALIFORNIA

PROPOSED IMPROVEMENT:
 SCHEDULED STEEL BUILDING STORAGE
 SETBACKS: FRONT 20'
 REAR 20'

TOWNSHIP/RANGE:
 T 15 S, R 14 W, SEC. 2

FEMA FLOOD PLAIN:
 NOT IN A FLOOD ZONE

TOTAL AREA: 4.09 AC. GROSS
TOTAL AREA: 4.09 AC. NET
PAVED AREA: 1,200.00 SQ. FT.
BUILDING EXISTING HOUSE: 1,344.00 SQ. FT.



ACE Group, Inc.
 750 S. LINCOLN AVE. #104-107
 CORONA, CA 92882
 (951) 272-8181 (951) 272-8794 FAX

PLOT PLAN
 474 24280 HERNANDEZ RD. RIVERSIDE COUNTY
 PERRIS, CA 92570

121D-1815-WO
 DATE: 02/15/16
 SCALE: 1"=50'
 SHEET 1 OF 1



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steven Weiss, AICP
Planning Director*

NEGATIVE DECLARATION

Project/Case Number: Plot Plan No. 26117

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Russell Brady Title: Project Planner Date: March 21, 2017

Applicant/Project Sponsor: Rod Arsalan Date Submitted: October 6, 2016

ADOPTED BY: Planning Director

Person Verifying Adoption: Russell Brady Date: _____

The Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

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

For additional information, please contact Russell Brady at (951) 955-3025.

Revised: 12/27/16
\\agency\AgencyDFS\Plan\FILES\Planning Case Files-Riverside office\PP26117\DH-PC-BOS Hearings\DH-PC\PP26117.Negative Declaration (template).docx

Please charge deposit fee case#: ZEA42219 ZCFG06245

FOR COUNTY CLERK'S USE ONLY

**COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

Environmental Assessment (E.A.) Number: 42872
Project Case Type (s) and Number(s): PP26117
Lead Agency Name: County Of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Brady Russell
Telephone Number: 951-955-3025
Applicant's Name: Ron Arsalan
Applicant's Address: 750 S. Lincoln Ave #10 Corona, CA 92882
Owner's Name: Samuel Serrato
Owner's Address: 24280 Hernandez Road, Perris, CA 92570

I. PROJECT INFORMATION

Project Description:

PLOT PLAN NO. 26117 requests to permit an existing, unpermitted gravel and hardscape materials open storage yard not open for public use but associated with the material sales facility located adjacent to the site (APN:342-100-058). The site currently consist of a 1,344 square foot mobile home; two storage sheds, and an open storage area for gravel and hardscape materials.

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

B. Total Project Area:

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots: 1	Sq. Ft. of Bldg. Area:	Est. No. of Employees: 3
4.09		2,360	
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

C. Assessor's Parcel No(s): 342-100-046

Street References:

D. Section, Township & Range Description or reference/attach a Legal Description:
Township: T5SR4W Sec 2

E. Brief description of the existing environmental setting of the project site and its surroundings: The project is located in the Mead Valley Area Plan of Western Riverside County. The Mead Valley area is generally a rural and equestrian community with some scattered commercial uses. The project site is surrounded by manufacturing commercial to the east and south, and rural residential to the north and west. The site is currently developed with the materials storage yard and related improvements to the site. The site is relatively flat, generally sloping down from the north to south.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The project site primarily has a General Plan Land Use Designation of Rural Community: Very Low Density Residential (RC: VLDR), but also has a Rural Village Land Use Overlay applied to it which designates the site as Commercial Retail (CR) pursuant to General Plan Amendment No. 960.
2. **Circulation:** The Project does not impact any transportation facilities referenced in the General Plan and meets all other circulation policies
3. **Multipurpose Open Space:** The proposed project meets all applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project allows for sufficient provision of emergency services to the future user of the project. The proposed project meets all other applicable Safety Element Policies.
5. **Noise:** Sufficient limitations against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate substantial amount of noise that would affect the surrounding area.
6. **Housing:** The project scope allows for an existing gravel and hardscape materials open storage yard. The proposed project meets all applicable Housing Element Policies. There are no impacts to housing as a direct result of this project.
7. **Air Quality:** The proposed project meets all applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project meets all applicable Health Community element policies

B. General Plan Area Plan(s): Mead Valley

C. Foundation Component(s): Surrounded by Rural Community

D. Land Use Designation(s): Surrounded by Very Low Density Residential

E. Overlay(s), if any: Rural Village Land Use Overlay

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

G. Adjacent and Surrounding:

1. **Area Plan(s):** Surrounded by Mead Valley Area Plan

2. **Foundation Component(s):** Surrounded by Rural Community

3. **Land Use Designation(s):** Surrounded by Very Low Density Residential

4. **Overlay(s), if any:** Rural Village Land Use Overlay (RVLUO)

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: Manufacturing-Service Commercial (M-SC)

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Manufacturing-Service Commercial (M-SC) to the east and south. Rural-Residential (R-R) to the north and west.

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <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

Russell Brady

Printed Name

Date

For Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

a) The project is located to the north of State Route 74 which is a state eligible scenic highway. However the project site is generally not visible from Hwy 74 due to intervening development between the project site and the highway and is an existing operation; therefore no impact will occur.

b) Development surrounding the area is scattered and can be characterized by rural residential and manufacturing service commercial use type developments. The proposed project site is an existing use and there are no proposed buildings or grading that will create additional disturbance open to public view and there are no scenic resources on the site that could be impacted from their current state. However, as an existing unpermitted use, compared to the state of the site prior to the use, there are no known scenic resources that existed on the site that were removed. Additionally, despite the waiver of certain landscaping requirements as typically required by Ordinance No. 348, the inclusion of the minimal structures and other features the project consists of would not represent a creation of an aesthetically offensive site open to public view given the mixed nature of the area of both manufacturing service commercial and rural residential uses. The proposed use will not 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; therefore impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

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

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

The project site is located approximately 36.41 miles from the Mt. Palomar Observatory; which is located within Zone B of the Special Lighting Area that surrounds the Mt. Palomar Observatory. The project is required to comply with Riverside County Ordinance No. 655 which regulates methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. With minimal lighting for the project site, the project will have less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

a-b) The closest existing residential use is located immediately to the north. If the proposed land use will necessitate the installation of minimal outdoor lighting for security purposes, the County of Riverside has established standards for the design, placement, and operation of outdoor lighting. These standards set forth the preferred lighting source, identify maximum lighting intensity, dictate shielding requirements, and establish hours of operation. Because these standards are imposed on all outdoor lighting sources and because they must comply to obtain project approval, they are not considered mitigation. While the proposed development will increase the number and distribution of light sources in the vicinity of the project, impacts related to this issue will be less than significant level, due to adherence to County lighting standards. The proposed project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

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

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

Findings of Fact:

a) The proposed project will not convert farmland, unique farmland, or farmland of statewide importance. As indicated on Riverside County General Plan Figure OS-2 "Agricultural Resources", the project is located on land that is designated as urban-built up land and other lands. The project will have no impact with converting designated farmland.

b) The project site does not have an agriculture zoning designation/use subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve. The closest Agriculture Preserve is the Perris Valley 3 Agriculture Preserve and is located approximately 3.4 miles to the northeast of the project site. The project will have no impact.

c) The project site is currently developed with a gravel and hardscape materials storage yard. The project site is not located within 300 feet of agriculturally zoned property. The project will have no impact.

d) As previously addressed, the project is not located within close vicinity to properties that are designated unique farmland or for agricultural uses. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

- a) The County has no designation 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)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.
- b) According to the Mead Valley Area Plan Land Use Map, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.
- c) The County has no designation of forest land, timberland, or timberland zoned areas. Therefore, the project will not 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: SCAQMD CEQA Air Quality Handbook

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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CEQA Guidelines indicate that a project will significantly impact air quality if the project violates any ambient air quality standard, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations.

a) Pursuant to the methodology provided in Chapter 12 of the 1993 SCAQMD CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2012 Air Quality Management Plan (AQMP) is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.¹ Consistency review is presented below:

The project is not anticipated to result in short-term construction and long-term pollutant emissions that are in excess of CEQA significance emissions thresholds established by the SCAQMD. The application is for a hardscape materials storage yard that will only have a portable office and restroom. Therefore, the proposed project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and *significant projects*. Significant projects include airports, electrical generating facilities, petroleum and gas refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. This proposed project will not involve a General Plan Amendment and Specific Plan, and is therefore not considered a *significant project*.

The proposed project is located in the South Coast Air Basin (SCAB) and managed under the South Coast Air Quality Management District (SCAQMD). Demographic growth forecasts for various socioeconomic categories (e.g., population, housing, employment), developed by the Southern California Association of Governments (SCAG) for their 2012 Regional Transportation Plan (RTP) were used to estimate future emissions within the 2012 Air Quality Management Plan (AQMP). According to the California Department of Finance estimates, the current (2013) population within the unincorporated areas of Riverside County is 358,827 residents. Based on the SCAG forecasts, the population projections for 2020 anticipated a population of 471,500. The project is consistent with the General Plan and the growth assumptions of it. Additionally, the application is simply for a hardscape materials storage yard that will only generate 2-8 vehicular trips per day. Therefore, based on the consistency analysis presented above, the proposed project will not conflict with the AQMP and its growth assumptions; impacts will be less than significant.

b-c) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The project map is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by SCAQMD. The South Coast Air Basin (SCAB) is in a nonattainment status for federal and state ozone standards, state carbon monoxide standards, and federal and state particulate matter standards. Legalization of the project site will not involve earth moving activities and construction of new facility, and the limited on-site activities and estimated 2-8 vehicle trips per day however is not anticipated to exceed SCAQMD daily thresholds and therefore would not exceed federal, state, or regional standards or thresholds or substantially contribute to existing or project air quality violations. Therefore, impacts in this regard are considered less than significant.

¹ South Coast Air Quality Management District. CEQA Air Quality Handbook. 1993

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Based on available information, other than residential uses, none such uses exist in the immediate surrounding area. Additionally, based on the limited nature of the on-site activities and traffic generated by the project, emissions generated by the project are not anticipated to impact any surrounding uses. The project impacts are less than significant.

Surrounding land uses within 2 mile of the project include primarily manufacturing service commercial in the immediate vicinity with rural residential uses located north from the project site. The nearest school (Good Hope Elementary) is located 1.6 miles to the North West. Additionally, the project is not expected to generate substantial point-source emissions. The project site will not create ground disturbance or generate significant odors.

e) The project consists of legalizing an existing use, which is not a sensitive receptor. The area surrounding the Project site is dominated by a variety of manufacturing and service commercial uses, rural residential, and vacant uses, none of which are a substantial point source emitter (GE). Since the project does not propose construction of sensitive receptors and there are no substantial point sources within one mile, there will be no impact in this regard.

f) The Project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. There is no construction improvements proposed on the site, therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Approved 2003), Riverside County Map My County GIS Data Viewer, RCIP Conservation Summary Report Generator

Findings of Fact:

a) The 4-acre project site is currently being used as a storage yard for gravel and hardscape materials and will continue to operate as the same use in the future. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

The project site located with the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Mead Valley Area Plan. The project site is not located within a Criteria Cell; therefore, was not subject to the Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process. The project site is not located within a special linkage area.

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

The project site does not contain any riparian, riverine, or vernal pool habitat and cannot support species associated with these habitat types. Therefore, the project is consistent with Section 6.1.2 of the MSHCP.

Section 6.1.3 (Protection of Narrow Endemic Plant Species)

The project site is not located within a required survey area for narrow endemic plant species. Therefore, the project is consistent with Sections 6.1.3 of the MSHCP.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Section 6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface)

The project site is not located adjacent to an MSHCP Conservation Area or Reserve. Therefore, the Urban/Wildlands Interface Guidelines are not applicable to the project. The project is consistent with Section 6.1.4 of the MSHCP.

Section 6.3.2 (Additional Survey Needs and Procedures)

The project site is located within the required habitat assessment area for burrowing owl (*Athene cunicularia*). The site is currently being used as a storage yard for gravel and hardscape materials and will continue to operate as the same use in the future. The project site does not contain suitable habitat for burrowing owl. The project site is not located within a special survey area for amphibian species, mammal species, or other criteria area species. Therefore, the project site is consistent with Section 6.3.2 of the MSHCP.

The project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. No impacts will occur.

b-c) The site is currently being used as a storage yard for gravel and hardscape materials and will continue to operate as the same use in the future. No state or federally listed plant or animal species have been observed or are expected to occur within the Project area. No candidate, sensitive, or special status species have been observed or are expected to occur on the Project site. No impacts will occur.

d) The site is currently being used as a storage yard for gravel and hardscape materials and will continue to operate as the same use in the future. No native resident, migratory fish, or wildlife corridors impede the use of native wildlife nursery sites. No impacts will occur.

e-f) The site is currently being used as a storage yard for gravel and hardscape materials and will continue to operate as the same use in the future. The project site does not contain wetlands, riverine/riparian areas, vernal pools, ephemeral streams, or other sensitive natural communities. No impacts will occur.

g) The site is currently being used as a storage yard for gravel and hardscape materials and will continue to operate as the same use in the future. There are no oak trees on or near the project site, and therefore no oak trees will be impacted by the project. The MSHCP and SKRHCP are addressed above and will result in no impacts. Therefore, the Project will not conflict with local policies or ordinances protecting biological resources. No impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring measures are required.

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) The project does not propose nor is there any reasonable expectation of any ground disturbing activities whatsoever or alterations to existing structures. Therefore, there will not be any potential for impacts to historical resources.

Mitigation: None is required.

Monitoring: None is required.

9. Archaeological Resources				
a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-e) The project does not propose nor is there any reasonable expectation of any ground disturbing activities whatsoever. Therefore, there will not be any potential for impacts to archaeological resources.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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10. Paleontological Resources

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

Source: Riverside County General Plan Figure OS-8 "Paleontological Sensitivity"

Findings of Fact:

a) As indicated on Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," the project site is located within an area that has a High Potential for paleontological resources (fossils). However, grading is not anticipated for the establishment of the contractor's material storage yard and impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. 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, 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:

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); or,

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 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

Source: AB52 correspondence.

Findings of Fact:

a-b) In accordance with AB 52, notices were mailed to all requesting tribes on March 9, 2016. County Staff received a request for consultation from Rincon Band of Luiseño Indians, however,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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due to the amount of previous disturbance and the non-ground disturbing nature of the project, Pechanga determined that further consultation would not be required. As a result, consultation was concluded on May 24, 2016. No Tribal Cultural Resources were identified by any of the Tribes.

Mitigation: None is required.

Monitoring: None is required.

GEOLOGY AND SOILS Would the project

12. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?

b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

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

Findings of Fact:

a) As indicated on Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," the project site is not located on an existing earthquake fault. The potential impact will be less than significant and will not expose people or structures to potential substantial adverse effects.

b) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Liquefaction Potential Zone

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) According to the GIS database, there is no potential for the site to be affected by seismically induced liquefaction. The geology review of the project site indicates that liquefaction is unlikely to be a potential hazard at the site. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) With the incorporation of the California Building Code requirements pertaining to new development the potential for structural failure or loss of life due to strong seismic ground shaking will be minimized by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all development, they are not considered mitigation for CEQA implementation purposes. Moreover, the project does not propose nor is there any reasonable expectation of any ground disturbance activities whatsoever or alterations to existing structures. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. 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: On-site Inspection, Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) The existing project site is relatively flat and not vulnerable to landslides. There are no surrounding mountains or slopes that could cause slope instability. The project will have no impact.

Mitigation: No mitigation measures will be required.

Monitoring: No monitoring measures will be required.

16. Ground Subsidence

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) According to RCLIS (GIS database), the project site is not located in an area susceptible to subsidence. Therefore, there is anticipated to be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Other Geologic Hazards

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a). The Pacific Ocean is located approximately 36+ miles from the Project site; consequently, there is no potential for tsunamis to impact the Project. Steep hillsides subject to mudflow and no volcanoes are located on or near the site. The nearest large body of surface water is Lake Perris, located approximately 7+ miles northeast of the Project site. Therefore, less than significant impacts associated with seiches, mudflows, and/or volcanic hazards would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Slopes

a) Change topography or ground surface relief features?

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

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

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

a-c). The project site is a relatively flat parcel located north of Hwy 74 Road. The project will not involve any grading that would alter the topography, create cut or fill slopes, or result in grading that would affect or negate subsurface sewage disposal systems. The project will have no impact.

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

Monitoring: No monitoring measures are required.

19. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a-c). The project site is a relatively flat parcel located north of Highway-74 and in between the City of Perris and City of Lake Elsinore. The project will not involve any grading that would alter the topography, create cut or fill slopes, or result in grading that would affect or negate subsurface sewage disposal systems. The project will have no impact.

Mitigation: No mitigation measures are required.

20. Erosion

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

Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

a) Implementation of the proposed project will involve establishing existing gravel and hardscape materials storage. There are no construction activities proposed, therefore there is no potential for any modification of a channel of river or stream or a bed of a lake due to a change in deposition, siltation or erosion. There are no impacts.

b) There is no potential for on-site erosion as there is no grading and excavating activities are proposed. There are no impacts.

Mitigation: No mitigation measures are required.

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

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

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

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating according to Figure S-8 of the Riverside County General Plan. Erosion by wind would be highest during periods of high wind speeds when soils are exposed. Erosion by wind would be greatest when hardscape materials are exposed to high winds resulting in dust particle in the air. Despite the majority of the project being uncovered, the project will be held to standards CBC and other measure that will required exposed soil to be maintained in a manner that minimized erosion, including wind erosion. CBC requirements are applicable to all developments in the state including the project's proposed legalization of existing site, and therefore not considered a mitigation pursuant to CEQA. Therefore, impacts are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

22. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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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"/>
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Source: Greenhouse Gas Analyses prepared by Urban Crossroads, June 18, 2015

Findings of Fact:

a-b) The Riverside County Planning Department does not require the submittal of a greenhouse gas numerical analysis for projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHG's from fuel combustion or involve substantial water and electricity demands. The proposed project is to permit an existing, unpermitted gravel and hardscape material storage yard on 4.09 gross acres. There is no proposed grading and operation of the building would result in little on-site and vehicle generated emissions. Therefore, the project is not anticipated to generate enough GHG emissions from its operation to be deemed cumulatively significant to warrant a GHG analysis. Additionally, the proposed Project would not conflict

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. Therefore, there would be a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

23. Hazards and Hazardous Materials

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

Findings of Fact:

a) The proposed use, an existing gravel and hardscape materials storage facility, will not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials. Materials that will be stored on the facility will consist primarily of decorative gravel and will not create a hazard or transport the disposal of hazardous materials; therefore, the project will have a less than significant impact.

b) Hazardous materials will not be stored onsite and in result, will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The impact will be less than significant.

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

d) The project is not located within a one-quarter mile of an existing or proposed school and in result, will not emit hazardous emissions or handle hazardous or acutely hazardous materials near a school. The impact will be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) The project site is not located on a site which is included on a list of hazardous materials sites as compiled pursuant to Government Code 65962.2 and as a result, would it create a significant hazard to the public or the environment. The impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a-c) According to RCLIS (GIS database), the proposed project is The project site is located within the influence area of March Air Reserve Base Zone E. Zone E has no applicable land use or intensity requirements. Due to the distance of the project to the airport and the relatively low safety risk represented to the project, a less than significant impact would occur. Additionally, with no legislative action, review by the Airport Land Use Commission (ALUC) is not required.

d) The Perris Valley Airport is located approximately 12 miles from the project site. Given the type of aircraft and the low volume of air traffic from this airport, the proposed project would present no safety hazards for people residing or working in the project area will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) As indicated on Figure 12 "Wildfire Susceptibility" of the Mead Valley Area Plan, the project site is located within a "Moderate" Fire Area. However, with adherence to Riverside County Ordinance No. 787 and California Building Code Guidelines, which contains provisions for prevention and fire hazards, the proposed Project would have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

26. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- a) The project does not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site. Impacts will be less than significant.
- b) The project has been conditioned to provide evidence of compliance with the National Pollutant Discharge Elimination System (N.P.D.E.S) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to the issuance of a grading permit (60.BSGRADE.1). This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Legalization of the proposed project will not involve clearing, grading, paving, utility installation, building construction, and landscaping activities, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, no short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures. Impact will be less than significant.
- c) The project does not propose any paving that would potentially decrease ground absorption. The project does not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Impact will be less than significant.
- d) The project would not alter what exists on the site today and would not be creating any use that would generate polluted runoff or would increase paved areas to increase any runoff from the site from current conditions. The project does not create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; therefore, no impact would occur.
- e) The project does not propose any housing, therefore no impact is anticipated
- f) The project will not place structures within a 100-year flood hazard area, therefore no impacts are anticipated.
- g) The proposed project is not anticipated to otherwise substantially degrade water quality. The project has been conditioned to provide evidence of compliance with the National Pollutant Discharge Elimination System (N.P.D.E.S) requirement and to obtain a construction permit from the State Water Resource Control Board (SWRCB) prior to the issuance of a grading permit (60.BSGRADE.1). However, no grading is proposed on the site. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, no impact would occur.
- h) The project will not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors). The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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27. Floodplains

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

	NA - Not Applicable <input type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project will not result in altering existing drainage patterns of the site or area. As indicated on the County GIS database, the project is not intersected by any existing streams. The project site is adjacent to an area of flooding sensitivity, locate on the west side of the site. However, the project site will not interfere with the adjacent site, therefore the impacts will be less than significant.

b) The project will not result in the absorption rates or the rate and amount of surface runoff as there are no proposed improvements. The project will have no impact.

c) The project will not expose people or structures to a significant risk of loss, injury or death involving flooding as the property is not susceptible to flooding, therefore, no impact is anticipated.

d) Since no new improvements are proposed, the project will not impact changes in the amount of surface water in any water body; therefore, no impact would occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

28. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a). The project will not result in a substantial alteration to the present or planned land use of the area. As outlined by the Riverside County General Plan, the existing land use designation of the project site is Community Development: Very Low Density Residential (CD: VLDR), and is completely surrounded by VLDR land use designations. In addition, as outlined by the Riverside County Zoning Ordinance 348, the project site is zoned Manufacturing- Service Commercial (M-SC) and is surrounded by M-SC to the south and partially to the east and west, and Rural Residential (R-R) to the north and partially to the east and west. Moreover, the M-SC zone is consistent with the CD: VLDR designation. Therefore, the project carries forward the planned land use of the area and will not result in an alteration for the present or planned land use of the area.

The project site is also located within the Commercial Retail (CR) designation of Rural Village Overlay Study Area identified on the Mead Valley Area Plan. The proposed project is in compliance with the CR overlay in regards to its use and underlying land use, The proposed project complies with all applicable General Plan policies related to this Overlay and for commercial uses, in particular the allowance of a commercial use as is designated through the overlay (MVAP 3.1, LU 34.1). Although the project is part of an overall commercial operation for hardscape sales on an adjacent property, the project currently proposed is a non-publicly accessible portion of that commercial operation. As such, this portion of that commercial operation does not have a need to comply with certain design policies intended for publicly accessible portions of commercial uses. The project will not substantially impact nearby residential uses in terms of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards (LU 29.6) as is indicated in the Initial Study and Negative Declaration prepared for the project. The project has access via Hernandez Drive and will be served by Eastern Municipal Water District for water service and currently has a septic system on-site for wastewater treatment (LU 29.7, LU 34.3). Therefore the project does not alter the present and future planned Land Use policies of the area and there will be no impact.

b). The project is within a city sphere of influence of City of Perris. As such, the proposed project was initially transmitted to the City for review and comment and was sent a notice of public hearing. No comments have been received from the City as of yet. The City of Perris' General Plan does not designate this area for any particular land uses to be consistent with. The project will have a less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

29. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The existing zoning classification of the project site is Manufacturing-Service Commercial (M-SC). The proposed use, an existing gravel and hardscape materials open storage yard, is a permitted use subject to approval of a plot plan under Ordinance No. 348 Section 11.2.B.1.M. The proposed project will not result in a substantial alteration to the present or planned land use of the area.

b) The project site is surrounded by M-SC uses to the south and partially to the east and west, and R-R to the north and partially to the east and west. Therefore, the project will be consistent with the surrounding zoning classification.

c) The project is surrounded by similar manufacturing uses to the south, east, and west, and very low density residential to the north.

d) The project site is also located within the Commercial Retail (CR) designation of Rural Village Overlay Study Area identified on the Mead Valley Area Plan. The proposed project is in compliance with the CR overlay in regards to its use and underlying land use. The proposed project complies with all applicable General Plan policies related to this Overlay and for commercial uses, in particular the allowance of a commercial use as is designated through the overlay (MVAP 3.1, LU 34.1). Although the project is part of an overall commercial operation for hardscape sales on an adjacent property, the project currently proposed is a non-publicly accessible portion of that commercial operation. As such, this portion of that commercial operation does not have a need to comply with certain design policies intended for publicly accessible portions of commercial uses. The project will not substantially impact nearby residential uses in terms of noise, light, fumes, odors, vehicular traffic, parking, and operational hazards (LU 29.6) as is indicated in the Initial Study and Negative Declaration prepared for the project. The project has access via Hernandez Drive and will be served by Eastern Municipal Water District for water service and currently has a septic system on-site for wastewater treatment (LU 29.7, LU 34.3). Therefore, the project does not alter the present and future planned Land Use policies of the area

e) While there are existing residential uses to the north of the project, the project as proposed would not disrupt or divide this existing community since there are no physical improvements included with it that would create such a disruption or division. There are not components of the proposed project that would obstruct access to the community or divide the physical arrangement of the community. Therefore, the impact will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES Would the project				
30. Mineral Resources				
a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<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) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is located within Mineral Resource Zone 3 (MRZ-3), which means that there is insufficient data to determine the potential significance of mineral resources at the site. Due to the surrounding land uses, it is unlikely that a mining operation could profitably operate at the proposed Project site. Therefore, legalization and operation of the proposed Project would have less than significant impact on availability of a known mineral resource.

b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. The project will not 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. Additionally, mining is not an allowed use within the project site's land use designation and zoning classification. Therefore impacts would be less than significant.

c) There are no State classified areas for mining or existing surface mined at the proposed Project site or in the immediate Project vicinity. Due to the similar characteristics of the Project vicinity, it is unlikely that suitable mineral resources would be available in areas of sufficient size and remoteness to be economically viable for mineral extraction. Therefore, impacts will be less than significant.

d) There are no proposed, existing, or abandoned quarries or mines at the Project site; therefore, no impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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31. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The project site is located within the airport influence area for March Air Reserve Base, specifically Compatibility Zone E of the influence area. Based on the Airport Land Use Compatibility Plan for this airport, the project site falls well outside of the 60 dB CNEL; therefore the project would result in a less than significant impact from public airport noise.

b) The proposed project is not located within the vicinity of any private airstrips whose noise could impact the proposed project. Therefore, no impact would occur from private airport noise

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Railroad Noise

NA A B C D

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

As outlined in Riverside County General Plan Figure C-1 "Circulation Plan" and through the utilization of GIS, it has been determined that the project site is not located near an existing railroad. In result, the project will not be affected by noise generated by a neighboring railroad. No impact is anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

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

Existing noise occurs mainly from vehicle traffic along Highway 74. The proposed legalization is located an approximate 680 feet to the north from Highway-74 centerline. Noise from highway from that distance is generally acceptable and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: No other noise source is anticipated to affect the project itself. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

35. Noise Effects on or by the Project

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

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

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

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

a) The proposed project is to legalize an existing, unpermitted hardscape storage yard. To note, this project is an existing use and will continue to operate in a similar manner that exists today, so would not increase actual noise from what exists today. However, for purposes of this analysis to permit the existing use it is appropriate to analyze the impacts as if the use does not currently exist. The project will involve the storage or hardscape materials, which may include the use of trucks on site which may

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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increase noise. The project will be required to comply with the requirements of Ordinance No. 847 so that it does not create substantial amount of noise that could significantly increase ambient noise in the surrounding area. Pursuant to conditions of approval for the project, the project may be required to submit periodic noise monitoring reports if complaints regarding noise from the site warrant such reports to be prepared and if such reports conclude noise standards are exceeded, design or operational measures would be taken to ensure applicable noise standards are met. Therefore, impacts would be less than significant

b) There are no improvements proposed on the site and the site will only be used for storage of materials, therefore, the project will not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. No impact would occur.

c) The project is for a materials storage yard that will only be used for hardscape materials. The use will not result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. The impact will be less than significant.

d) According to the project description, the proposed project would not include the operation of any known vibration sources. Therefore, less than significant impacts are anticipated from the operation of the proposed project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

36. Housing	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-f) The type of use proposed for the project site, existing gravel and hardscape materials storage yard does not involve or affect housing within close vicinity. The project will not displace a substantial number of existing housing, create a demand for additional housing, displace a substantial number of persons, affect a County Redevelopment Project Area, exceed regional or local population projections, or induce substantial population growth in the area. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

37. Fire Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact:

The project area is located within a State Responsibility Area. Fire services will be provided by Riverside County Fire Department. Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. The project will not directly physically alter existing facilities or result in the construction of new facilities. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. As a result, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Sheriff Services	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

The proposed project would not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project shall comply with County Ordinance No. 659 to ensure any potential effects to sheriff services remain below a level of significance. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. As a result, impacts will be less than significant.

Mitigation: No mitigation measures are required.

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

39. Schools

Source: Perris and Perris Union High School District correspondence, GIS database

Findings of Fact:

The project site is located within the Perris and Perris Union High Unified School District. However, because there are no residences proposed part of the proposed Project, implementation of the proposed Project will not directly impact the school system. Project impacts will be less than significant.

The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed project for an existing gravel and hardscape materials storage yard will not create a significant incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Any construction of new facilities required by the cumulative effects of surrounding projects would have to meet all applicable environmental standards. This project must comply with County Ordinance No. 659 to ensure any potential effects to library services remain below a level of significance. (COA 90.PLANNING.28) This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

41. Health Services

Source: Riverside County General Plan

Findings of Fact:

The closest health center to the project site is Kindred Hospital Riverside northeast approximately 5 miles of the site. The project's employees represents an insignificant increase to the area and will not require expansion of any other public services such as libraries or hospitals. The proposed development would not significantly increase the demand of such services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. The project will have no impact.

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

Monitoring: No monitoring measures are required.

RECREATION

42. Parks and Recreation

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

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

Findings of Fact:

a-b) Increase in recreational facility use is typically associated with additional population generated for an area, which is created by residential development. The project use, an existing gravel and hardscape materials storage yard, would not require the utilization of existing or development of recreational facilities within vicinity to the project site. Surrounding the project site are low density storage yards and vacant properties. There will be no impact.

c) The project site is not located within an existing Parks and Recreation District. As outlined in section 10.35 of Ordinance No. 460, the project will not involve the subdivision of the project for residential development purposes. As such, the project will not be required to pay applicable Quimby Fees. As a result, there will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

43. Recreational Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Equestrian Trail Maps, Open Space and Conservation Map for Western County trail alignments

Findings of Fact:

The project is to permit an existing gravel and hardscape materials storage yard, which does not create a need or impact a recreational trail in the vicinity of the project. The project will have no impact.

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

Monitoring: No monitoring measures are required.

TRANSPORTATION/TRAFFIC Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
44. Circulation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a) The project will permit an existing use which generates minimal traffic to the area and regional transportation system. The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system. The Transportation Department has determined that the project is exempt from traffic study requirements (COA 10.TRANS.3). The impact is less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project is an existing use which historically does not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways. The project will have no impact.

c-d) The project does not propose any design issues that would cause a change in air traffic patterns, alter waterborne, or rail and air traffic. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

45. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

The project is for an existing gravel and hardscape materials storage yard does not create a need or impact a recreational trail in the vicinity of the project. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?

b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

Source: Department of Environmental Health Review

Findings of Fact:

a-b) The proposed project will not result in the construction of new water treatment facilities or expansion of existing facilities as there will be no water to the site. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Sewer

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?				
b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Department of Environmental Health Review

Findings of Fact:

a) The proposed use, an existing gravel and hardscape materials storage yard, will not require the construction of new wastewater treatment facilities including septic systems, or expansion of existing facilities. As indicated in the project description and subsequent site plan, the storage yard will not have full time personnel working within the facility and will have a portable restroom to service the facility. The project will have no impact.

b) This project will not result in the connection of existing wastewater services lines and will cause for a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's demand in addition to the provider's existing commitments. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

a) The project will not substantially alter existing or future solid waste generation patterns and disposal services. Therefore, impacts to landfill capacity would be less than significant.

b) The proposed project will be required to comply with all applicable laws and regulations governing solid waste. The project will not affect Riverside County's ability to continue to meet the required AB 939 waste diversion requirements. Impacts will be less than significant.

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

Monitoring: No monitoring measures are required

49. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source:

Findings of Fact:

a-g). The proposed use, existing gravel and hardscape materials open storage yard, will not impact or require the connection into existing facilities such as electricity, natural gas, communications systems, drainage, street lighting as there is no construction proposed. There are no impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source:

Findings of Fact:

a) Planning efforts by energy resource providers take into account planned land uses to ensure the long-term availability of energy resources necessary to service anticipated growth. The proposed Project would develop the site in a manner consistent with the County's General Plan land use designations for the property; thus, energy demands associated with the proposed Project are addressed through long-range planning by energy purveyors and can be accommodated as they occur. Therefore, Project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause significant environmental effects.

Furthermore, the State of California regulates energy consumption under Title 24 of the California Code of Regulations. The Title 24 Building Energy Efficiency Standards were developed by the CEC and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant. The project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable, in particular regarding air quality and greenhouse gas emissions that have established thresholds to consider cumulative impacts as well as hydrology and traffic impacts that consider the existing and currently planned development of the area and the specific respective drainage and traffic impacts to the overall area in a cumulative manner.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, project application

Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration as per California Code of Regulations, Section 15063 (c) (3) (D). In this case, a brief discussion should identify the following:

Earlier Analyses Used, if any:

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

Revised: 3/21/2017 1:55 PM
PP26117 EA

PLOT PLAN:TRANSMITTED Case #: PP26117

Parcel: 342-100-046

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted an existing gravel and hardscape materials open storage yard not open for public use but associated with the material sales facility located adjacent to the site (APN:342-100-058). The site currently consist of a 1,344 square foot mobile home; two storage sheds, and an open storage area for gravel and hardscape materials.

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the Plot Plan; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the Plot Plan including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

PLOT PLAN:TRANSMITTED Case #: PP26117

Parcel: 342-100-046

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No.26117 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No.26117 , Exhibit A, dated August 30th, 2016.

10. EVERY. 4 USE - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this project.

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 5 USE - PRE-CONSTRUCTION MTG RECOMMND

Prior to conducting any clearing, stockpiling, grading or excavation, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

PLOT PLAN:TRANSMITTED Case #: PP26117

Parcel: 342-100-046

10. GENERAL CONDITIONS

10.BS GRADE. 6

USE - NPDES INSPECTIONS

RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - OWTS/SEPTIC SYSTEM RECOMMND

PP26117 is for the permitting of an existing gravel and hardscape material open storage yard.

This project shall be operated in a manner that does not pose a risk to health and human safety, which would include the proper functionality of the onsite wastewater treatment

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10. GENERAL CONDITIONS

10.E HEALTH. 1 USE - OWTS/SEPTIC SYSTEM (cont.)

RECOMMND

system (OWTS)/septic.

Within 60 days of the approval of the project, the applicant must provide verification of the potable water source to the site and also a certification of the OWTS/septic to ensure that it's design and location are in accordance with the Department of Environmental Health's Local Agency Management Program (LAMP) requirements and any applicable codes and standards.

If there is an immediate health hazard or disrepair of the OWTS/septic, the certification and repairs will be required immediately.

In the event that sewer becomes available, any repairs proposed shall require that the site connect to sewer service.

Please contact this Department with any further questions at (951)955-8980.

FIRE DEPARTMENT

10.FIRE. 1 USE-#01A - SHELL/FPE/COMM.

RECOMMND

THESE CONDITIONS ARE FOR A SHELL BUILDING ONLY.

Shell building will receive a shell final only. No Certificate of Occupancy (human occupant and/or materials) will be issued until the building occupant has been identified with their occupancy classification and have been conditioned by Riverside County Fire Department. Occupant or tenant identification is imperative for oderly and prompt processing. Upon identification of the occupant or tenant a Fire Protection Analysis report maybe required prior to establishing the requirements for the occupancy permit. Failure to provide a comprehensive data analysis and/or technical information acceptable to the fire department may result in project delays. A complete commodity listing disclosing type, quantity, level of hazard and potential for "Reactivity" must be provided. The foregoing is necessary to properly occupancy classify the building(s). Failure to provide comprehensive data and/or highly technical information, will result in project delay and requirement for a complete Fire Protection Study for review.

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#04-HIGH PILE/RACK STORAGE RECOMMND

A separate permit may be required for high-pile storage and/or racks. Sprinkler plans and/or sprinkler review must be submitted by a licensed sprinkler contractor with storage and/or rack plans to Riverside County Fire Department for review and approval of the CFC requirements. Complete information re: all commodities stored, rack dimensions, placement in building, sprinkler densities, etc. must be provided with suppression system for racks and/or high-pile storage review. A complete listing of commodities, classified using CFC and NFPA 13 guidelines by a licensed Fire Protection Engineer (or other consultant approved by this jurisdiction) are required.

10.FIRE. 3 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

10.FIRE. 4 USE*-#23-MIN REQ FIRE FLOW RECOMMND

Applicant shall install or provide proof of an approved fire hydrant within 400 feet of all structures. Fire hydrant shall provide the required fire flow in accordance with California Fire Code and must be available before any combustible material is placed on the job site.

10.FIRE. 5 USE-#20-SUPER FIRE HYDRANT RECOMMND

Install or provide proof that there exists an approved super fire hydrant (6"x4"x 2-2 1/2") located within 400 feet of any portion of the building as measured along approved vehicular travel ways and spaced in accordance with the California Fire Code.

10.FIRE. 6 USE-#25-GATE ENTRANCES RECOMMND

Any gate providing access from a road to a driveway shall be located at least 35 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Where a one-way road with a single traffic lane provides access to a gate entrance, a 38 foot turning radius shall be used.

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10. GENERAL CONDITIONS

10.FIRE. 7 USE-#88A-AUTO/MAN GATES RECOMMND

Gates shall be minimum 20 feet in width, with a setback of 35 feet from face of curb/flow line. Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

PLANNING DEPARTMENT

10.PLANNING. 7 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 8 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 9 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

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10. GENERAL CONDITIONS

10.PLANNING. 10 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

10.PLANNING. 14 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), Industrial use, storage yard.

10.PLANNING. 16 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 19 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 22 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

10.PLANNING. 23 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property.

Only a one story building was approved as part of this permit and reviewed for parking standards.

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10. GENERAL CONDITIONS

10.PLANNING. 24 USE - NO RESIDENT OCCUPANCY

RECOMMND

No permanent occupancy shall be permitted within the property approved under this plot plan as a principal place of residence as shown on the APPROVED EXHIBIT A. No person, shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 26 USE - EXTERIOR NOISE LEVELS

RECOMMND

Exerior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. he permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 27 USE - NOISE MONITORING REPORTS

RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 29 USE - CEASED OPERATIONS

RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

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10. GENERAL CONDITIONS

10.PLANNING. 33 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields or cutoff luminaires, shall be utilized.

10.PLANNING. 34 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development.

Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT shall not be included in the Project Area.

10.PLANNING. 35 USE - PERMIT SIGNS RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 38 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

10.PLANNING. 39 USE - IF HUMAN REMAINS FOUND RECOMMND

IF HUMAN REMAINS ARE FOUND ON THIS SITE:

The developer/permit holder or any successor in interest shall comply with the following codes:

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10. GENERAL CONDITIONS

10.PLANNING. 39

USE - IF HUMAN REMAINS FOUND (cont.)

RECOMMND

Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted by the Coroner within the period specified by law (two working days). Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant". The Most Likely Descendant shall then make recommendations and engage in consultation with the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 40

USE - UNANTICIPATED RESOURCES

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit:

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

1)All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find.

2)The developer shall call the County Archaeologist immediately upon discovery of the cultural resource to convene the meeting.

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10. GENERAL CONDITIONS

10.PLANNING. 40 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

3)At the meeting with the aforementioned parties, the significance of the discoveries shall be discussed and a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

4)Further ground disturbance shall not resume within the area of the discovery until a meeting has been convened with the aforementioned parties and a decision is made, with the concurrence of the County Archaeologist, as to the appropriate mitigation measures.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 41 USE - ALUC CONDITIONS RECOMMND

1.The following uses shall be prohibited:

(a)Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.

(b)Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.

(c)Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.

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10. GENERAL CONDITIONS

10.PLANNING. 41 USE - ALUC CONDITIONS (cont.)

RECOMMND

(d)Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.

2.Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Ordinance No. 655, as applicable.

3.The attached notice shall be provided to all potential purchasers of the property and tenants of the structures thereon.

4.Any detention (WQMP) basin shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 2 USE - TS/EXEMPT

RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

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20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 USE - OWTS CERTIFICATION

RECOMMND

Within 60 days of approval of PP26117, the applicant is required to submit the certification of the onsite wastewater treatment system (OWTS).

If the system is in disrepair, the certification will be required immediately in order to determine repairs and evaluate the location of the system.

Please note that further information may be required pending review of all requested items.

PLANNING DEPARTMENT

20.PLANNING. 2 USE - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within wo (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or of the actual occupancy of existing buildings or land under the terms of the authorized use.

Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

20.PLANNING. 6 USE - EXPIRATION CODE ENFORCE

RECOMMND

This permit shall be considered used as of the day of the effective date. WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 6 USE - EXPIRATION CODE ENFORCE (cont.) RECOMMND

and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 7 USE - EXISTING STRUCTURE CHECK RECOMMND

ITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permittee or the permittee's successors-in-interest shall apply to the Building and Safety Department for all necessary permits, including the submission of all required documents and fees for any plan check review as determined by the Director of the Department of Building and Safety, to ensure that all existing buildings, structures and uses are in compliance with Ordinance No. 348 and Ordinance No. 457 and the conditions of approval of this permit.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS

RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils,

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS (cont.) RECOMMND

compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed n accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW

RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a grading permit.

FIRE DEPARTMENT

60.FIRE. 1 USE-#75-WATER PLANS

RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements. Plans shall be signed/approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department".

PLANNING DEPARTMENT

60.PLANNING. 7 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.09 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Plot Plan No.26117, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT

RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.) RECOMMND

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE ISSUANCE OF THIS BUILDING PERMIT.

FIRE DEPARTMENT

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two copies of the water system plans to the Fire Department for review and approval. Calculated velocities shall not exceed 10 feet per second. Plans shall conform to the fire hydrant types, location and spacing, and the system shall meet the fire flow requirements.

Plans shall be signed and approved by a registered civil engineer and the local water company with the following certification: "I certify that the design of the water system is in accordance with the requirements prescribed by the Riverside County Fire Department."

PLANNING DEPARTMENT

80.PLANNING. 6 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 18 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Perris & Perris School District shall be mitigated in accordance with California State law.

80.PLANNING. 19 USE - LIGHTING PLANS RECOMMND

All parking lot lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall

PLOT PLAN: TRANSMITTED Case #: PP26117

Parcel: 342-100-046

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 19 USE - LIGHTING PLANS (cont.) RECOMMND

comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 20 USE - FEE STATUS RECOMMND

Prior to issuance of building permits for Plot Plan No. 26117, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

80.TRANS. 1 USE - EVIDENCE/LEGAL ACCESS RECOMMND

Provide evidence of legal access.

80.TRANS. 2 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Louise Avenue shall be conveyed for public use to provide for a 30 foot half-width right-of-way.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

Prior to final building inspection, the applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP

PLOT PLAN:TRANSMITTED Case #: PP26117

Parcel: 342-100-046

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D (cont.) RECOMMND

treatment control BMPs have been installed in accordance with the approved WQMP.

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

Prior to final building inspection, the applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Inspection of Final Paving
 - b.Precise Grade Inspection
 - c.Inspection of completed onsite storm drain facilities
 - d.Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

PLOT PLAN:TRANSMITTED Case #: PP26117

Parcel: 342-100-046

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL (cont.)

RECOMMND

1.Requesting and obtaining approval of all required grading inspections.

2.Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3.Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4.Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5.Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6.Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 7 USE - WQMP ANNUAL INSP FEE

RECOMMND

Prior to final building inspection, the applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

FIRE DEPARTMENT

90.FIRE. 1 USE* -#77-SUPER FH/FLOW

RECOMMND

Approved super fire hydrants (6"x4"x2-2 1/2") meeting the required fire flow shall be installed within 400 feet of

PLOT PLAN:TRANSMITTED Case #: PP26117

Parcel: 342-100-046

90. PRIOR TO BLDG FINAL INSPECTION

90.FIRE. 1 USE* -#77-SUPER FH/FLOW (cont.) RECOMMND

all buildings and any storage area.

90.FIRE. 2 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

PLANNING DEPARTMENT

90.PLANNING. 4 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of seven (7) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with [asphaltic concrete or concrete] [decomposed granite] to current standards as approved by the Department of Building and Safety.

90.PLANNING. 5 USE - ACCESSIBLE PARKING RECOMMND

A minimum of one (1) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

PLOT PLAN:TRANSMITTED Case #: PP26117

Parcel: 342-100-046

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 5 USE - ACCESSIBLE PARKING (cont.) RECOMMND

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 9 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 12 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 17 USE - EXISTING STRUCTURES RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 21 USE - PHASES MUST BE COMPLETE RECOMMND

If the project has been phased, all facilities meant to serve the current phase of development shall be installed in a usable condition. Project landscaping may not all be deferred until the final phase.

90.PLANNING. 24 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary,

PLOT PLAN:TRANSMITTED Case #: PP26117

Parcel: 342-100-046

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 24 USE - SKR FEE CONDITION (cont.) RECOMMND

depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 4.09 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 25 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any use allowed by this permit.

90.PLANNING. 26 USE - EXTENDED TRUCK IDLING RECOMMND

Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at the entrance to the warehouse facility and at the truck parking area[as shown on APPROVED EXHIBIT A.

The sign(s) at the entrance to facility shall not be less than twenty four inches square and will provide directions to truck parking spaces with electrical hookups.

The hookups will provide power for refrigerated trailers that need to be parked on-sight for more than 15 minutes.

90.PLANNING. 28 USE - ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection prior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP)], whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of

PLOT PLAN:TRANSMITTED Case #: PP26117

Parcel: 342-100-046

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD 810 O S FEE (2) (cont.)

RECOMMND

the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Plot Plan No.26117 is calculated to be 4.09 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 29 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Plot Plan No. 26117 has been calculated to be 4.09 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: February 25, 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety- Plan Check
Riv. Co. Environmental Programs Division

Riv. Co. Landscape
Riv. Co. Geology Section
Riv. Co. Archaeology Section
Riv. Co. Regional Parks & Open Space
Riv. Co. Sheriff's Department
Riv. Co. Waste Resources Management
Riv. Co. Airport Land Use Commission

March Air Reserve Base
City of Perris
Eastern Municipal Water District
1st District Supervisor
1st District Planning Commissioner

CONDITIONAL USE PERMIT NO. 3740 – EA: 42872 – Applicant: Rod Arsalan – Engineer/Representative: Samuel Serrato - First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Very Low Density Residential (RC: VLDR) - Location: North of Mountain Avenue, south of Ellis Avenue, east of Marie St, west of Highway 74 – 4.09 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC)- **REQUEST:** To permit an existing gravel and hardscape material open storage yard. – APN – 342-100-046 - Concurrent Cases: N/A

LDC staff members and other listed Riverside County Agencies, Departments and Districts staff:

A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Land Management System (LMS) on or before the indicated LDC date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the LMS routing on or before the above date. This case is scheduled for a **LDC meeting on March 10, 2016**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Other listed entities/individuals:

Please note that the Planning Department has gone paperless and is no longer providing physical copies of the submitted map(s) and/or exhibit(s) for review. However we still want your comments. Please go to the Department's webpage at:

<http://planning.rctlma.org/DevelopmentProcess/LDCAgendas/2016LDCAgendas.aspx>

Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Russel Brady, (951) 955-0549, Contract Planner**, or e-mail at RBrady@rctlma.org/ MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

J-7

**LAND DEVELOPMENT COMMITTEE (LDC)
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

Airport Land Use Commission
Received

DATE: February 25, 2016

MAR 01 2016

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety - Grading
Riv. Co. Building & Safety- Plan Check
Riv. Co. Environmental Programs Division

Riv. Co. Landscape
Riv. Co. Geology Section
Riv. Co. Archaeology Section
Riv. Co. Regional Parks & Open Space
Riv. Co. Sheriff's Department
Riv. Co. Waste Resources Management
Riv. Co. Airport Land Use Commission

March Air Reserve Base
City of Perris
Eastern Municipal Water District
1st District Supervisor
1st District Planning Commissioner

CONDITIONAL USE PERMIT NO. 3740 – EA: 42872 – Applicant: Rod Arsalan – Engineer/Representative: Samuel Serrato - First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Very Low Density Residential (RC: VLDR) - Location: North of Mountain Avenue, south of Ellis Avenue, east of Marie St, west of Highway 74 – 4.09 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC)- **REQUEST:** To permit an existing gravel and hardscape material open storage yard. – APN – 342-100-046 - Concurrent Cases: N/A

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Open the LDC agenda for the above reference date, and scroll down to view the applicable map(s) and/or exhibit(s). Please provide any comments, questions and recommendations to the Planning Department on or before the above referenced date.

Should you have any questions regarding this project, please do not hesitate to contact **Russel Brady, (951) 955-0549, Contract Planner**, or e-mail at RBrady@rctlma.org/ MAILSTOP #: 1070

Public Hearing Path: Administrative Action: DH: PC: BOS:

COMMENTS: *This project is located within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area. ALUC review would normally be required, but if no new structures are proposed, we will waive formal review in this particular case. Please apply the attached "standard" conditions.*

DATE: March 8, 2016 SIGNATURE: John J.G. Goerlin

PLEASE PRINT NAME AND TITLE: John J.G. Goerlin, Principal Planner

TELEPHONE: (951) 955-0982

If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.

1. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
2. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky, and shall comply with Ordinance No. 655, as applicable.
3. The attached notice shall be provided to all potential purchasers of the property and tenants of the structures thereon.
4. Any detention (WQMP) basin shall be designed so as to provide for a maximum 48-hour detention period following the conclusion of the storm event for the design storm (may be less, but not more), and to remain totally dry between rainfalls. Vegetation in and around the detention basin that would provide food or cover for bird species that would be incompatible with airport operations shall not be utilized in project landscaping.

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influent area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 29, 2016

Morongo Cultural Heritage Program
Attn: Ray Haute
12700 Pumarra Rd.
Banning, CA 92220

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03740)

Dear Mr. Haute:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3740 – EA: 42872 – Applicant: Rod Arsalan – Engineer/Representative: Samuel Serrato - First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Very Low Density Residential (RC: VLDR) - Location: North of Mountain Avenue, south of Ellis Avenue, east of Marie St, west of Highway 74 – 4.09 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC)-

REQUEST: To permit an existing gravel and hardscape material open storage yard. – APN – 342-100-046 -
Concurrent Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: Russel Brady, Planner RBrady@rctlma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 29, 2016

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. BOX 487
San Jacinto, Ca 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03740)

Dear Mr. Ontiveros:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3740 – EA: 42872 – Applicant: Rod Arsalan – Engineer/Representative: Samuel Serrato - First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Very Low Density Residential (RC: VLDR) - Location: North of Mountain Avenue, south of Ellis Avenue, east of Marie St, west of Highway 74 – 4.09 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC)-

REQUEST: To permit an **existing** gravel and hardscape material open storage yard. – APN – 342-100-046 - Concurrent Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: Russel Brady, Planner RBrady@rctlma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 29, 2016

Cahuilla Band of Indians
Andreas J. Heredia
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03740)

Dear Mr. Heredia:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3740 – EA: 42872 – Applicant: Rod Arsalan – Engineer/Representative: Samuel Serrato - First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Very Low Density Residential (RC: VLDR) - Location: North of Mountain Avenue, south of Ellis Avenue, east of Marie St, west of Highway 74 – 4.09 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC)-

REQUEST: To permit an existing gravel and hardscape material open storage yard. – APN – 342-100-046 -
Concurrent Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: Russel Brady, Planner RBrady@rctlma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

February 29, 2016

Rincon Band of Luiseño Indians
Vincent Whipple
1 West Tribal Road
Valley Center, CA 92082

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03740)

Dear Mr. Whipple:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3740 – EA: 42872 – Applicant: Rod Arsalan – Engineer/Representative: Samuel Serrato - First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Very Low Density Residential (RC: VLDR) - Location: North of Mountain Avenue, south of Ellis Avenue, east of Marie St, west of Highway 74 – 4.09 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC)-

REQUEST: To permit an existing gravel and hardscape material open storage yard. – APN – 342-100-046 -
Concurrent Cases: N/A

Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: Russel Brady, Planner RBrady@rctlma.org

Attachment: Project Vicinity Map



RIVERSIDE COUNTY PLANNING DEPARTMENT

*Steve Weiss, AICP
Planning Director*

February 29, 2016

Pechanga Cultural Resources Department
Anna Hoover, Cultural Analyst
P.O. Box 2183
Temecula, CA 92593

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03740)

Dear Ms. Hoover:

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request within thirty (30) days of receiving this letter to hthomson@rctlma.org or by contacting me at (951) 955-2873.

Project Description:

CONDITIONAL USE PERMIT NO. 3740 – EA: 42872 – Applicant: Rod Arsalan – Engineer/Representative: Samuel Serrato - First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Very Low Density Residential (RC: VLDR) - Location: North of Mountain Avenue, south of Ellis Avenue, east of Marie St, west of Highway 74 – 4.09 Gross Acres - Zoning: Manufacturing-Service Commercial (M-SC)-

REQUEST: To permit an **existing** gravel and hardscape material open storage yard. – APN – 342-100-046 -
Concurrent Cases: N/A

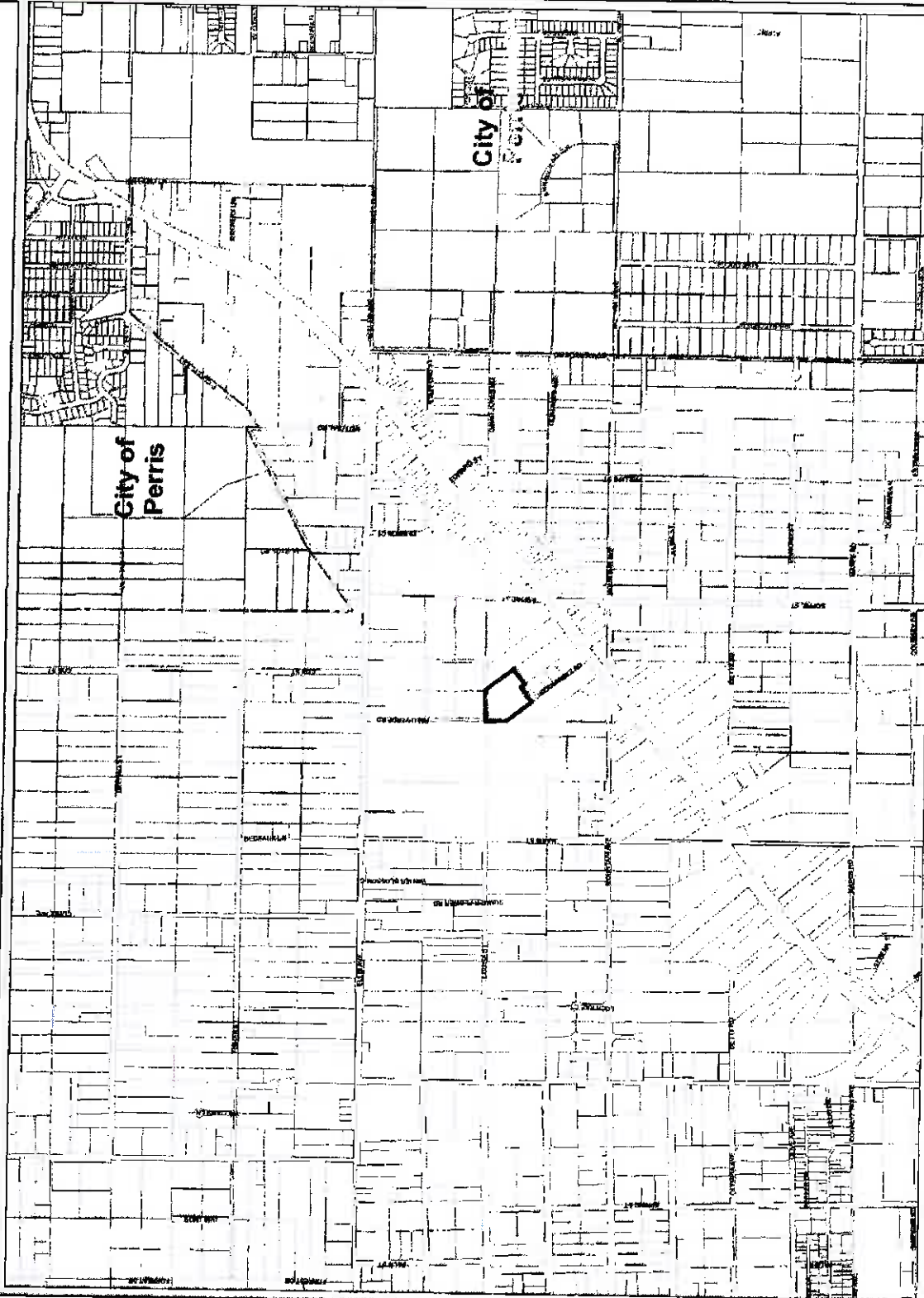
Sincerely,

PLANNING DEPARTMENT

Heather Thomson, Archaeologist
email cc: Russel Brady, Planner RBrady@rctlma.org

Attachment: Project Vicinity Map

CUP03740

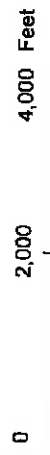


Legend

- Display Parcels
- City Boundaries
- Cities**
- Tribal Lands**
- <all other values>
- Agua Caliente Tribal Lands
- Augustine Tribal Lands
- Cabazon Tribal Lands
- Cahulla Tribal Lands
- Colorado River Tribal Lands
- Morongo Tribal Lands
- Pechanga Tribal Lands
- Ramona Tribal Lands
- Santa Rosa Tribal Lands
- Soboba Tribal Lands
- Torres-Martinez Tribal Lands
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines

Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



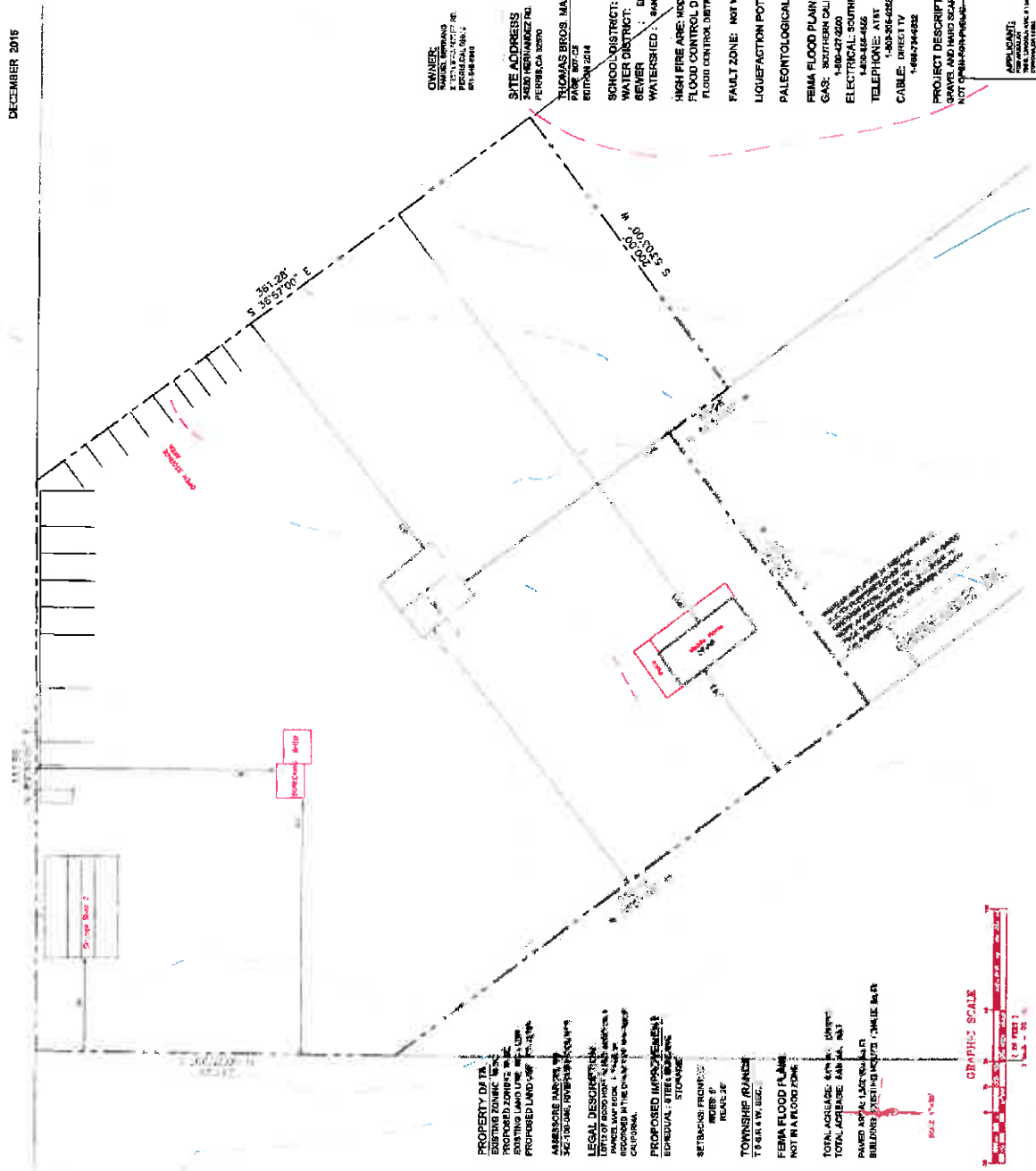
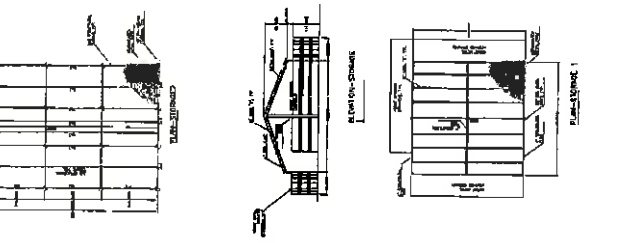
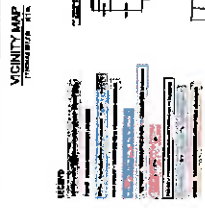
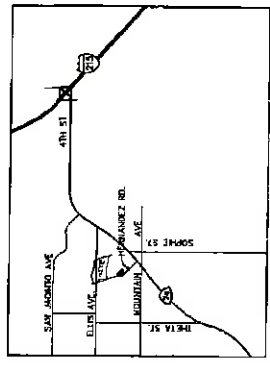
REPORT PRINTED ON ... 2/25/2016 12:24:42 PM

© Riverside County TLMA GIS

CASE C-090110
 DATE 2-28-2010
 PLANNER R. Gentry

IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE STATE OF CALIFORNIA
CONDITIONAL USE PERMIT
 BEING A SUBMISSION OF THE SOUTHWEST 1/4 OF SECTION 2, T4S, R4W, S4M BERNARDO BASE AND
 MERIDIAN

DECEMBER 2015



OWNER:
 RAYMOND HERRANDEZ
 2420 HERRANDEZ RD.
 PERRIS, CA 92570
 951-848-6882

SITE ADDRESS:
 2420 HERRANDEZ RD.
 PERRIS, CA 92570

THOMAS BROS. MAPS:
 PLOT 107.03
 SECTION 2/14

SCHOOL DISTRICT: PERRIS & PERRIS UNION HIGH
WATER DISTRICT: SAND
SEWER: SAND
WATERSHED: SAN JUAN VALLEY

HIGH FIRE AREA: HONOLULU
FLOOD CONTROL DISTRICT: RIVERSIDE COUNTY
FLOOD CONTROL DISTRICT: RIVERSIDE COUNTY

FAULT ZONE: NOT WITHIN 1/2 MILE OF A FAULT
LIQUEFACTION POTENTIAL: NO POTENTIAL
PALEONTOLOGICAL SENSITIVITY: NO
PERMA FLOOD PLAIN: NOT IN A FLOOD ZONE
GAS: SOUTHERN CALIFORNIA GAS CO.
ELECTRICAL: SOUTHERN CALIFORNIA Edison CO
TELEPHONE: AT&T
CABLE: DIRECT TV

PROJECT DESCRIPTION:
 GRAVEL AND HARD SCALPING STORAGE
 NOT PERMITTED PERMITS



ACE Group, Inc.
 750 S. LINCOLN AVE., #104-107
 CORONA, CA 92882
 (951) 272-8181 (951) 272-8794 FAX

TRACING MAPS ARE PROVIDED UNDER THE DIRECTION OF:

NO.	DATE	REVISIONS

APPROVED FOR APPROVAL BY: _____ DATE: _____
 APPROVED BY: _____ DATE: _____
 CITY OF RIVERSIDE COMMUNITY DEVELOPMENT DEPARTMENT

24 HOUR POINT OF CONTACT
 RAYMOND HERRANDEZ
 (951) 848-6882

PREPARED BY: _____ DATE: _____
 RECOMMENDED FOR APPROVAL BY: _____ DATE: _____
 APPROVED BY: _____ DATE: _____
 CITY OF RIVERSIDE COMMUNITY DEVELOPMENT DEPARTMENT

PLOT PLAN
 APPROVED FOR APPROVAL BY: _____ DATE: _____
 APPROVED BY: _____ DATE: _____
 CITY OF RIVERSIDE COMMUNITY DEVELOPMENT DEPARTMENT

PERRIS, CA 92570
 2420 HERRANDEZ RD.

1210 8615 HWY
 DATE: 12/15/15
 SCALE: 1"=20'
 SHEET 1 OF 1

37

RINCON BAND OF LUISEÑO INDIANS

Cultural Resources Department

1 W. Tribal Road · Valley Center, California 92082 ·
(760) 297-2635 Fax:(760) 749-2639



March 9, 2016

Heather Thomson
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

Re: Conditional Use Permit No. 3740

Dear Ms. Thomson:

This letter is written on behalf of Rincon Band of Luiseño Indians. We have received your notification regarding the Conditional Use Permit No. 3740 Project and we thank you for the continued consultation notification. The location you have identified is within the Territory of the Luiseño people.

Embedded in the Luiseño Territory are Rincon's history, culture and identity. The project is within the Luiseño Aboriginal Territory of the Luiseño people but, is not within Rincon's Historic Boundaries. We do not have any additional information regarding this project but, we defer to the Pechanga Band of Luiseño Indians or Soboba Band of Luiseño Indians who are closer to your project area.

Thank you for the opportunity to protect and preserve our cultural assets.

Sincerely,

Vincent Whipple
Manager
Rincon Cultural Resources Department

Bo Mazzetti
Tribal Chairman

Stephanie Spencer
Vice Chairwoman

Steve Stallings
Council Member

Laurie E. Gonzalez
Council Member

Alfonso Kolb
Council Member

From: [Ray Huaute](#)
To: [Thomson, Heather](#)
Cc: [Denisa Torres](#)
Subject: RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03740)
Date: Friday, March 18, 2016 10:19:05 AM
Attachments: [Standard Development Conditions.pdf](#)

Dear Ms. Thompson,

Thank you for contacting the tribe and initiating government to government consultation as prescribed by California Assembly Bill 52. At this time the tribe does not have any additional information or immediate concerns pertaining to this particular project. However, in the unlikely event that cultural artifacts or human remains are discovered, we would like to request that you contact the Morongo Band of Mission Indians immediately and follow the Standard Development Conditions outlined in the attached letter. If you have any further questions regarding this matter please feel free to contact our office.

Sincerely,

Raymond Huaute
Cultural Resource Specialist
Morongo Band of Mission Indians
12700 Pumarra Road
Banning, CA 92220
Phone: (951) 755-5025
Fax: (951) 572-6004
Email: rhuaute@morongo-nsn.gov

From: Aisha Gilani
Sent: Monday, March 07, 2016 12:04 PM
To: Ray Huaute
Subject: Riverside County Planning Department 02/29/16

Re: AB52 – Good Hope Zoning Area- Open Storage Yard- Mead Valley Area Plan- CA

March 29, 2016

Attn: Heather Thomson, Archaeologist
Riverside County
Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1409



RE: AB 52 Notification; CUP03740

The Soboba Band of Luiseño Indians has received your notification pursuant under Assembly Bill 52.

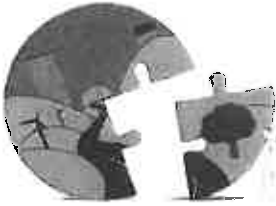
The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department. At this time the Soboba Band does not have any specific concerns regarding known cultural resources in the specified areas that the project encompasses, but does request that the appropriate consultation continue to take place between concerned tribes, project proponents, and local agencies. Please feel free to contact me with any additional questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe", with a long horizontal line extending to the right.

Joseph Ontiveros
Cultural Resource Director
Soboba Band of Luiseño Indians
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

Confidentiality: The entirety of the contents of this letter shall remain confidential between Soboba and the County of Riverside. No part of the contents of this letter may be shared, copied, or utilized in any way with any other individual, entity, municipality, or tribe, whatsoever, without the expressed written permission of the Soboba Band of Luiseño Indians.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

- PLOT PLAN CONDITIONAL USE PERMIT TEMPORARY USE PERMIT
 REVISED PERMIT PUBLIC USE PERMIT VARIANCE

PROPOSED LAND USE: _____

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: _____ DATE SUBMITTED: _____

APPLICATION INFORMATION

Applicant's Name: ROD ARSALAN E-Mail: aceng114@gmail.com

Mailing Address: 750 S. LINCOLN AVE #104-167
CORONA CA 92882
City State ZIP

Daytime Phone No: (951) 272-8181 Fax No: (951) 272-8794

Engineer/Representative's Name: MOKS RAHMAN E-Mail: _____

Mailing Address: SAME AS ABOVE
City State ZIP

Daytime Phone No: (____) _____ Fax No: (____) _____

Property Owner's Name: SAMUEL SERRANO E-Mail: _____

Mailing Address: 24280 HERNANDEZ RD.
PERRIS CA 92570
City State ZIP

Daytime Phone No: (951) 545-6950 Fax No: (951) 443-1243

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT


If the property is owned by more than one person, attach a separate page that references the application case number and lists the names, mailing addresses, and phone numbers of all persons having an interest in the real property or properties involved in this application.

The Planning Department will primarily direct communications regarding this application to the person identified above as the Applicant. The Applicant may be the property owner, representative, or other assigned agent.

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

The signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and processing of the application will cease until the outstanding balance is paid and sufficient funds are available to continue the processing of the application. The applicant understands the deposit fee process as described above, and that there will be NO refund of fees which have been expended as part of the application review or other related activities or services, even if the application is withdrawn or the application is ultimately denied.


All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

<p><u>ROD ARSALAN</u> PRINTED NAME OF APPLICANT</p>	 SIGNATURE OF APPLICANT
---	--

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the record owner(s) or authorized agent and that the information filed is true and correct to the best of my knowledge. An authorized agent must submit a letter from the owner(s) indicating authority to sign the application on the owner's behalf.

All signatures must be originals ("wet-signed"). Photocopies of signatures are not acceptable.

<p><u>Samuel Serrato</u> PRINTED NAME OF PROPERTY OWNER(S)</p>	 SIGNATURE OF PROPERTY OWNER(S)
--	--

<p>_____ PRINTED NAME OF PROPERTY OWNER(S)</p>	<p>_____ SIGNATURE OF PROPERTY OWNER(S)</p>
--	---

If the property is owned by more than one person, attach a separate sheet that references the application case number and lists the printed names and signatures of all persons having an interest in the property.

See attached sheet(s) for other property owners' signatures.

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 342-100-046
 Section: 2 Township: 5 Range: 4

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 4.09

General location (nearby or cross streets): North of MOUNTAIN AVE, South of ELLIS AVE, East of MARIE ST., West of HWY 74

Thomas Brothers map, edition year, page number, and coordinates: 807 - C5, 2014

Project Description: (describe the proposed project in detail)

GRAVEL & HARDSCAPE MATERIAL STORAGE ONLY
NO PUBLIC SELL.

Related cases filed in conjunction with this application:

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). _____ (Parcel Map, Zone Change, etc.)

E.A. No. (if known) _____ E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) _____

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 3 MILES

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site? 0

Estimated amount of cut = cubic yards: 0

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards 0

Does the project need to import or export dirt? Yes No

Import 0 Export 0 Neither 0

What is the anticipated source/destination of the import/export?
N/A

What is the anticipated route of travel for transport of the soil material?
N/A

How many anticipated truckloads? N/A truck loads.

What is the square footage of usable pad area? (area excluding all slopes) 4 ACRES sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT (“Agreement”), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California (“COUNTY”), and Samuel Serrato (“PROPERTY OWNER”), relating to the PROPERTY OWNER’S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 342-100-046 (“PROPERTY”); and,

WHEREAS, on October 6, 2016, PROPERTY OWNER filed an application for Plot Plan No. 26117 (“PROJECT”); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys’ fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys’ fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation (“LITIGATION”); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER’S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any

approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. ***Notices.*** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by

certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Samuel Serrato
24280 Hernandez Road
Perris, CA 92570

7. ***Default and Termination.*** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. ***COUNTY Review of the PROJECT.*** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. ***Complete Agreement/Governing Law.*** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. ***Successors and Assigns.*** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. **Severability.** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. **Survival of Indemnification.** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. **Interpretation.** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. **Captions and Headings.** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. **Jurisdiction and Venue.** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

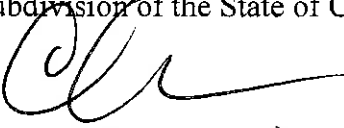
17. **Counterparts; Facsimile & Electronic Execution.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

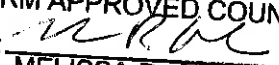
19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

By: 
~~Steven Weiss~~ *Charissa Leach*
Riverside County Planning Director

Dated: _____

FORM APPROVED COUNTY COUNSEL
BY:  3/8/17
MELISSA R. CUSHMAN DATE

PROPERTY OWNER:
Samuel Serrato

By: 
Samuel Serrato

Dated: 12/6/16

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of RIVERSIDE)

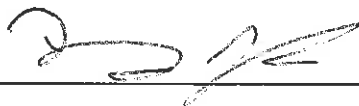
On DECEMBER 6TH, 2016 before me, BRIAN FLORES, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared SAMUEL RODRIGUEZ SERRATO,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



(Seal)



NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

PLOT PLAN NO. 26117 – Intent to Adopt a Negative Declaration – Applicant: Rod Arsalan – Engineer/Representative: Samuel Serrato – First Supervisorial District – Good Hope Zoning Area – Mead Valley Area Plan – Very Low Density Residential (RC- VLDR) – Location: Northerly of Mountain Avenue, southerly of Ellis Avenue, easterly of Marie St, and westerly of Highway 74 – 4.09 Gross Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** The Plot Plan request to permit an existing, unpermitted gravel and hardscape materials open storage yard not open for public use but associated with the material sales facility located adjacent to the site.

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: **APRIL 17, 2017**
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner Russell Bray at 951-955-3025 or email at rbrady@rivco.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Director will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Russell Brady
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 2/9/2017.

The attached property owners list was prepared by Riverside County GIS.

APN (s) or case numbers PP 26117 For

Company or Individual's Name Planning Department.

Distance buffered 1000'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

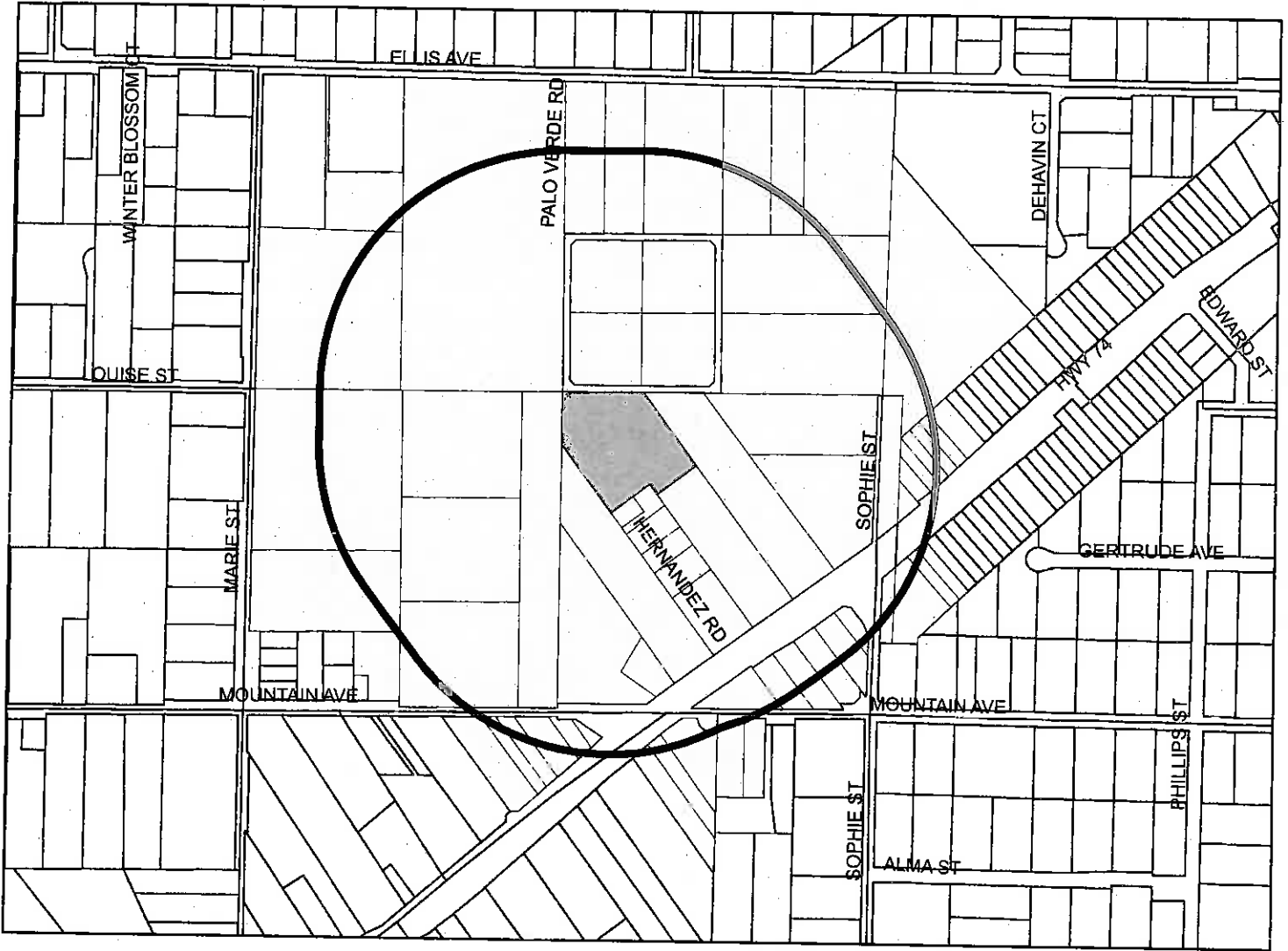
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

PP26117 (1000 feet buffer)



Selected Parcels

342-051-026	342-030-018	342-100-015	342-030-016	342-051-028	342-030-010	342-052-034	342-052-035	342-092-034	342-160-002
342-040-013	342-051-030	342-051-031	342-100-053	342-100-050	342-100-059	342-100-009	342-100-047	342-030-006	342-100-014
342-030-003	342-100-001	342-150-021	342-150-022	342-100-002	342-051-023	342-160-014	342-100-054	342-100-049	342-052-039
342-100-008	342-100-006	342-030-004	342-100-036	342-140-016	342-140-017	342-100-051	342-100-052	342-140-018	342-030-011
342-140-015	342-100-007	342-140-014	342-030-014	342-091-002	342-030-005	342-100-056	342-030-007	342-100-021	342-140-019
342-150-028	342-030-009	342-100-032	342-051-029	342-100-031	342-100-046	342-030-015	342-051-027	342-100-016	342-100-057
342-100-058	342-100-060	342-100-061	342-030-017	342-030-008	342-030-019				



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 342030003, APN: 342030003
ELSIE TISBY
24100 MARIE ST
PERRIS CA 92570

ASMT: 342030011, APN: 342030011
TUOI NGUYEN, ETAL
22921 ELLIS AVE
PERRIS, CA. 92570

ASMT: 342030004, APN: 342030004
JULIE NGUYEN, ETAL
13312 AMARILLO DR
WESTMINSTER CA 92683

ASMT: 342030014, APN: 342030014
MARIA SANCHEZ
24171 SOPHIE ST
PERRIS, CA. 92570

ASMT: 342030005, APN: 342030005
AEJA KIM, ETAL
2516 35TH AVE NE
ISSAQUAH WA 98029

ASMT: 342030015, APN: 342030015
TONY GUTIERREZ
3832 AUBURN RIDGE DR
PERRIS CA 92571

ASMT: 342030006, APN: 342030006
MARY NAVARRO, ETAL
22771 ELLIS ST
PERRIS, CA. 92570

ASMT: 342030016, APN: 342030016
ALFREDO LOPEZ
12466 OAKS AVE
CHINO CA 91710

ASMT: 342030007, APN: 342030007
MARGARET BRANAM, ETAL
22791 ELLIS ST
PERRIS, CA. 92570

ASMT: 342030018, APN: 342030018
MARIA GUZMAN, ETAL
24248 PALO VERDE RD
PERRIS, CA. 92570

ASMT: 342030009, APN: 342030009
JAMIE KIM, ETAL
5661 OCEAN TERRACE DR
HUNTINGTON BEACH CA 92648

ASMT: 342030019, APN: 342030019
ZHI YIN
1057 E COMSTOCK AVE
GLENORA CA 91741

ASMT: 342030010, APN: 342030010
AMPARO CARDENAS
22933 ELLIS ST
PERRIS, CA. 92570

ASMT: 342040013, APN: 342040013
CONSUELO MENDOZA, ETAL
2809 ROSEWOOD AVE
CERES CA 95307



ASMT: 342051023, APN: 342051023
RACHEL CAMACHO, ETAL
24301 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 342091002, APN: 342091002
LOURDES VALENCIA, ETAL
24379 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 342051026, APN: 342051026
ADRIANA RAMIREZ
24369 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 342092034, APN: 342092034
BETHEL AFRICAN METHODIST EPISCOPAL CH
P O BOX 1327
PERRIS CA 92572

ASMT: 342051027, APN: 342051027
VICTOR RODRIGUEZ
24359 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 342100001, APN: 342100001
RACHELL DELONG, ETAL
137 PASEO DE LA CONCHA B
REDONDO BEACH CA 90277

ASMT: 342051028, APN: 342051028
MACARIO CARRILLO, ETAL
24349 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 342100002, APN: 342100002
FREEMAN FONTENOT
22338 MOUNTAIN AVE
PERRIS CA 92570

ASMT: 342051029, APN: 342051029
SAUL CARRILLO
24339 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 342100006, APN: 342100006
MARIA HERRERA, ETAL
22620 MOUNTAIN AVE
PERRIS, CA. 92570

ASMT: 342051031, APN: 342051031
CARTER CYNTHIA D ESTATE OF
7332 DOUGLAS CIR
LA PALMA CA 90623

ASMT: 342100007, APN: 342100007
GRACIELA BARRAGAN, ETAL
22640 MOUNTAIN AVE
PERRIS, CA. 92570

ASMT: 342052039, APN: 342052039
HERNANDEZ FAMILY TRUST
C/O JOSEPH L HERNANDEZ
1618 S PACIFIC ST
OCEANSIDE CA 92054

ASMT: 342100009, APN: 342100009
DOUGLAS OLSON, ETAL
C/O TAX SERVICE
25612 BARTON RD NO 326
LOMA LINDA CA 92354



ASMT: 342100014, APN: 342100014
ELSIE GONZALES
24451 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 342100047, APN: 342100047
VICKY WOODLAND, ETAL
19760 TEMESCAL CYN RD
CORONA CA 92881

ASMT: 342100015, APN: 342100015
MARIA RAYA, ETAL
21341 RIVER RD
PERRIS CA 92570

ASMT: 342100049, APN: 342100049
HECTOR GOMEZ
22950 MOUNTAIN AVE
PERRIS, CA. 92570

ASMT: 342100021, APN: 342100021
RAYMOND MARTIN
5642 COMANCHE AVE
WOODLAND HILLS CA 91367

ASMT: 342100052, APN: 342100052
LOREN JOPLIN
P O BOX 951
PERRIS CA 92572

ASMT: 342100031, APN: 342100031
SJNL INC
C/O SAMUEL SERRATO
24280 HERNANDEZ ST
PERRIS CA 92570

ASMT: 342100056, APN: 342100056
JESUS VAZQUEZ, ETAL
18015 HEIDI LISA LN
LAKE ELSINORE CA 92532

ASMT: 342100032, APN: 342100032
SAMUEL SERRATO
24350 HERNANDEZ ST
PERRIS CA 92570

ASMT: 342100059, APN: 342100059
BETTY OWENS, ETAL
SAME
3976 BLUFF ST
NORCO CA 92860

ASMT: 342100036, APN: 342100036
LARISSA FLORES
1504 SW 40TH ST
OKLAHOMA CITY OK 73119

ASMT: 342100061, APN: 342100061
VINCENT GRAVES
695 W RACQUET CLUB RD
PALM SPRINGS CA 92262

ASMT: 342100046, APN: 342100046
SJNL INC
C/O SAMUEL SERRATO
24280 HERNANDEZ RD
PERRIS, CA. 92570

ASMT: 342140014, APN: 342140014
MARIA FLORES
24577 HIGHWAY 74
PERRIS, CA. 92570



ASMT: 342140015, APN: 342140015
MANUEL AYALA
28527 HIGHWAY 74 STE A
LAKE ELSINORE CA 92532

ASMT: 342160014, APN: 342160014
GOOD HOPE MISSIONARY BAPTIST CHURCH
P O BOX 1095
PERRIS CA 92572

ASMT: 342140016, APN: 342140016
LEON WALKER
3040 44TH AVE NE
TACOMA WA 98422

ASMT: 342140018, APN: 342140018
LOIDA CRUZ, ETAL
24563 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 342140019, APN: 342140019
RIVERSIDE COUNTY TRANSPORTATION COMM
C/O EXECUTIVE DIRECTOR
4080 LEMON ST 3RD FL
RIVERSIDE CA 92501

ASMT: 342150021, APN: 342150021
FELICIANA GOMEZ
24516 HIGHWAY 74
PERRIS, CA. 92570

ASMT: 342150028, APN: 342150028
RIVERSIDE COUNTY TRANSPORTATION COMM
C/O DEPT OF FACILITIES MANAGEMENT
PO BOX 12008
RIVERSIDE CA 92502

ASMT: 342160002, APN: 342160002
BOBBIE WELCH
22881 MOUNTAIN AVE
PERRIS, CA. 92570



City of Perris
101 North "D" Street
Perris, CA 92570



Eastern Municipal Water District
Warren A. Beck, PE
PO Box 8300
2270 Trumble Road
Perris, CA 92570-8300



452nd MSG/CECC
March Air Reserve Base
Civil Engineering- BOS
610 Meyer Dr., Building 2403
March ARB, CA 92518-2166



PP26117

Applicant:

Rod Arsalan
750 S. Lincoln Ave. #104-167
Corona, CA 92882

Owner:

Samuel Serrato
24280 Hernandez Road
Perris, CA 92570

Applicant:

Rod Arsalan
750 S. Lincoln Ave. #104-167
Corona, CA 92882

Owner:

Samuel Serrato
24280 Hernandez Road
Perris, CA 92570

Applicant:

Rod Arsalan
750 S. Lincoln Ave. #104-167
Corona, CA 92882

Owner:

Samuel Serrato
24280 Hernandez Road
Perris, CA 92570



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

Plot Plan No. 26117 (EA42722)

Project Title/Case Numbers

Russell Brady
County Contact Person

951-955-3025
Phone Number

State Clearinghouse Number (if submitted to the State Clearinghouse)

Rod Arsalan
Project Applicant

750 S. Lincoln Ave., #104-167, Corona, CA 92882
Address

The project site is located northerly and westerly of Highway 74, easterly of Marie Street, and southerly of Ellis Avenue
Project Location

PLOT PLAN NO. 26117 requests to permit an existing, unpermitted gravel and hardscape materials open storage yard not open for public use but associated with the material sales facility located adjacent to the site (APN:342-100-058). The site currently consists of a 1,344-square-foot mobile home, two storage sheds, and an open storage area for gravel and hardscape materials.
Project Description

This is to advise that the Riverside County Planning Director, as the lead agency, has approved the above-referenced project on April 17, 2017, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Initial Study and Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+\$50.00) and reflect the independent judgment of the Lead Agency.
3. Mitigation measures WERE made conditions of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature Project Planner _____
Title *Date*

Date Received for Filing and Posting at OPR: _____

Please charge deposit fee case#: ZEA42219 ZCFG 06245

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1601668

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: ARSALAN, ROD \$29.14
paid by: VI 016484
CFG FOR EA 42872
paid towards: CFG06245 CALIF FISH & GAME: DOC FEE
at parcel: 24280 HERNANDEZ RD PERR
appl type: CFG3

By _____ Feb 16, 2016 15:41
MGARDNER posting date Feb 16, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$29.14

Overpayments of less than \$5.00 will not be refunded!

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

M* REPRINTED * R1601667

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: ARSALAN, ROD \$20.86
paid by: CK 1478
CFG FOR EA 42872
paid towards: CFG06245 CALIF FISH & GAME: DOC FEE
at parcel: 24280 HERNANDEZ RD PERR
appl type: CFG3


By _____ Feb 16, 2016 15:39
MGARDNER posting date Feb 16, 2016

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$20.86

Overpayments of less than \$5.00 will not be refunded!

Agenda Item No.: 4.1
Area Plan: Lake Mathews/Woodcrest
Zoning District: Lake Mathews
Supervisory District: First
Project Planner: Russell Brady
Director's Hearing Date: April 17, 2017

General Plan Amendment No. 1210, Specific
Plan No. 394, Change of Zone No. 7918,
Tentative Tract No. 37217, Tentative Parcel
Map No. 37227
Environmental Assessment No. 42943
Applicant: Forestar Victoria, LLC
Engineer/Representative: T&B Planning, Inc.



Charissa Leach, P.E.
Assistant TLMA Director

COUNTY OF RIVERSIDE PLANNING DEPARTMENT SCOPING SESSION STAFF REPORT

PURPOSE OF SCOPING SESSION:

Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside has conducted an initial study (see attached) and has concluded that implementation of the proposed Project could have a direct or indirect impact on the environment. Accordingly, the County has determined that preparation and evaluation of an environmental impact report ("EIR") for the Project is warranted.

As part of the Notice of Preparation (NOP) process, the applicant has requested a Scoping Session to brief the Planning Director, the public, and all responsible and trustee agencies on the nature and extent of the proposed project; and, to allow the Planning Director and the public an opportunity to identify issues that should be addressed in the Environmental Impact Report (EIR). The Scoping Session is not a public hearing on the merits of the proposed project, and the Planning Director will not be taking an action on the project. Additionally, the public will be asked to limit their testimony to identifying issues regarding the projects potential environmental impacts. The EIR consultant will not be required to provide an immediate response to any concerns raised but will be requested to compile and address any concerns expressed at the Scoping Session through revisions to the proposed project and/or completion of the Final Environmental Impact Report, prior to the formal public hearing on the proposed project.

The NOP period began on April 5, 2017 and will run for thirty (30) consecutive days which is scheduled to conclude on May 4, 2017.

LOCATION:

The project site is located in the Community of Woodcrest in the Lake Mathews/Woodcrest Area Plan in Western Riverside County; more specifically, northerly of El Sobrante Road and Easterly of McAllister Street

EXISTING CONDITIONS:

The entire proposed specific plan area is comprised of approximately 327.4 acres of land. The majority of the Project site consists of vacant, fallow, and undeveloped land that is routinely disturbed by weed abatement activities (i.e., discing). Unpaved and unplanned trails and roadways are located throughout the entire Project site. Additionally, an approximately 8.25-acre active citrus grove is located at the northwest corner of the Project site and an existing non-potable water reservoir (operated by the Western Municipal Water District) is located at the center of the Project site. Along the southern and

northern perimeters in the eastern portions of the Project site are existing natural drainage channels; these drainage channels converge near the northwestern Project boundary, with drainage courses traversing the western and north-central portions of the Project site. The Project site is characterized by gently sloping hills with areas containing more level ground. Project site elevations range from approximately 1,180 feet above mean sea level (AMSL) along the northern boundary in the western portion of the Project site (near the creek) to approximately 1,515 AMSL at the eastern boundary of the Project site

The Project site is bordered by vacant, undeveloped land to the northwest. Further northwest is a collection of both rural and medium-density single-family detached homes (both developed and under construction). The land located immediately north of the central-northern boundary of the Project site also is vacant and undeveloped; however, the area north of the Project site is approved for the development of up to 171 single-family homes as part of approved Tract Map No. 36475 (Kraemer Ranch). Further north is a residential development that is currently under construction, which will provide 343 dwelling units as part of approved Tract Map No. 36390 (Citrus Heights). Along the northeast boundary of the Project site, there is a sparse collection of single-family detached homes, agricultural uses, and more vacant, undeveloped land.

The Project site's southern boundary is adjacent to agricultural fields and groves, undeveloped/vacant land (containing sparse amounts of natural vegetation due to on-going weed-abatement activities), and accessory structures and residences that support agricultural activity. Along a portion of the southern boundary and to the southwest are additional agricultural groves and vacant land, with the area to the southwest approved for future development with up to 272 single-family homes as part of approved Tract Map No. 36730 (Lake Ranch). Further south of the Project site is El Sobrante Road beyond which is undeveloped land, agricultural uses, and Lake Matthews.

Immediately to the east of the Project site is Vista Del Lago Drive, beyond which are a couple of agricultural groves, rural residential uses, and undeveloped land that has been subject to weed abatement.

The Project site's western boundary is adjacent to agricultural fields, groves, greenhouses, and accessory structures in support of agricultural activity. Several single-family detached residences also occur in association with these agricultural uses. Further west is McAllister Street, beyond which are more agricultural groves and fields and a medium-density residential community with lot sizes as small as 7,200 s.f.

PROJECT DESCRIPTION:

The proposed project consists of applications Specific Plan No. 394 (SP00394), General Plan Amendment No. 1210 (GPA01210), Change of Zone No. 7918 (CZ07898), Tentative Tract Map No. 37217 (TR37217), Tentative Parcel Map No. 37227 (PM37227), Agricultural Preserve Notice of Nonrenewal No. 175 (AGN00175), Agricultural Preserve Notice of Nonrenewal No. 176 (AGN00176), and Agricultural Preserve Diminishment No. 175 (AG00175) each described below.

SP00394 proposes to create a Specific Plan on the 327.4-acre project area would divide the property into 25 planning areas, with an overall residential density of 2.6 dwelling units per acre (du/ac), and a total of 513 single-family dwelling units with land use designations of Rural Community: Low Density Residential (RC:LDR), Open Space: Conservation (OS:C), and Open Space: Water (OS:W)

GPA01210 proposes to change the Riverside County General Plan to amend the land use designations of the subject property which currently consist of Rural Community: Low Density Residential (RC:LDR),

Rural Community: Very Low Density Residential (RC:VLDR), and Rural Community: Estate Density Residential (RC:EDR) to provide consistency with the land uses proposed as part of SP00394 as outlined above.

CZ07898 proposes to modify the existing zoning of the project site from Light Agriculture, 10-acre minimum (A-1-10) to Specific Plan (SP) and establish a specific plan zoning ordinance text with allowed uses and development standards for this Specific Plan.

TR37217 proposes a Schedule "A" subdivision of 327.4 Gross Acres into 513 single family residential lots with a minimum lot size of 10,000 square feet, five (5) open space lots, five (5) basin lots, and one (2) recreation lot.

PM37227 proposes a Schedule "I" subdivision of 327.4 Gross Acres into 16 parcels.

AGN 00175 applies to an existing Williamson Act Contract that encumbers a 28.63-acre portion (APN 270-160-005) of the Project site. AGN 00176 applies to an existing Williamson Act Contract that encumbers a 17.27-acre portion (APN 270-070-006) of the Project site. Discretionary approval of AGN 00175 and AGN 00176 would begin the nine-year nonrenewal process which would result in the termination of the Land Conservation Contract encumbered upon the two aforementioned parcels.

AG00175 proposes to remove a 287.8-acre portion of the Project site from the El Sobrante No. 1 Agricultural Preserve. AG 00175 would not terminate the entire El Sobrante No. 1 Agricultural Preserve, as other properties in the El Sobrante No. 1 Agricultural Preserve would remain in the Preserve.

SUMMARY PROJECT DATA:

1. Existing General Plan Land Use: The Project site is currently designated: Rural Community: Low Density Residential (RC:LDR), Rural Community: Very Low Density Residential (RC:VLDR), and Rural Community: Estate Density Residential (RC:EDR).
2. Surrounding General Plan Land Use: North of the Project site is Rural Community: Very Low Density Residential (RC:VLDR), Rural Community: Estate Density Residential (RC:EDR), Rural Community: Low Density Residential (RC:LDR), and Open Space: Conservation (OS:C); south of the Project site is Rural Community: Very Low Density Residential (RC:VLDR), and Rural Community: Estate Density Residential (RC:EDR), Rural Community: Low Density Residential (RC:LDR); east of the Project site is Rural: Rural Residential (R:RR); and west of the Project site is Rural: Rural Residential (R:RR) and Community Development: Low Density Residential (CD:LDR)
3. Existing Zoning: Light Agriculture, 10 Acre Minimum (A-1-10)
4. Surrounding Zoning: Residential Agricultural, one-acre minimum (R-A-1), Specific Plan (SP), Single-Family Residential (R-1), and Light Agriculture, 10 Acre Minimum (A-1-

10) to the north; Light Agriculture (A-1-10) to the east; Light Agriculture (A-1-10) and Light Agriculture with Poultry (A-P) to the south; and Specific Plan (SP), Light Agriculture, 5 Acre Minimum (A-1-5), Residential Agricultural, 5 Acre Minimum (R-A-5), and Single Family Residential (R-1) to the west

5. Existing Land Use: Vacant, Citrus Groves
6. Surrounding Land Use: Vacant and scattered single-family residential to the north, agriculture and scattered single-family residential to the east, scattered single-family residential and vacant to the south, agriculture to the west
7. Project Data: Total Acreage: 327.4 gross acres (entire specific plan)
Total Proposed Residential Lots: 513
Proposed Min. Lot Size: 10,000 square feet
Schedule: A
8. Environmental Concerns: See attached environmental assessment

The EIR Consultant has identified the following potentially significant impacts which will be addressed in the EIR:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Agriculture & Forest Resources | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Utilities/Service Systems |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Public Services | |

ENVIRONMENTAL IMPACT REPORT:

Per the California Environmental Quality Act (CEQA), an environmental Impact report is an informational document which, when its preparation is required by the lead agency, shall be considered by every public agency prior to its approval or disapproval of a project. The purpose of an environmental impact report is to provide public agencies and the public with detailed information about the effect a proposed project is likely to have on the environment; to list ways in which the significant effects of such a project might be minimized; and to indicate alternatives to such a project.

The EIR will be prepared for the proposed project. The Draft EIR will respond to comments received during the Notice of Preparation period including those made by reviewing agencies in addition to those received at the Scoping Session. The Draft EIR will be circulated for Notice of Completion review and public comment period for at least 45 days. Comments received during that circulation period will be addressed in the Final EIR prior to scheduling a public hearing on this item.

PUBLIC HEARING:

No public hearing on the proposed project has been scheduled at this time. A public hearing on this matter will not be scheduled until staff has concluded review of the proposed project, the zoning ordinance and verified that an adequate and complete response to comments have been incorporated in the Draft EIR.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The project site is not located within:
 - a. An Airport Influence Area;
 - b. A WRCMSHCP Criteria Cell;
 - c. A Fault Zone;
 - d. An area susceptible to subsidence;
 - e. A 100-year flood plain, or
 - f. A moderate fire hazard severity area;
3. The project site is located within:
 - a. The City of Riverside sphere of influence;
 - b. The El Sobrante Agricultural Preserve;
 - c. An area with low potential for liquefaction;
 - d. Riverside County Parks and Recreation District; and
 - e. The Stephens Kangaroo Rat Fee Area.
4. The subject site is currently designated as Assessor's Parcel Numbers: 270-060-001, 270-060-013, 270-060-005, 270-060-016, 270-060-009, 270-070-002, 270-070-001, 270-070-008, 270-070-007, 270-150-001, 270-160-005, 270-160-006, 270-160-008, 270-160-007

GREENTREE RANCH SPECIFIC PLAN

GENERAL PLAN AMENDMENT NO. 1210 (GPA 1210)

SPECIFIC PLAN NO. 394 (SP 00394)

CHANGE OF ZONE NO. 7918 (CZ 07918)

TENTATIVE TRACT MAP NO. 37217 (TR 37217)

TENTATIVE PARCEL MAP NO. 37227 (PM 37227)

AGRICULTURAL PRESERVE NOTICE OF NONRENEWAL (AGN 00175)

AGRICULTURAL PRESERVE NOTICE OF NONRENEWAL (AGN 00176)

AGRICULTURAL PRESERVE DIMINISHMENT (AG 00175)

ENVIRONMENTAL ASSESSMENT NO. 42943

LEAD AGENCY:

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
4080 LEMON STREET, 12TH FLOOR
RIVERSIDE, CA 92501

PROJECT APPLICANT:

FORESTAR VICTORIA, LLC
4590 MACARTHUR BLVD, SUITE 600
NEWPORT BEACH, CA 92660

CEQA CONSULTANT:



T&B PLANNING, INC.
17542 EAST 17TH STREET, SUITE 100
TUSTIN, CA 92780

PUBLIC REVIEW DRAFT

April 5, 2017

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ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
A-1	Light Agriculture (Zoning Classification)
A-2	Heavy Agriculture (Zoning Classification)
AB-32	Assembly Bill 32
AB-52	Assembly Bill 52
AFY	acre-feet per year
AIA	Airport Influence Area
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
amsl	above mean sea level
AQMP	Air Quality Management Plan
APN	Assessor's Parcel Number
BMP	Best Management Practice
CalEEMod	California Emissions Estimator Model
CASSA	Criteria Area Species Survey Area
CAP	Climate Action Plan
CARB	California Air Resources Board
CCR	California Code of Regulations
CD	Community Development (General Plan Foundation Component)
CDC	California Department of Conservation
CEQA	California Environmental Quality Act
CGS	California Geological Survey
CH ₄	Methane
CIWMP	County Integrated Waste Management Plan
CMP	Congestion Management Program
CO ₂	Carbon Dioxide
CSA	Community Service Area
CWA	Clean Water Act
cy	Cubic Yards
CZ	Change of Zone
du/ac	dwelling units per acre
EA	Environmental Assessment
EIR	Environmental Impact Report
EMWD	Eastern Municipal Water District
EO	Executive Order
ESA	Environmental Site Assessment
FMMP	Farmland Mapping and Monitoring Program
GHG	Greenhouse Gas
GIS	Geographic Information Systems
GPA	General Plan Amendment
gpd	gallons per day

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
HCP	Habitat Conservation Plan
I	Interstate
IRWMP	Integrated Regional Water Management Plan
LDR	Low Density Residential
LMWAP	Lake Mathews-Woodcrest Area Plan
LU	Land Use
MDR	Medium Density Residential (General Plan Land Use Designation)
MHDR	Medium High Density Residential (General Plan Land Use Designation)
MND	Mitigated Negative Declaration
MSHCP	Multiple Species Habitat Conservation Plan
ND	Negative Declaration
No.	Number
NO ₂	Nitrogen Dioxide
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
Ord	Ordinance
OS-C	Open Space – Conservation (General Plan Land Use Designation)
OS-R	Open Space – Recreation (General Plan Land Use Designation)
OS-W	Open Space – Water (General Plan Land Use Designation)
PF	Public Facility-School (General Plan Land Use Designation)
PM	Particulate Matter
R-1	One Family Residential (Zoning Classification)
R-5	Open Area Combining Zone- Residential Developments (Zoning Classification)
R-A	Residential Agriculture (Zoning Classification)
R-A-5	Rural Agricultural (Zoning Classification)
RR	Rural Residential (General Plan Land Use Designation)
R-R	Rural Residential (Zoning Classification)
R-R-2 ½	Rural Residential (Zoning Classification)
RWQCB	Regional Water Quality Control Board
SB-18	Senate Bill 18
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCH	State Clearinghouse
s.f.	square feet
SOI	Sphere of Influence
SP	Specific Plan
SPA	Specific Plan Amendment

ACRONYMS AND ABBREVIATIONS

<u>Acronym</u>	<u>Definition</u>
sq. ft.	square foot
SWPPP	Storm Water Pollution and Prevention Plan
TR/TTM	Tentative Tract Map
UWMP	Urban Water Management Plan
VWRPD	Valley-Wide Recreation and Parks District
WQMP	Water Quality Management Plan
WSA	Water Supply Assessment

1.0 INTRODUCTION

1.1 DOCUMENT PURPOSE AND SCOPE

The California Environmental Quality Act (CEQA) is a statewide environmental law contained in Public Resources Code §§ 21000-21177. CEQA applies to most public agency decisions to carry out, authorize, or approve actions that have the potential to adversely affect the physical environment. CEQA requires that public agencies analyze and acknowledge the environmental consequences of their discretionary actions and consider alternatives and mitigation measures that could avoid or reduce significant adverse impacts to the environment when avoidance or reduction is feasible. The CEQA compliance process also gives other public agencies and the general public an opportunity to comment on a proposed project's environmental effects.

This Initial Study assesses the potential of the proposed Greentree Ranch Specific Plan (SP 394, the "Project") and its associated implementing actions to affect the physical environment. Proposed SP 394 encompasses approximately 327.4 acres of land, generally located north of El Sobrante Road, east of McAllister Street, and west of Vista Del Lago Drive. The Project also proposes 5.9 acres of off-site improvements for utility and roadway connections associated with the proposed Project. The proposed Project seeks to develop up to 513 dwelling units on minimum 10,000 s.f. lots, one 4.7-acre community recreation center, four pocket parks, a 37.5-acre passive recreational area, 23.7 acres of additional circulation facilities, and six water retention and detention basins on 5.4 acres (total). Discretionary applications currently under consideration by Riverside County include a General Plan Amendment (GPA 1210), Change of Zone (CZ 7918), Specific Plan (SP 394), Tentative Tract Map (TR 37217), Tentative Parcel Map (PM 37227), two Agricultural Preserve Contract Non-Renewal applications (AGN 00175 and AGN 00176), and Agricultural Preserve Diminishment (AG 00175).

As part of Riverside County's permitting process, the proposed Project is required to undergo an initial environmental review pursuant to CEQA Guidelines § 15063. This Initial Study is a preliminary analysis prepared on behalf of and representing the independent judgment of the Riverside County Planning Department, acting in its capacity as the CEQA Lead Agency, to determine the level of environmental review and analysis that will be required for the Project. The results of the Initial Study (IS) determine which type of CEQA compliance document will be prepared, which could consist of either an environmental impact report (EIR); mitigated negative declaration (MND); negative declaration (ND); addendum to a previously-prepared EIR; or a tiered analysis that relies on the findings and conclusions of a previously-prepared EIR. This Initial Study is an informational document that provides an objective assessment of the potential environmental impacts that could result from implementation of the proposed Project.

1.2 SCOPE OF ENVIRONMENTAL ANALYSIS

Riverside County prepared the proposed Project's Initial Study (IS) Checklist as suggested by CEQA Guidelines §§ 15063(d)(3). The checklist is found in Section 4.0 and it includes an explanation and discussion of each answer on the form.

There are four possible responses to each of the environmental issues included on the checklist:

- 1. Potentially Significant Impact.** This response is used to indicate that there is substantial evidence that the Project would result in an effect that may be significant.

2. **Less than Significant with Mitigation Incorporated.** This response is used to indicate that incorporation of mitigation measures would reduce an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.”
3. **Less-than-Significant Impact.** This response is used to indicate that the Project result in less-than-significant impacts.
4. **No Impact.** This response is used to indicate that the Project would not create an impact in that particular environmental category. “No Impact” answers need to be adequately supported by information which shows that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project specific screening analysis).

1.3 POTENTIAL ENVIRONMENTAL EFFECTS

The analysis presented in this IS indicates that the proposed Project has the potential to result in one or more significant direct, indirect, and/or cumulative environmental effects to the following environmental subjects, and concludes that an EIR is required for the proposed Project:

- Aesthetics
- Agriculture
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/ Water Quality
- Land Use/ Planning
- Noise
- Paleontological Resources
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/ Service Systems
- Energy Conservation
- Mandatory Findings of Significance

2.0 PROJECT DESCRIPTION AND SETTING

2.1 PROJECT LOCATION

The proposed 327.4-acre Greentree Ranch Specific Plan No. 394 is located in the “Lake Mathews/ Woodcrest” area of unincorporated Riverside County. The Lake Mathews/ Woodcrest area is located within the northwestern portion of Riverside County and is bound by the City of Riverside to the north, the City of Corona and Temescal Canyon area to the west, the Elsinore area to the south, and the Mead Valley area to the east (Figure 2-1, *Regional Map*).

The Project analyzed in this Initial Study would affect an approximately 327.4-acre property, referred to herein as the “Project site.” As depicted on Figure 2-2, *Vicinity Map*, the Project site is located north of El Sobrante Road, east of McAllister Street, and west of Vista Del Lago Drive. The Project site also is located approximately 1.1-mile south of the City of Riverside, 2.6 miles southeast of State Route 91 (SR 91), and 0.5-mile northeast of the Lake Mathews Reservoir. Access to the Project site is currently available via McAllister Street, El Sobrante Road, and Vista Del Lago Road.

2.2 ENVIRONMENTAL SETTING AND SURROUNDING LAND USES

As shown on Figure 2-3, *Aerial Photograph*, the majority of the Project site consists of vacant, fallow, and undeveloped land that is routinely disturbed by weed abatement activities (i.e., discing). Unpaved and unplanned trails and roadways are located throughout the entire Project site. Additionally, an approximately 8.25-acre active citrus grove is located at the northwest corner of the Project site and an existing non-potable water reservoir (operated by the Western Municipal Water District) is located at the center of the Project site. Along the southern and northern perimeters in the eastern portions of the Project site are existing natural drainage channels; these drainage channels converge near the northwestern Project boundary, with drainage courses traversing the western and north-central portions of the Project site. As shown on Figure 2-4, *USGS Topographic Map*, the Project site is characterized by gently sloping hills with areas containing more level ground. Project site elevations range from approximately 1,180 feet above mean sea level (AMSL) along the northern boundary in the western portion of the Project site (near the creek) to approximately 1,515 AMSL at the eastern boundary of the Project site (Google Earth, 2015).

The Project site is located in a portion of Riverside County that is transitioning from agricultural land uses to medium and low density suburban developments. Under existing conditions, the Project site is surrounded to the north, south, and east by a mixture of agricultural facilities, housing developments undergoing active construction, and undeveloped or underutilized parcels of land. The majority of the land surrounding of the Project site are designated by the Riverside County General Plan for “Rural,” “Very Low Density,” “Low Density,” or “Medium Density” Residential development. Land uses surrounding the Project site include the following:

- **North:** The Project site is bordered by vacant, undeveloped land to the northwest. Further northwest is a collection of both rural and medium-density single-family detached homes (both developed and under construction). The land located immediately north of the central-northern boundary of the Project site also is vacant and undeveloped; however, the area north of the Project site is approved for the development of up to 171 single-family homes as part of approved Tract Map No. 36475 (Kraemer Ranch). Further north is a residential development that is currently under construction, which will provide 343 dwelling units as part of approved Tract Map No. 36390 (Citrus Heights). Along the northeast boundary of the Project site, there is a sparse collection of single-family detached homes, agricultural uses, and more vacant, undeveloped land.

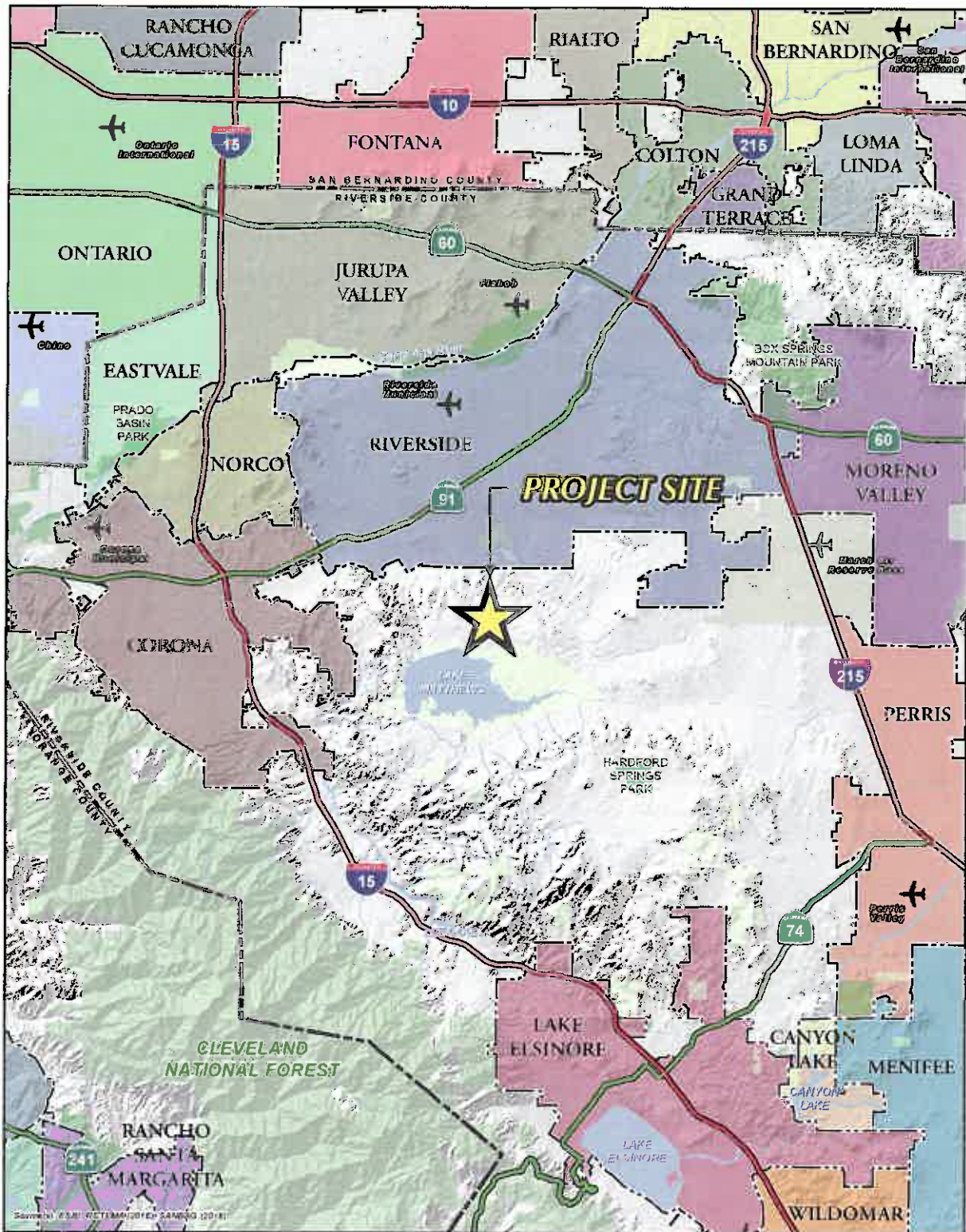
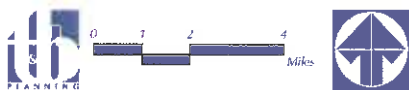


Figure 2-1



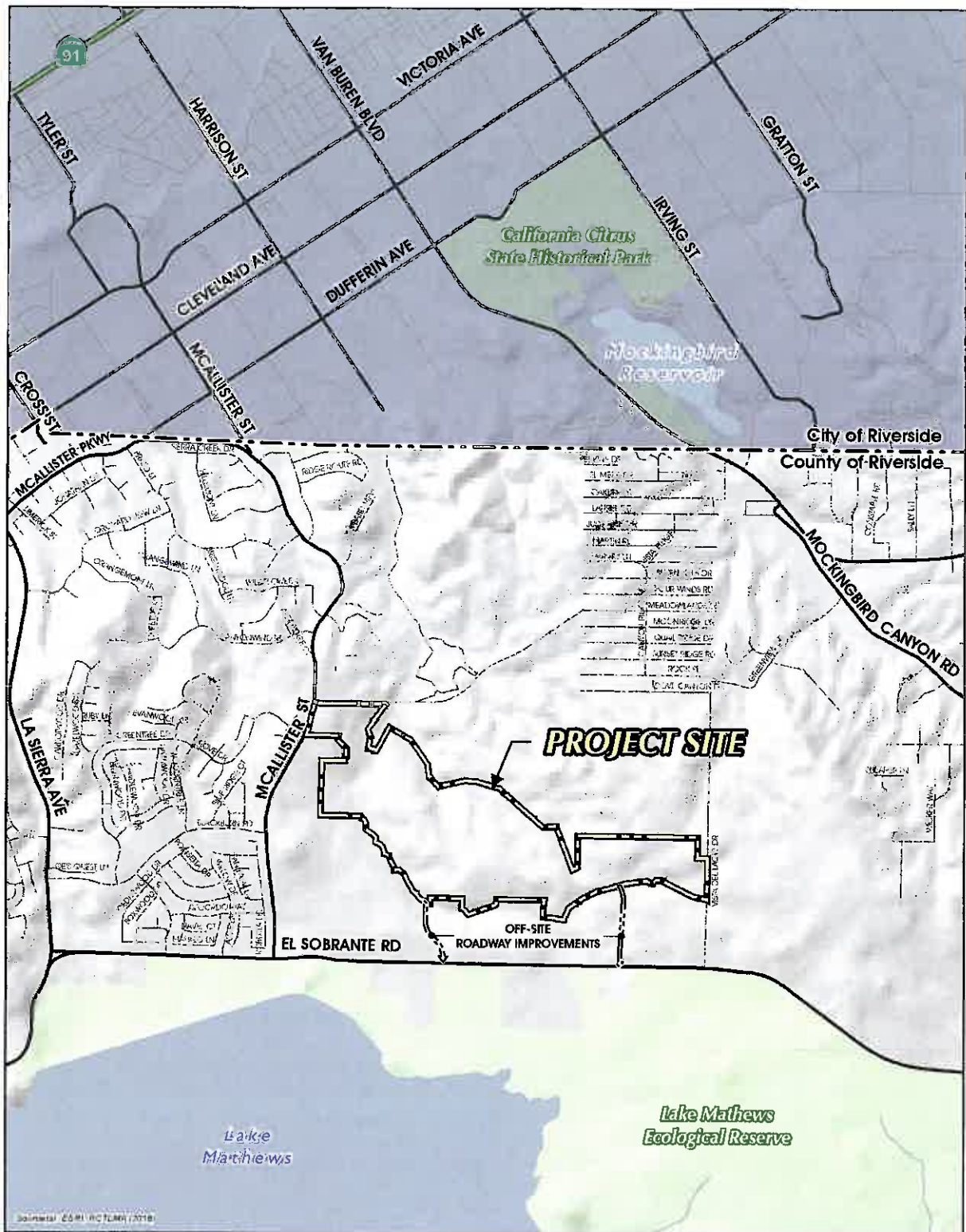
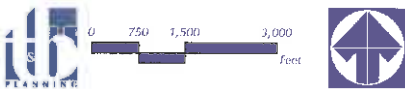


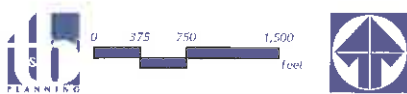
Figure 2-2



VICINITY MAP



Figure 2-3



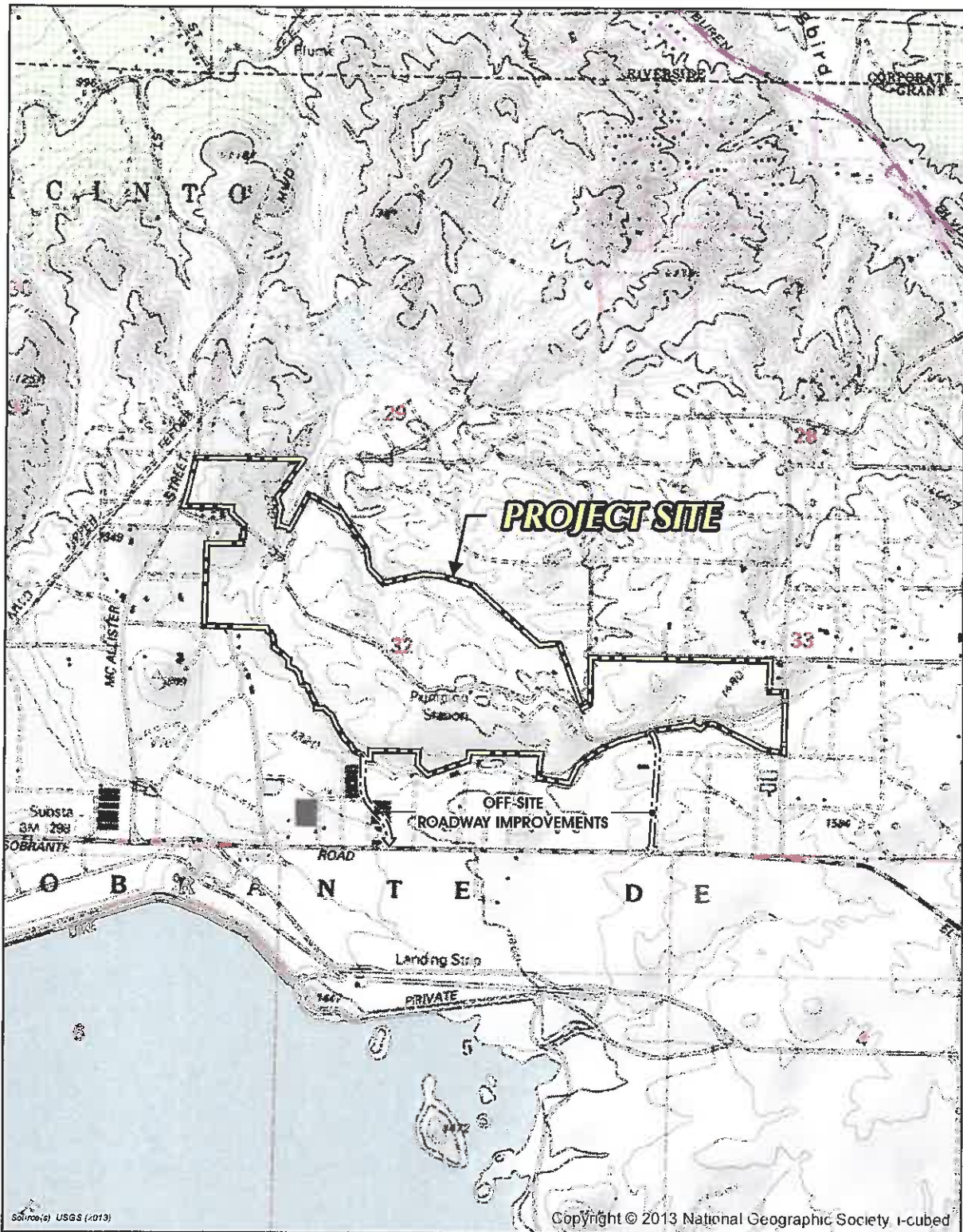
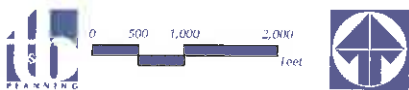


Figure 2-4



- **South:** The Project site's southern boundary is adjacent to agricultural fields and groves, undeveloped/vacant land (containing sparse amounts of natural vegetation due to on-going weed-abatement activities), and accessory structures and residences that support agricultural activity. Along a portion of the southern boundary and to the southwest are additional agricultural groves and vacant land, with the area to the southwest approved for future development with up to 272 single-family homes as part of approved Tract Map No. 36730 (Lake Ranch). Further south of the Project site is El Sobrante Road beyond which is undeveloped land, agricultural uses, and Lake Matthews.
- **East:** Immediately to the east of the Project site is Vista Del Lago Drive, beyond which are a couple of agricultural groves, rural residential uses, and undeveloped land that has been subject to weed abatement.
- **West:** The Project site's western boundary is adjacent to agricultural fields, groves, greenhouses, and accessory structures in support of agricultural activity. Several single-family detached residences also occur in association with these agricultural uses. Further west is McAllister Street, beyond which are more agricultural groves and fields and a medium-density residential community with lot sizes as small as 7,200 s.f.

2.3 EXISTING GENERAL PLAN DESIGNATIONS AND ZONING

As shown in Figure 2-5, *Existing General Plan Land Use Designations*, the Riverside County General Plan Land Use Map designates approximately 208.8 acres of the Project site for "Rural Community – Low Density Residential (RC-LDR)" land use, which allows for a density range of 1-2 dwelling units per acre (du/ac); approximately 71 acres of the Project site for "Rural Community – Very Low Density Residential (RC-VLDR)" land use, which allows for a density range of 0.5 to 1.0 du/ac; and approximately 47.6 acres of the Project site for "Rural Community – Estate Density Residential (RC-EDR)," which allows for a density range of 0.2 to 0.5 du/ac (Riverside County, 2015a, p. LU-49 - LU-50)

The Project site also is located within the Lake Mathews/Woodcrest Area Plan (LMWAP) El Sobrante Policy Area. The purpose of the El Sobrante Policy Area is to address the infrastructure capacity within the policy area with an emphasis on preserving the area's rural lifestyle. This Policy Area restricts the total number of additional homes within the study area to 1,500 dwelling units; limits densities; encourages the use of specific plans and clustering of development; and promotes the preservation of open space and provision of recreational uses.

As shown on Figure 2-6, *Existing Zoning Classifications*, the entire Project site is zoned for "Light Agriculture-10 Acre Minimum (A-1-10)." The A-1-10 zoning classification allows for minimum ten (10) acre lots as modified by the zone suffix, 20,000 s.f. minimum lot sizes, single-family homes, and a wide range of animal keeping and agricultural uses. (RCIT, 2016; Riverside County, 2016a)

2.4 DESCRIPTION OF THE PROPOSED PROJECT

The proposed Project consists of applications for General Plan Amendment No. 1210 (GPA 1210), Specific Plan No. 394 (SP 394), Change of Zone No. 7918 (CZ 7918), Tentative Tract Map No. 37217 (TR 37217), two Agricultural Preserve Contract Non-Renewal applications (AGN 00175 and AGN 00176), and Agricultural Preserve Diminishment No. 175 (AG 00175). Approval of these applications would allow for development of the Project site with up to 513 dwelling units on 197.2 acres, 44.8 acres of recreational open space, 5.4 acres of water quality detention basins, 56.3 acres of open space conservation areas, internal roadways on approximately 23.7 acres, and associated utilities infrastructure. Provided below is a brief description of the proposed Project's discretionary applications.

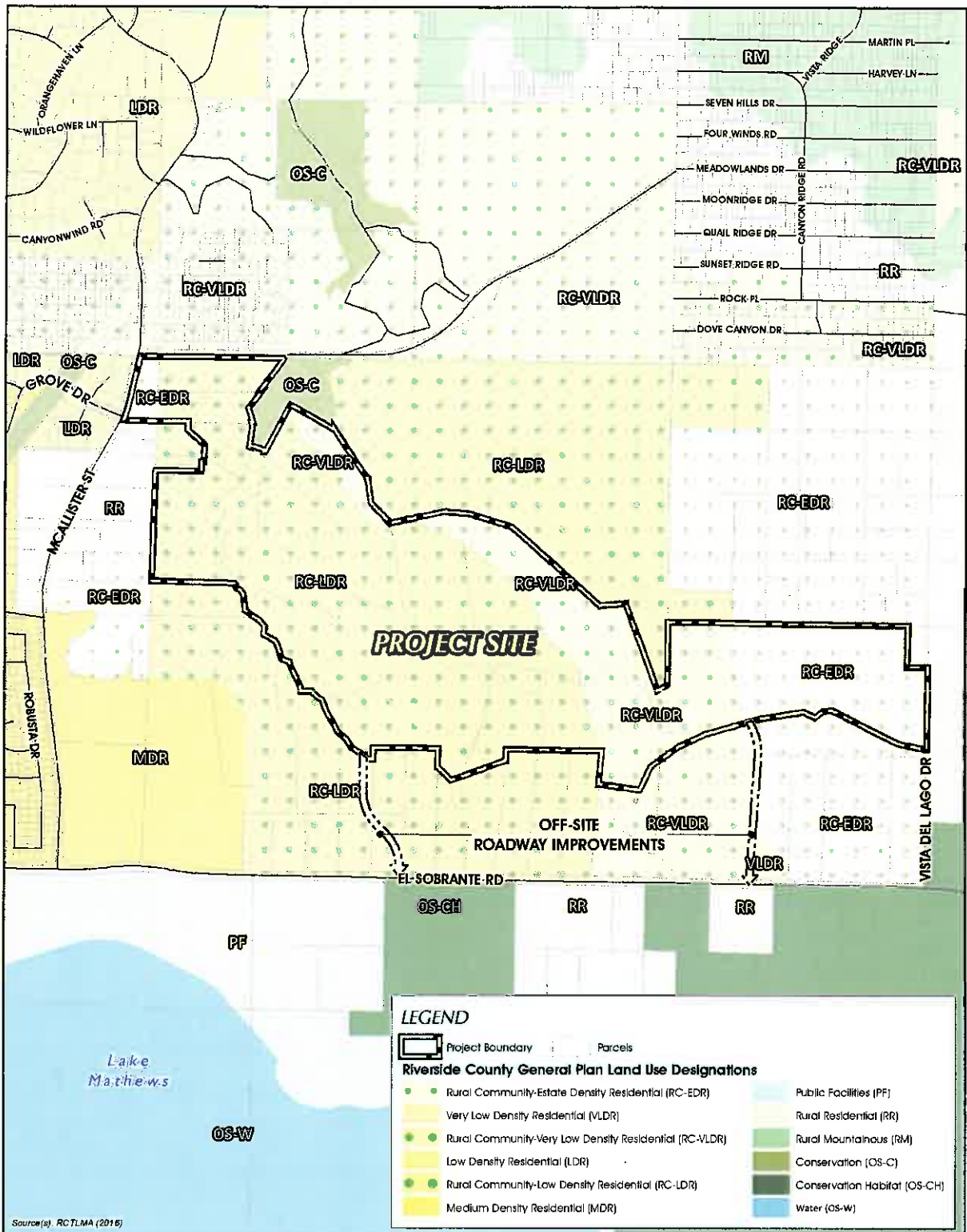
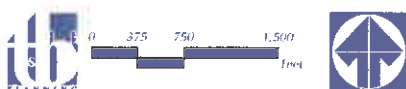


Figure 2-5



**EXISTING GENERAL PLAN
LAND USE DESIGNATIONS**

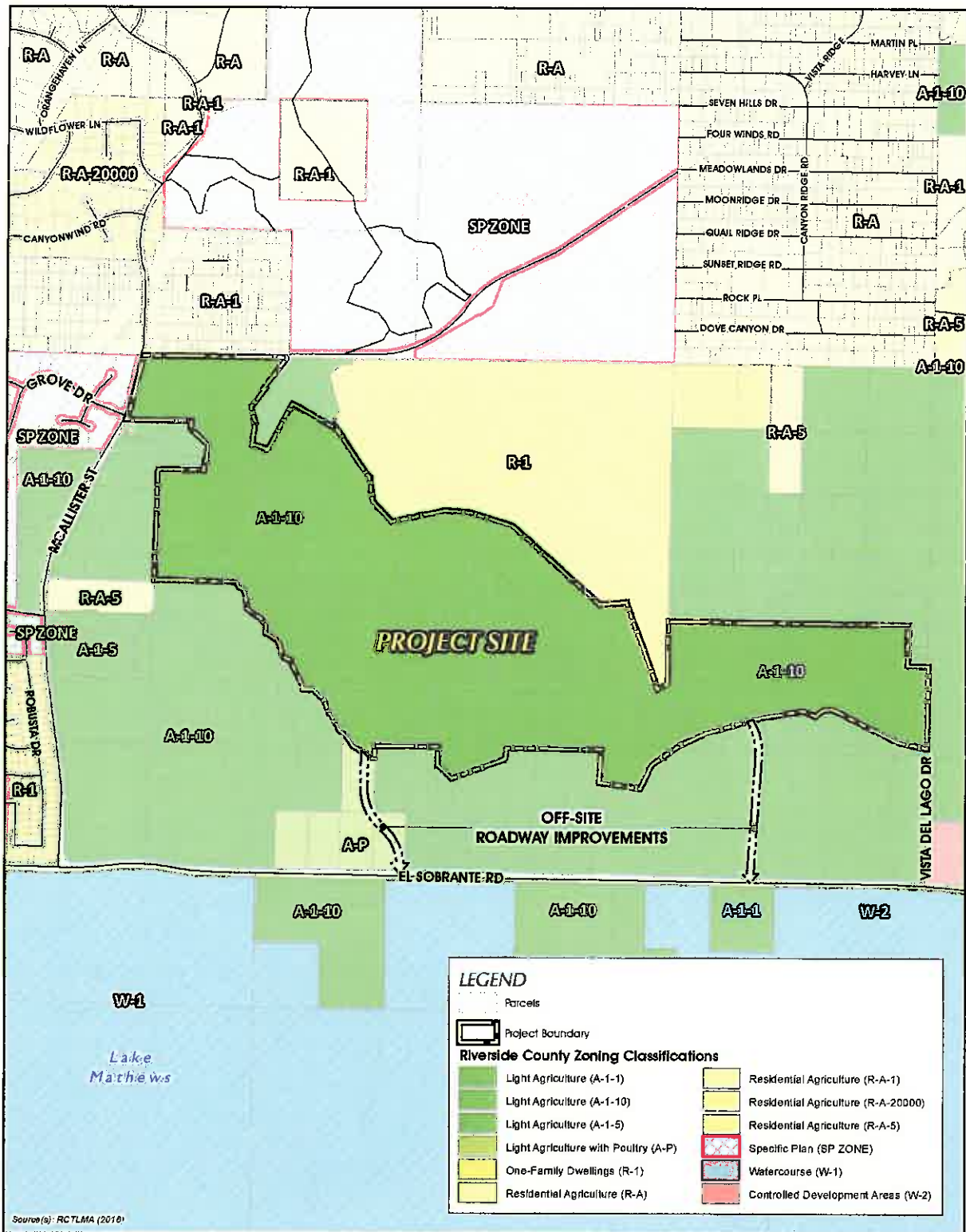
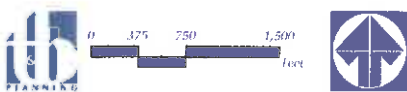


Figure 2-6



2.4.1 General Plan Amendment No. 1210

As shown on Figure 2-7, *Existing and Proposed General Plan Land Use Designations*, the Project Applicant is seeking a General Plan Amendment (GPA) to amend the land use designations of the Project site to provide consistency with the land uses proposed as part of Specific Plan No. 394 (see Subsection 2.4.2, below). With adoption of the proposed GPA, and pursuant to General Plan Land Use Element Policy LU 1.10, the Specific Plan Land Use Plan land use designations would apply to the entire 327.4-acre Project site. Specifically, under existing conditions, the following land use designations are applied to the Project site:

- 208.8 acres of Rural Community – Low Density Residential land uses, which allows for a density range of 1-2 dwelling units per acre (du/ac) or maximum dwelling unit count of 417;
- 71.0 acres of Rural Community – Very Low Density Residential land uses, which allows for a density of 1 du/ac or maximum dwelling unit count of 80; and
- 47.6 acres of Rural Community – Estate Density Residential, which allows for a density range of 0.2 to 0.5 du/ac or maximum dwelling unit count of 23.

With adoption of the proposed GPA, and pursuant to General Plan Land Use Element Policy LU 1.10, the Specific Plan Land Use Plan land use designations proposed by SP 394 (see below) would apply to the entire 327.4-acre Project site.

2.4.2 Specific Plan No. 394

A. Specific Plan Land Uses

Figure 2-8, *Specific Plan Conceptual Land Use Plan*, depicts the proposed land uses of the Greentree Ranch Specific Plan (SP 394). Specific Plan No. 394 would establish a Specific Plan that would provide a mechanism for the systematic implementation of the General Plan for the 327.4-acre site. Specifically, SP 394 would divide the property into 25 planning areas, with an overall residential density of 2.6 dwelling units per acre (du/ac), and a total of 513 single-family dwelling units, containing the following land uses:

- 197.2 acres of Rural Community – Low Density Residential land uses divided into nine residential planning areas. This designation would allow for the development of 513 dwelling units on minimum 10,000 square foot (sq. ft.) lots. Densities within individual residential planning areas would range from 2.2 to 2.8 du/ac for an overall gross density of 1.6 du/ac.
- 44.8 acres of Open Space – Recreation land uses divided into six recreational planning areas. Specifically, the OS-R designation would allow for the development of a 4.7-acre community recreational center, four pocket parks (each less than one acre), and one 37.5-acre passive recreational area.
- 56.3 acres of Open Space – Conservation land uses divided into four planning areas to allow for the preservation of sensitive natural resources and buffers between differing land uses.
- 5.4 acres Open Space – Water land uses to allow for the creation of six water filtration basins.
- 23.7 acres dedicated for major roadway circulation.

The land use types proposed by SP 394 for the proposed 327.4-acre Project site are also summarized below in Table 2-1, *Specific Plan No. 394 - Land Use Summary*.

2.4.3 Change of Zone No. 7918

As shown on Figure 2-9, *Existing and Proposed Zoning Classifications*, CZ 7918 would modify existing zoning boundaries, permitted uses, and development standards of the 327.4-acre Project site and establish the planning area boundaries, permitted uses, and development standards proposed by SP 394. Specifically, the zone change proposed by the Project would amend the zoning classification of parcels 270-060-001, 270-060-005, 270-060-009, 270-070-001, 270-160-004, 270-160-006, 270-060-013, 270-060-016,

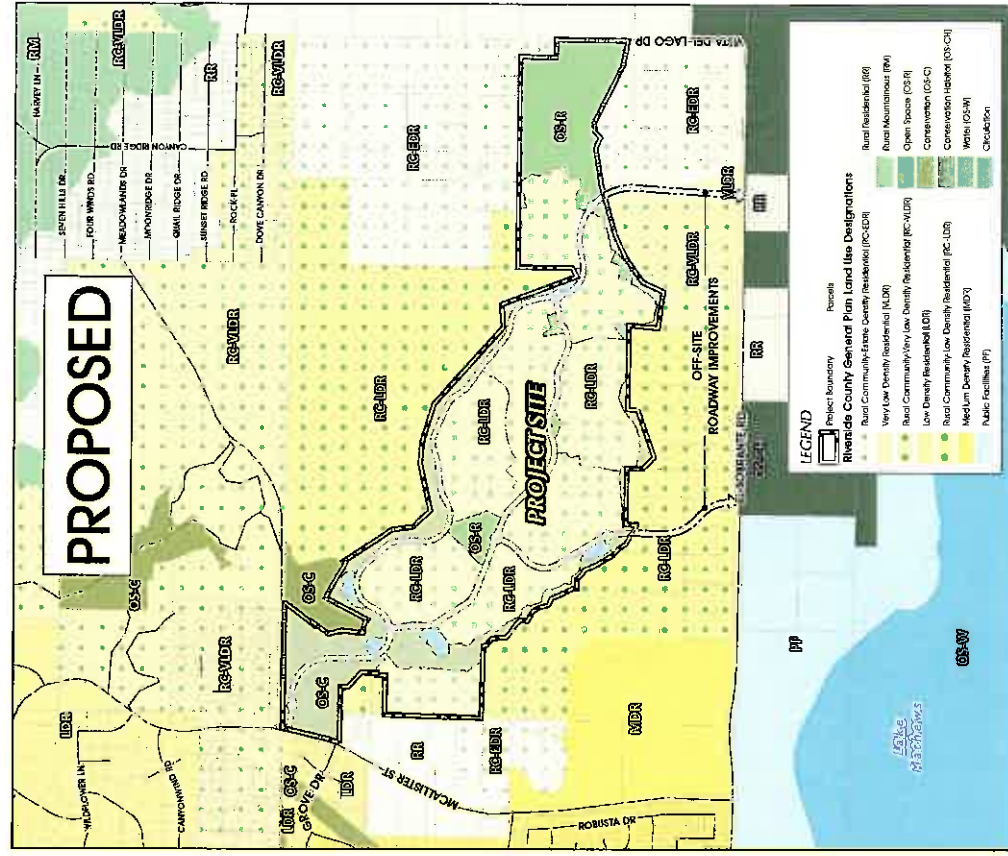
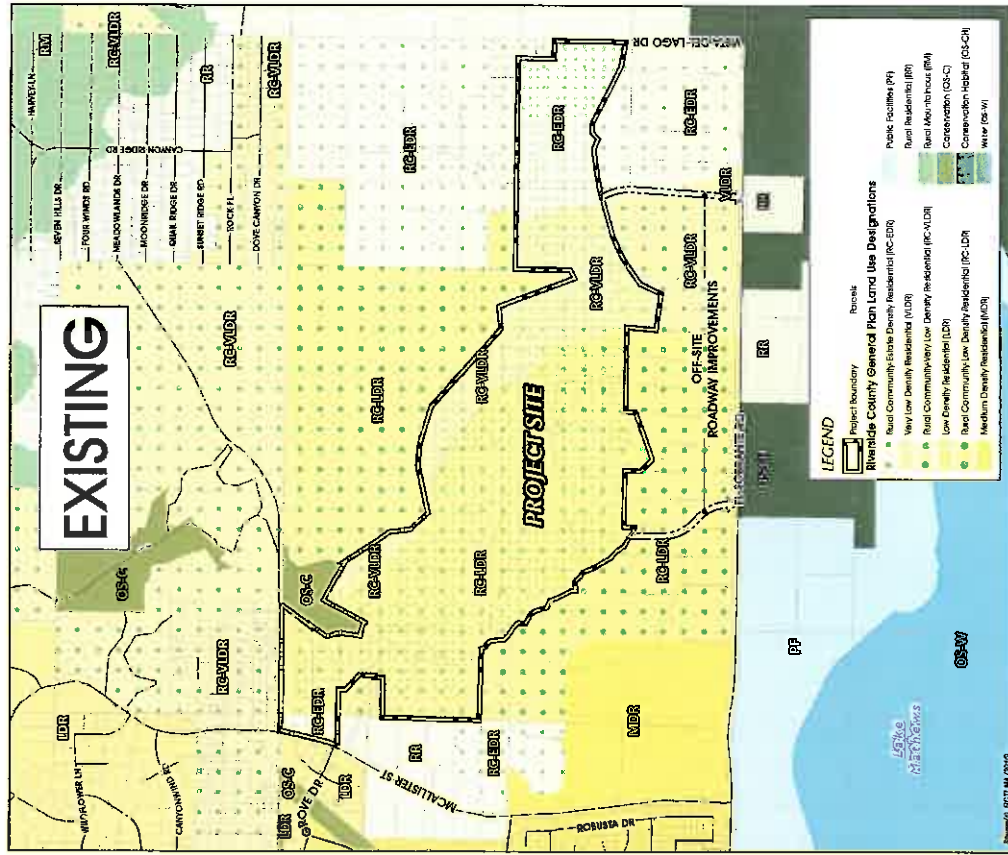
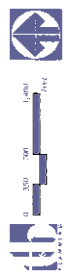


Figure 2-7

EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATIONS



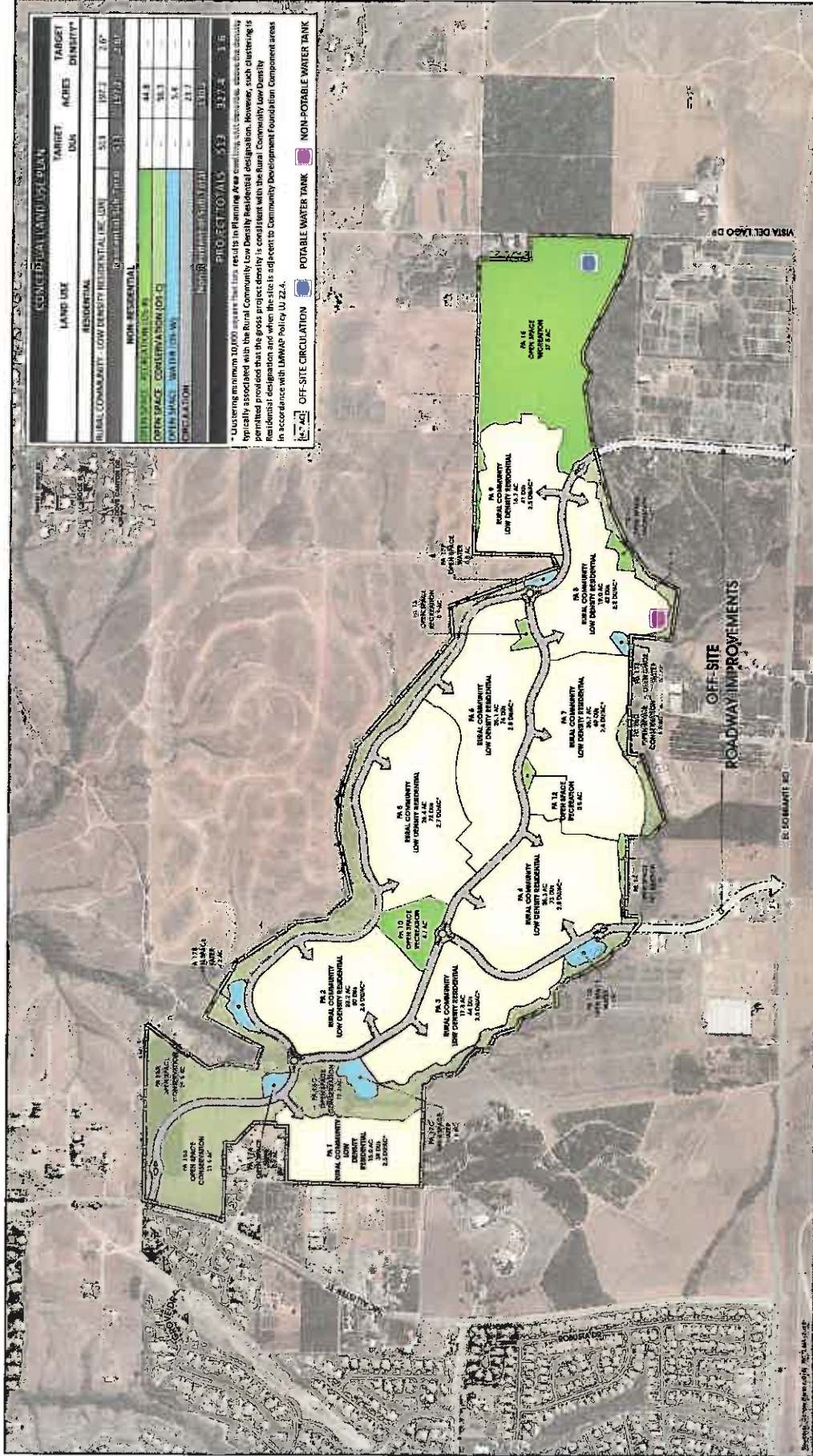


Figure 2-8

SPECIFIC PLAN CONCEPTUAL LAND USE PLAN



Table 2-1 Specific Plan No. 394 - Land Use Summary

LAND USE	PLANNING AREA	ACRES	DENSITY RANGE	TARGET DENSITY	TARGET DWELLING UNITS
Residential					
Rural Community - Low Density Residential 10,000 s.f. lots	1	15.0	2-5 du/ac	2.5 du/ac	38
Rural Community - Low Density Residential 10,000 s.f. lots	2	23.2	2-5 du/ac	2.6 du/ac	60
Rural Community - Low Density Residential 10,000 s.f. lots	3	17.8	2-5 du/ac	2.5 du/ac	44
Rural Community - Low Density Residential 10,000 s.f. lots	4	26.3	2-5 du/ac	2.8 du/ac	73
Rural Community - Low Density Residential 10,000 s.f. lots	5	26.4	2-5 du/ac	2.7 du/ac	72
Rural Community - Low Density Residential 10,000 s.f. lots	6	26.1	2-5 du/ac	2.8 du/ac	74
Rural Community - Low Density Residential 10,000 s.f. lots	7	26.7	2-5 du/ac	2.6 du/ac	69
Rural Community - Low Density Residential 10,000 s.f. lots	8	19.0	2-5 du/ac	2.2 du/ac	42
Rural Community - Low Density Residential 10,000 s.f. lots	9	16.7	2-5 du/ac	2.5 du/ac	41
<i>Residential Subtotal</i>		<i>197.2</i>	--	<i>2.6 du/ac*</i>	<i>513</i>
Non-Residential					
Open Space-Recreation Community Recreation Center	10	4.7	--	--	--
Open Space-Recreation Pocket Park	11	0.6	--	--	--
Open Space-Recreation Pocket Park	12	0.5	--	--	--
Open Space-Recreation Pocket Park	13	0.7	--	--	--
Open Space-Recreation Pocket Park	14	0.8	--	--	--
Open Space-Recreation Rural Recreation Area	15	37.5	--	--	--
Open Space - Conservation	16A	25.6	--	--	--
Open Space - Conservation	16B	11.9	--	--	--
Open Space - Conservation	16C	12.3	--	--	--
Open Space - Conservation	16D	6.5	--	--	--
Open Space - Water	17A	0.7	--	--	--
Open Space - Water	17B	1.2	--	--	--
Open Space - Water	17C	1.6	--	--	--
Open Space - Water	17D	1.0	--	--	--
Open Space - Water	17E	0.4	--	--	--
Open Space - Water	17F	0.5	--	--	--
Circulation	--	23.7	--	--	--
<i>Non-Residential Subtotal</i>		<i>130.2</i>	--	--	--
Specific Plan Total		327.4	--	1.6	513

du/ac = dwelling units per acre

* The "Rural Community - Low Density Residential (RC-LDR)" General Plan land use designation normally requires lot sizes ranging from 0.5- to 1.0 acre in size. However, clustering is explicitly encouraged by General Plan Policy LU 9.4 and Footnote 3 to Table LU-4, provided the ratio of dwelling units/area remains within the allowable density range associated with the underlying land use designation. Further, Footnote 3 to Table LU-4 of the LMWAP indicates that for lands within the Rural Community Foundation Component designation that are "...adjacent to Community Development Foundation Component areas, 10,000 square foot minimum lots are allowed when mixed with 0.5-acre lots." The Project site abuts Community Development Foundation Component areas to the west and southwest. The Project proposes a mixture of 10,000 s.f. and 0.5-acre lots consistent with Footnote 3 to General Plan Table LU-4, and the clustering of residential units on the Project site would facilitate the conservation of 56.3 acres of open space on site containing sensitive drainages and wildlife habitat. Further, the Project's gross residential density would be 1.6 du/ac, which is consistent with the intent of the Rural Community Foundation Component.

270-070-006, 270-070-007, 270-070-002, 270-070-005, 270-150-001, 270-160-005, 270-160-007, and 270-160-008 from A-1-10 (Light Agriculture) to S-P (Specific Plan Zone).

2.4.4 Tentative Parcel Map No. 37227

Figure 2-10, Tentative Parcel Map No. 37227, depicts Tentative Parcel Map (TPM) No. 37227, which proposes to subdivide the Project site into individual parcel configurations. The TPM would establish a subdivision of 16 total parcels, of which nine parcels (Parcels 1 through 9, totaling 310.66 acres) are proposed for development with residences, open space, parks, trails, landscape, and water quality retention basins, while the remaining 7 parcels (Parcels A through G, totaling 16.70 acres) would be dedicated for major backbone circulation. Refer to Table 2-2, Tentative Parcel Map No. 37227 - Parcel Summary, for summary of the subdivided acreages proposed by the TPM.

Table 2-2 Tentative Parcel Map No. 37227 - Parcel Summary

Parcel	Acreage
1	42.15
2	39.21
3	27.77
4	27.29
5	35.41
6	30.41
7	29.85
8	23.52
9	55.05
A	7.89
B	2.24
C	2.17
D	2.89
E	0.39
F	0.51
G	0.61
Gross Acreage	327.36

2.4.5 Tentative Tract Map No. 37217

Figure 2-11, *Tentative Tract Map No. 37217*, depicts Tentative Tract Map (TR) No. 37217, which proposes to subdivide the Project site into specific lot configurations within each planning area to allow for the development of a residential community. The TR would establish a subdivision of 513 residential lots (totaling 197.2 acres of residential uses) while the remaining 130.2 acres are proposed for open space, parks, trails, landscape, water quality retention basins, and backbone circulation.

2.4.6 Agricultural Preserve Notices of Nonrenewal (AGN 00175 and AGN 00176)

The Project's Agricultural Preserve Notice of Nonrenewal No. 00175 (AGN 00175) and Notice of Nonrenewal No. 00176 (AGN 00176) are proposed in conformance with Government Code Chapter 7, Article 3, Section 51245. AGN 00175 applies to an existing Williamson Act Contract that encumbers a 28.63-acre portion (APN 270-160-005) of the Project site. AGN 00176 applies to an existing Williamson Act Contract that encumbers a 17.27-acre portion (APN 270-070-006) of the Project site. Discretionary approval of AGN 00175 and AGN 00176 would begin the nine-year nonrenewal process which would result in the termination of the Land Conservation Contract encumbered upon the two aforementioned parcels.

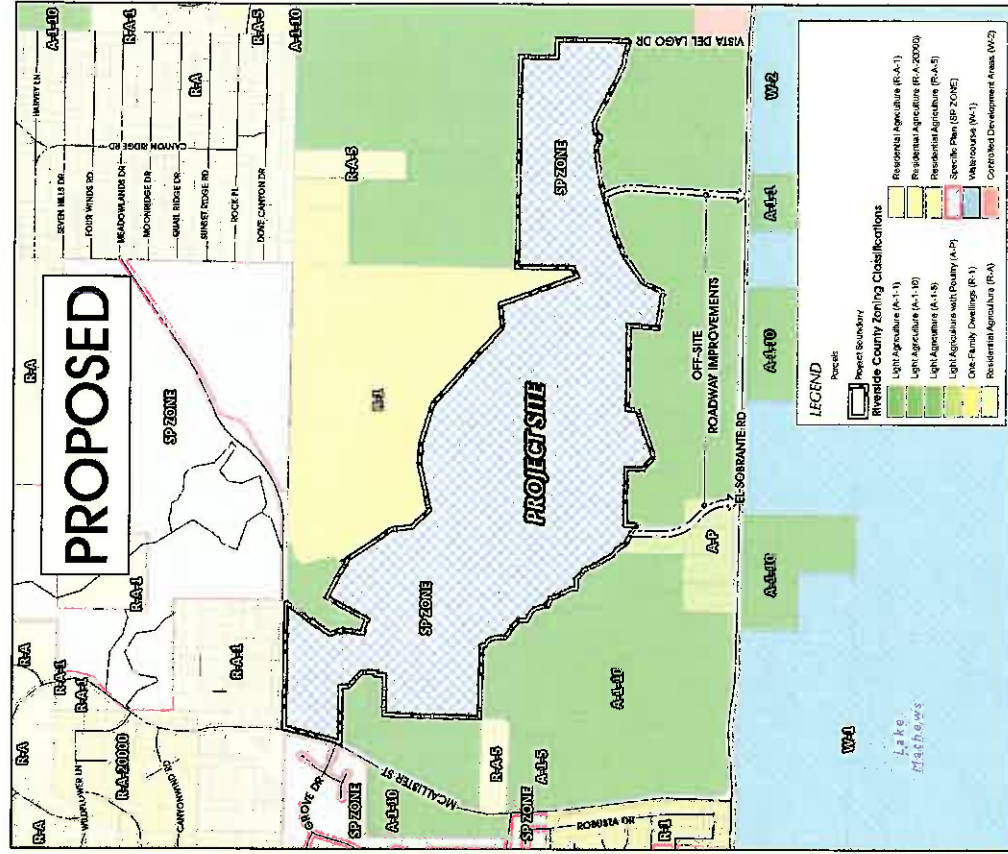
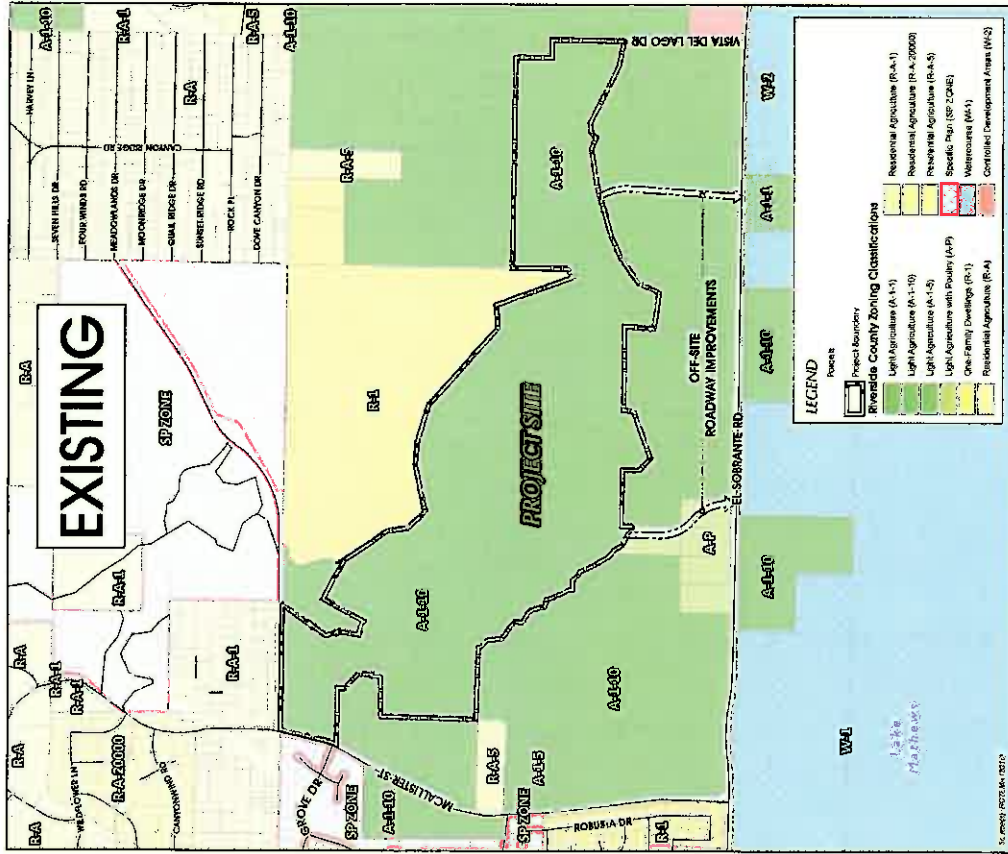


Figure 2-9

EXISTING AND PROPOSED ZONING CLASSIFICATIONS



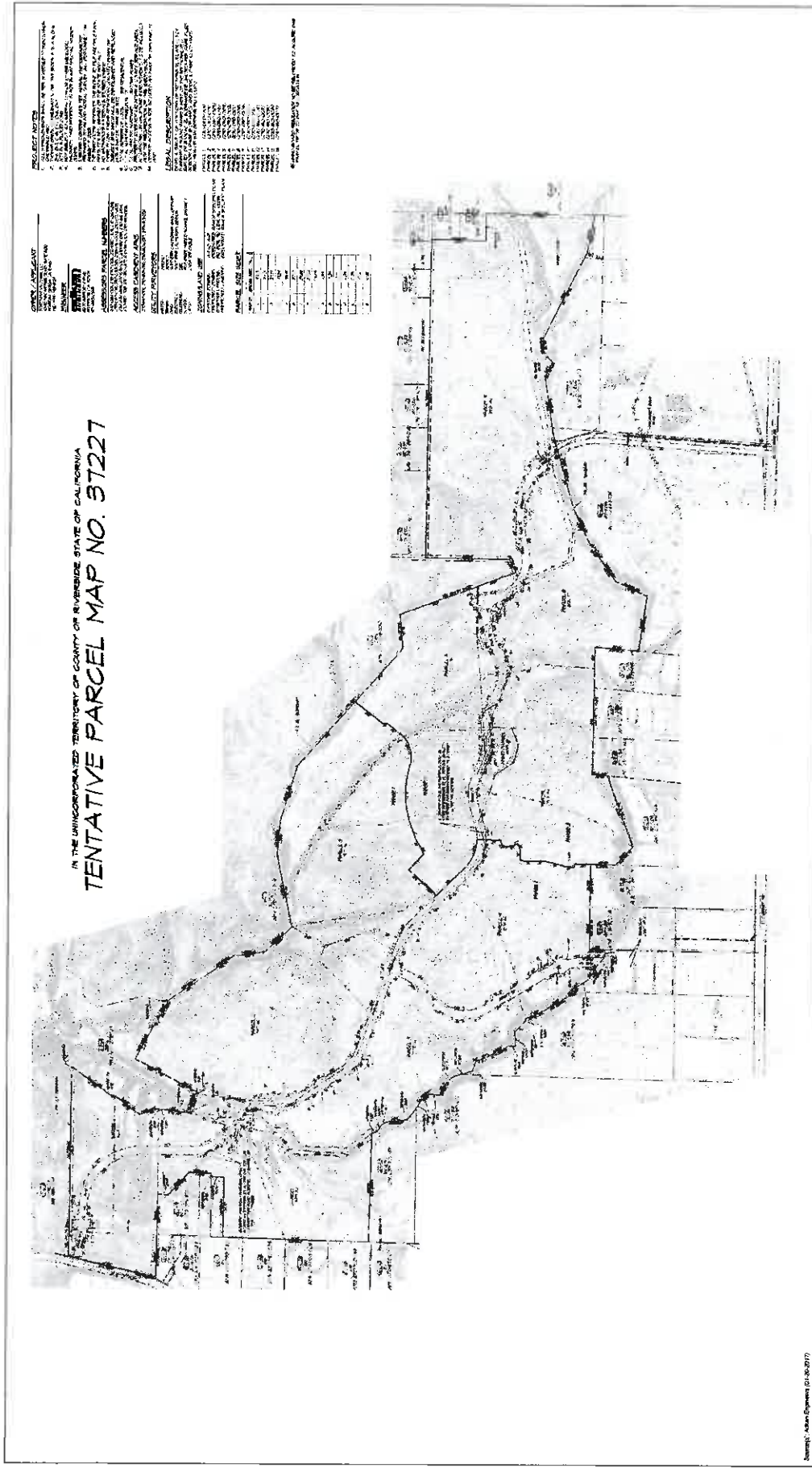


Figure 2-10

TENTATIVE PARCEL MAP NO. 37227



IN THE UNINCORPORATED TERRITORY OF COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 37217
GREENTREE RANCH

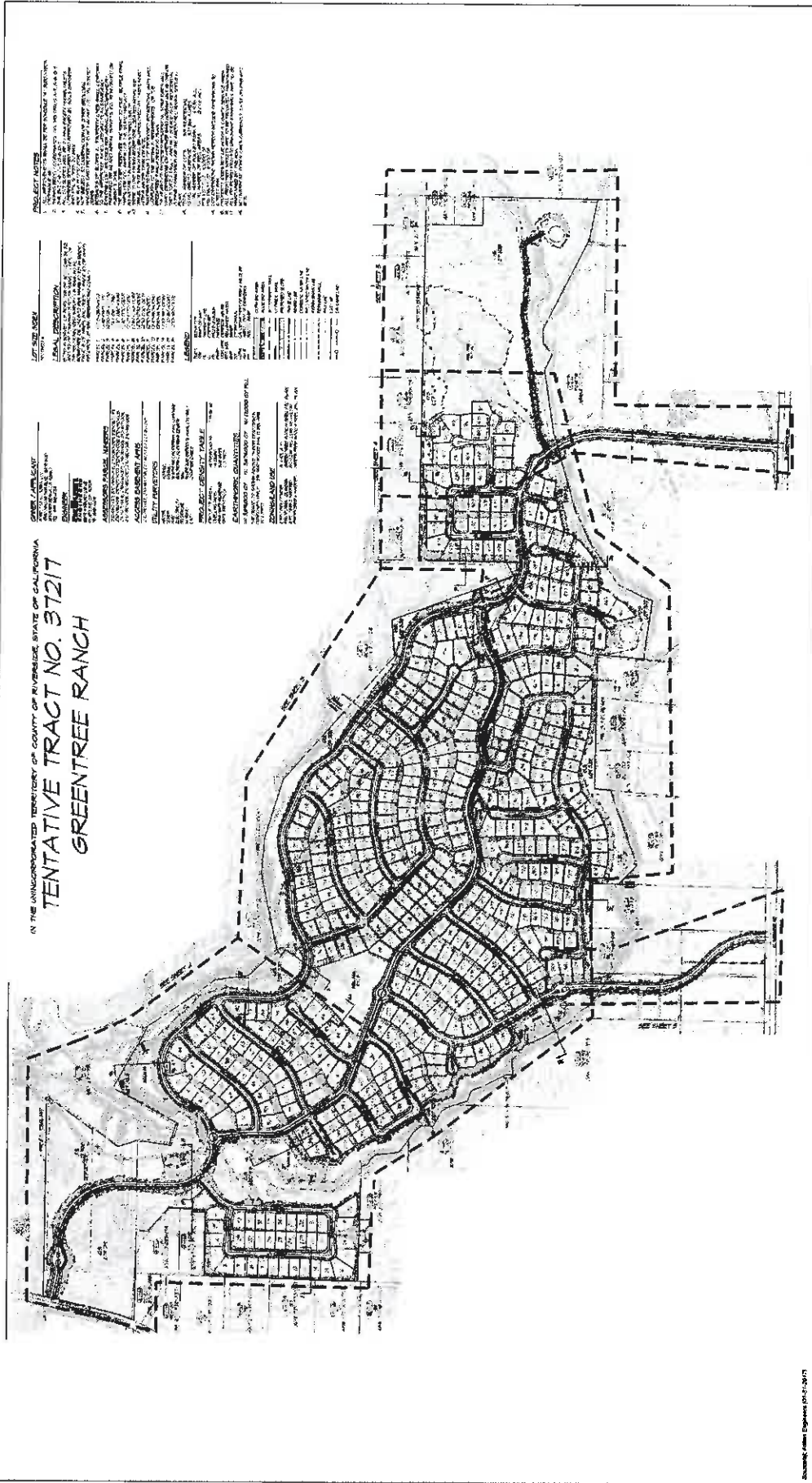
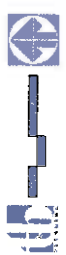


Figure 2-11



2.4.7 Agricultural Preserve Diminishment

Proposed Agricultural Preserve Diminishment 175 (AG 00175) would remove a 287.8-acre portion of the Project site from the El Sobrante No. 1 Agricultural Preserve. AG 00175 would not terminate the entire El Sobrante No. 1 Agricultural Preserve, as other properties in the El Sobrante No. 1 Agricultural Preserve would remain in the Preserve.

2.5 PROJECT CONSTRUCTION AND OPERATIONAL CHARACTERISTICS

2.5.1 Construction Details

A. Proposed Physical Disturbance

Grading would result in impacts to approximately 280.2 acres of the Project site, in addition to approximately 5.9 acres of disturbances off-site. Off-site impact areas are associated with two planned utility and roadway connections to El Sobrante Road (extending from the southern boundary of the Project site to El Sobrante Road, in one location abutting and south of Planning Area 4, and in another location immediately west of Planning Area 13). No other off-site physical impacts are anticipated from Project implementation. Grading quantities are anticipated to include 3,691,000 cubic yards (cy) of cut and 3,674,000 cy of fill, requiring import of 17,000 cy of soil.

B. Project Phasing

It is expected that the proposed Project would be built out in two separate phases. Phase I of the proposed Project is expected to be completed and occupied by 2022, and would provide for 287 dwelling units and 5.3 acres of recreational uses. Phase II of the proposed Project is expected to be completed and occupied by 2024, and would provide for an additional 226 dwelling units and 39.5 acres of recreational uses. Figure 2-12, *Project Phasing Plan*, graphically depicts each phase of the proposed Project.

C. Anticipated Construction Schedule

Table 2-3, *Anticipated Construction Schedule*, depicts the anticipated construction schedule. As shown, construction activities are expected to commence in early 2020, and would be completed in late 2024.

D. Construction Equipment

Table 2-4, *Anticipated Construction Equipment*, shows the construction equipment anticipated for each phase of the proposed Project.

E. Blasting

Blasting would be required to achieve the proposed grading plan elevations on site. Areas subject to blasting are located in the northwest portion of the Project site and occur in Planning Areas 2, 3 and 10. Approximately 160,000 cubic yards of blasting material would be required. All blasted materials would be used on site as part of the proposed Project, including rock materials that may require crushing.

2.5.2 Operational Characteristics

The proposed Project would operate as a residential community with open space and recreational amenities. As such, typical operational characteristics include resident and visitor travel to and from the Project site; recreational activities within neighborhoods and park areas; and general maintenance within neighborhoods, and open space uses. Low levels of noise and a moderate level of exterior lighting, typical of a residential community, is expected within the residential areas. Provided below is a summary of the Project's operational characteristics.

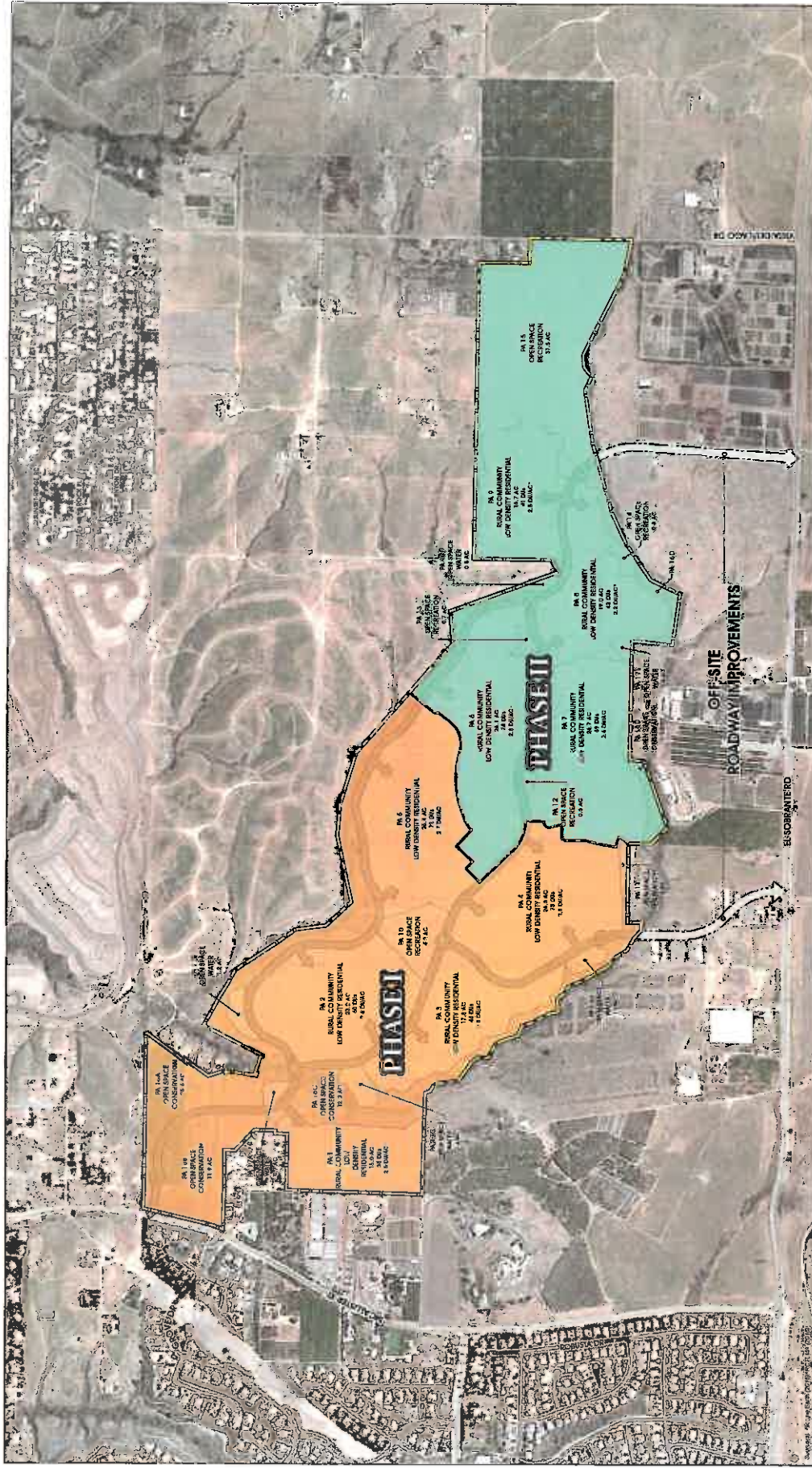
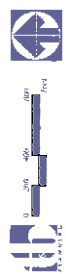


Figure 2-12



PROJECT PHASING PLAN

Table 2-3 Anticipated Construction Schedule

Phase	Start Date	End Date	Duration (months)
Phase 1			
Grading	01/01/2020	06/30/2020	6
Infrastructure	05/01/2020	09/30/2020	5
Paving	10/01/2020	10/30/2020	1
Home Building	11/01/2020	04/29/2022	18
Architectural Coating	01/01/2021	05/31/2022	16
Phase 2			
Grading	01/01/2022	07/01/2022	6
Infrastructure	04/01/2022	01/31/2023	10
Paving	10/01/2022	10/31/2022	1
Home Building	01/01/2023	04/30/2024	18
Architectural Coating	01/01/2023	05/31/2024	16

Table 2-4 Anticipated Construction Equipment

Activity	Equipment	Number	Hours Per Day
Phase 1			
Grading	Graders	2	8
	Rubber Tired Dozers	2	8
	Scrapers	8	8
	Crawler Tractors	3	8
	Excavators and trucks	6	8
	Water Trucks	4	8
Infrastructure	Rubber Tired Dozers	3	8
	Tractors/Loaders/Backhoes	4	8
Paving	Paving Equipment	2	8
	Pavers	2	8
	Rollers	2	8
Home Building	Cranes	1	8
	Forklifts	3	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	3	8
	Welders	1	8
Architectural Coating	Air Compressors	1	8
Phase 2			
Grading	Graders	2	8
	Rubber Tired Dozers	2	8
	Scrapers	8	8
	Crawler Tractors	3	8
	Excavators and trucks	6	8
	Water Trucks	4	8
Infrastructure	Rubber Tired Dozers	3	8
	Tractors/Loaders/Backhoes	4	8
Paving	Paving Equipment	2	8
	Pavers	2	8
	Rollers	2	8
Home Building	Cranes	1	8
	Forklifts	3	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	3	8
	Welders	1	8
Architectural Coating	Air Compressors	1	8

A. Future Population

Implementation of the proposed Project would result in the construction of up to 513 dwelling units. According to the population generation rates provided by Appendix E-1 of the Riverside County General Plan, the Project would generate a future population of up to approximately 1,714 people, as summarized in Table 2-5, *Estimated Future Population*. (Riverside County, 2015a, Appendix E-1)

Table 2-5 Estimated Future Population

Dwelling Unit Type	Dwelling Units	Average Persons per Household	Estimated Future Population
Single-Family dwelling unit (attached garage)	513	3.34*	1,714

*Household population factor derived from Riverside County General Plan Appendix E-1, Table E-2.

B. Future Employment

The proposed Project would operate solely as a residential community and proposes land uses that would be expected to generate only a nominal number of employees associated with landscaping, trash collection services, etc.

C. Future Traffic

As indicated in Table 2-6, *Project Trip Generation Summary*, buildout of the proposed Project is expected to result in 4,890 total average daily trips (ADT), with 386 trips occurring in the AM peak hour and 514 trips occurring in the PM peak hour.

Table 2-6 Project Trip Generation Summary

Land Use	Quantity	Units ²	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily
			In	Out	Total	In	Out	Total	
Phase 1									
Single Family Detached	291	DU	55	163	218	183	108	291	2,770
Passive Park	4.2	AC	0	0	1	0	0	1	7
Phase 1 Subtotal			55	163	219	183	108	292	2,777
Phase 2									
Single Family Detached	222	DU	42	124	167	140	82	222	2,113
Project Total			97	287	386	323	190	514	4,890

¹ Source: ITE (Institute of Transportation Engineers) Trip Generation Manual, 9th Edition, 2012.

² DU = Dwelling Unit; AC = Acres

D. Water Demand

According to the Water Supply Assessment (WSA) prepared by the Western Municipal Water District for the Project, considering the potable water demand for each household, recreational area, and landscaping area throughout the site, the Project's demand for potable water would be 1,188 acre-feet/year (AFY) (WMWD, 2016a, p. 45).

E. Wastewater Demand

Based on Table 5.5-AF, *Cumulative Effect on Theoretical Wastewater Treatment Demand*, of the Riverside County General Plan EIR No. 521, the average household generates 230 gallons/day (gpd) of wastewater

(Riverside County, 2015b, p. 5-184). Accordingly, the estimated demand for wastewater treatment for 513 dwelling units is equal to approximately 117,990 US gpd ($513 \text{ du} \times 230 \text{ gpd} = 117,990 \text{ gpd}$).

3.0 ENVIRONMENTAL CHECKLIST

3.1 PROJECT INFORMATION

Environmental Assessment (E.A.) Number: 42943

Project Case Type (s) and Number(s): GPA 1210, SP 394, CZ 7918, TR 37217, PM 37227, AGN 00175, AGN 00176, and AG 00175.

Lead Agency Name: County of Riverside Planning Department

Address: 4080 Lemon Street, Riverside, CA 92502

Contact Person: Russell Brady

Telephone Number: (951) 955-3025

Applicant's Name: Forestar Victoria, LLC

Applicant's Address: 4590 MacArthur Blvd, Suite 600, Newport Beach, CA 92660

A. Project Description:

As discussed in detail in Subsection 2.0, above, the proposed Project involves the following discretionary approvals from Riverside County:

1. **General Plan Amendment No. 1210** would amend the land use designations of the Project site to provide consistency with the land uses proposed as part of Specific Plan No. 394 (see below). Under existing conditions, the following land use designations are applied to the Project site:

- 208.8 acres of Rural Community – Low Density Residential land uses, which allows for a density range of 1-2 dwelling units per acre (du/ac) or maximum dwelling unit count of 417;
- 71.0 acres of Rural Community – Very Low Density Residential land uses, which allows for a density of 1 du/ac or maximum dwelling unit count of 80; and
- 47.6 acres of Rural Community – Estate Density Residential, which allows for a density range of 0.2 to 0.5 du/ac or maximum dwelling unit count of 23.

With adoption of the proposed GPA, and pursuant to General Plan Land Use Element Policy LU 1.10, the Specific Plan Land Use Plan land use designations proposed by SP 394 (see below) would apply to the entire 327.4-acre Project site.

2. **Specific Plan No. 394** would establish a Specific Plan that would provide a mechanism for the systematic implementation of the General Plan for the 327.4-acre site. Specifically, SP 394 would divide the property into 25 planning areas, containing the following land uses:

- 197.2 acres of Rural Community – Low Density Residential land uses divided into nine residential planning areas. This designation would allow for the development of 513 dwelling units on minimum 8,000 sq. ft. and 10,000 sq. ft. lots. Densities within individual residential planning areas would range from 2.2 to 2.8 du/ac for an overall net density of 2.6 du/ac.
- 44.8 acres of Open Space – Recreation land uses divided into six recreational planning areas. Specifically, the OS-R designation would allow for the development of a 4.7-acre community recreational center, four pocket parks (each less than one acre), and one 37.5-acre passive recreational area.
- 56.3 acres of Open Space – Conservation land uses divided into four planning areas to allow for the preservation of sensitive natural resources and buffers between differing land uses.

- 5.4 acres Open Space – Water land uses to allow for the creation of six water filtration basins.
 - 23.7 acres dedicated for major roadway circulation.
3. **Change of Zone No. 7918** would establish planning area boundaries, permitted uses, and development standards of the 327.4-acre Project site and establish the planning area boundaries, permitted uses, and development standards proposed by SP 394. Specifically, the zone change proposed by the Project would amend the zoning classification of parcels 270-060-001, 270-060-005, 270-060-009, 270-070-001, 270-160-004, 270-160-006, 270-060-013, 270-060-016, 270-070-006, 270-070-007, 270-070-002, 270-070-005, 270-150-001, 270-160-005, 270-160-007, and 270-160-008 (327.4 acres total) from A-1-10 (Light Agriculture) to S-P (Specific Plan Zone).
 4. **Tentative Parcel Map No. 37227** proposes to subdivide approximately 327.36 acres (gross) of the Project site into individual parcel configurations. The TPM would establish a subdivision of 16 total parcels, of which nine parcels (totaling 310.66 acres) would foreseeably be developed with residences, open space, parks, trails, landscape, and water quality retention basins, while the remaining seven parcels (totaling 16.70 acres) would be dedicated for major backbone circulation.
 5. **Tentative Tract Map No. 37217** proposes to subdivide approximately 327.4 acres (gross) of the Project site into specific lot configurations within each planning area to allow for the development of a residential community with ancillary recreational and open space land uses. The TTM would establish a subdivision of 513 residential lots (totaling 197.2 acres of residential uses) while the remaining 130.2 acres are proposed for open space, parks, trails, landscape, and water quality retention basins.
 6. **Agricultural Preserve Notices of Nonrenewal**
 The Project’s Agricultural Preserve Notice of Nonrenewal No. 00175 (AGN 00175) and Notice of Nonrenewal No. 00176 (AGN 00176) are proposed in conformance with Government Code Chapter 7, Article 3, Section 51245. AGN 00175 applies to an existing Williamson Act Contract that encumbers a 28.63-acre portion (APN 270-160-005) of the Project site. AGN 00176 applies to an existing Williamson Act Contract that encumbers a 17.27-acre portion (APN 270-070-006) of the Project site. Discretionary approval of AGN 00175 and AGN 00176 would begin the nine-year nonrenewal process which would result in the termination of the Land Conservation Contract encumbered upon the two aforementioned parcels.
 7. **Agricultural Preserve Diminishment**
 Proposed Agricultural Preserve Diminishment No. 00175 (AG 00175) would remove a 287.8-acre portion of the Project site from the El Sobrante No. 1 Agricultural Preserve. AG 00175 would not terminate the entire El Sobrante No. 1 Agricultural Preserve, as other properties would remain in the El Sobrante No. 1 Agricultural Preserve.

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

C. Total Project Area: 327.4 Acres

Residential Acres: 197.2	Lots: 513	Units: 513	Projected No. of Residents: 1,714
Commercial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Industrial Acres: 0	Lots: 0	Sq. Ft. of Bldg. Area: 0	Est. No. of Employees: 0
Other: 44.8 acres of Open Space – Recreation; 56.3 acres of Open Space – Conservation; 5.4 acres of Open Space – Water; 23.7 acres for Major Roadway Circulation			

D. Assessor's Parcel No(s): 270-060-001, 270-060-005, 270-060-009, 270-070-001, 270-160-004, 270-160-006, 270-060-013, 270-060-016, 270-070-006, 270-070-007, 270-070-002, 270-070-005, 270-150-001, 270-160-005, 270-160-007, and 270-160-008.

E. Street References: North of El Sobrante Road, south of Via Tuscany, east of McAllister Street, and west of Vista Del Lago Drive.

F. Section, Township & Range Description or reference/attach a Legal Description: Sections 31, 32, and 33, Township 3 South, Range 5 West.

G. Brief description of the existing environmental setting of the project site and its surroundings: As shown on Figure 2-3, the majority of the Project site consists of vacant, fallow, and undeveloped land that is routinely disturbed by weed abatement activities (i.e., discing). Unpaved and unplanned trails and roadways are located throughout the entire Project site. Additionally, an approximately 8.25-acre active citrus grove is located at the northwest corner of the Project site and an existing not potable reservoir (operated by the Western Municipal Water District) is located at the center of the Project site. Along the southern and northern perimeters in the eastern portions of the Project site are existing natural drainage channels; these drainage channels converge near the northwestern Project boundary, with drainage courses traversing the western and north-central portions of the Project site. As shown on Figure 2-4, the Project site is characterized by gently sloping hills with areas containing more level ground. Project site elevations range from approximately 1,180 feet above mean sea level (AMSL) along the northern boundary in the western portion of the Project site (near the creek) to approximately 1,515 AMSL at the eastern boundary of the Project site (Google Earth, 2016).

The Project site is located in a portion of Riverside County that is transitioning from agricultural land uses to medium and low density suburban developments. Under existing conditions, the Project site is surrounded to the north, south, and east by a mixture of agricultural facilities, housing developments undergoing active construction, and undeveloped or underutilized parcels of land. The majority of the land surrounding of the Project site are designated by the Riverside County General Plan for "Rural," "Very Low Density," "Low Density," or "Medium Density" Residential development. Land uses surrounding the Project site include the following:

- **North:** The Project site is bordered by vacant, undeveloped land to the northwest. Further northwest is a collection of both rural and medium-density single-family detached homes (both developed and under construction). The land located immediately north of the central-northern boundary of the Project site also is vacant and undeveloped; however, the area north of the Project site is approved for the development of up to 171 single-family homes as part of approved Tract Map No. 36475 (Kraemer Ranch). Further north is a residential development that is currently under construction, which will provide 343 dwelling units as part of approved Tract Map No. 36390 (Citrus Heights). Along the northeast boundary of the Project site, there is a sparse collection of single-family detached homes, agricultural uses, and more vacant, undeveloped land.
- **South:** The Project site's southern boundary is adjacent to agricultural fields and groves, undeveloped/vacant land (containing sparse amounts of natural vegetation due to on-going weed-abatement activities), and accessory structures and residences that support agricultural activity. Along a portion of the southern boundary and to the southwest are additional agricultural groves and vacant land, with the area to the southwest approved for future development with up to 272 single-family homes as part of approved Tract Map No. 36730 (Lake Ranch). Further south of the Project site is El Sobrante Road beyond which is undeveloped land, agricultural uses, and Lake Matthews.

- **East:** Immediately to the east of the Project site is Vista Del Lago Drive, beyond which are a couple of agricultural groves, rural residential uses, and undeveloped land that has been subject to weed abatement.
- **West:** The Project site's western boundary is adjacent to agricultural fields, groves, greenhouses, and accessory structures in support of agricultural activity. Several single-family detached residences also occur in association with these agricultural uses. Further west is McAllister Street, beyond which are more agricultural groves and fields and a medium-density residential community with lot sizes as small as 7,200 s.f.

3.2 APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The Project site is located within the Lake Mathews/Woodcrest Area Plan (LMWAP). Upon approval of proposed GPA 1210, and pursuant to General Plan Policy LU 1.10, the range of allowable land uses on-site would be as specified by proposed SP 394. The proposed Project would meet all other applicable land use policies of the Riverside County General Plan and the LMWAP, including the El Sobrante Policy Area. The Riverside County General Plan land use designations that currently apply to the Project site include "Rural Community – Low Density Residential (RC-LDR)," "Rural Community – Very Low Density Residential (RC-VLDR)," and "Rural Community – Estate Density Residential." Additional discussion of the Project's consistency with the General Plan Land Use Element shall be provided in the required EIR.
2. **Circulation:** The Riverside County Transportation Department will review the Project for conformance with County Ordinance No. 461 (Road Improvement Standards and Specifications). Adequate circulation facilities exist or are planned to serve the proposed development. The proposed Project adheres to all applicable circulation policies of the Riverside County General Plan. An EIR and Project-specific traffic study will be prepared that will identify any consistencies with the General Plan Circulation Element.
3. **Multipurpose Open Space:** The Project site is not identified for conservation by the Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Although habitat conservation is not required on the Project site pursuant to the MSHCP, all projects must demonstrate compliance with applicable MSHCP requirements in accordance with the following sections of the MSHCP: Section 6.1.2, "Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools;" Section 6.1.3, "Protection of Narrow Endemic Plant Species;" Section 6.1.4, "Guidelines Pertaining to the Urban/Wildland Interface;" and Section 6.3.2, "Additional Survey Needs and Procedures." A discussion of the Project's consistency with these sections of the MSHCP shall be provided in the required EIR, along with an analysis of consistency with the General Plan goals and policies related to multipurpose open space.
4. **Safety:** The Project site primarily is located in a moderate fire risk zone, with the drainage that traverses the northwest portion of the Project site identified as being within a very high fire zone. The Project site is not identified as being located in an area that is susceptible to liquefaction or subsidence hazards. No faults or fault zones occur on-site. The future workers or residents at the Project site would not be subjected to any emergency response deficiencies due to Project design and the Project Applicant would be required to pay all applicable development impact fees that are used to fund emergency services, as required by the County.

The Project site also is not located within any known Airport Influence Area (AIA). An EIR will be prepared that will identify any inconsistencies with General Plan objectives and policies related to public safety. (RCIT, 2016)

5. **Noise:** Although the Project site is not located in area known to be subject to high levels of noise, an EIR will be prepared that will provide an acoustical analysis to identify any projected on- or off-site inconsistencies related to General Plan goals and policies that address environmental noise.
6. **Housing:** The Riverside County General Plan Housing Element does not contain any policies applicable to the proposed Project, but rather identifies programs and actions to achieve the County's goals with respect to housing. The proposed Project does, however, relate to the County General Plan Housing Element through the Project's proposed land uses on the subject property. Specifically, the provision of up to 513 residential dwelling units on-site would accommodate a portion of the County's long-term housing demand and would expand the range of housing opportunities available in the Project area. The 513 proposed dwelling units are consistent with densities allowed for the site under existing General Plan land use designations. The land uses proposed by the Project on the site property would not adversely impact the implementation of the County General Plan Housing Element's goals or policies.
7. **Air Quality:** The proposed Project would be required to control fugitive dust emissions during grading and construction activities and to reduce air pollutant emissions to the greatest feasible extent in accordance with South Coast Air Quality Management District (SCAQMD) requirements. Long-term operation of the Project has the potential to violate SCAQMD thresholds of significance for daily air pollutant emissions. A Project-specific air quality impact analysis shall be prepared, the results of which shall be documented in the required EIR. The required EIR also shall identify any inconsistencies related to applicable Riverside County General Plan Air Quality Element policies.

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

C. Foundation Component(s): Rural Community

D. Land Use Designation(s): The following provides a summary of the site's existing and proposed land use designations, which also were depicted previously on Figure 2-7, Existing and Proposed General Plan Land Use Designations.

1. **Existing:** "Rural Community – Low Density Residential (RC-LDR)," "Rural Community – Very Low Density Residential (RC-VLDR)," and "Rural Community – Estate Density Residential (RC-EDR)"
2. **Proposed:** Greentree Ranch Specific Plan, which would provide for the following General Plan Land Use categories: RC-LDR (minimum 10,000 sq. ft. lots), "Open Space – Recreation (OS-R)," "Open Space – Conservation (OS-C)," and "Open Space – Water (OS-W)."

E. Overlay(s), if any: None

F. Policy Area(s), if any: El Sobrante Policy Area

G. Adjacent and Surrounding:

1. **Area Plan(s):** Temescal Canyon Area Plan to the west, Mead Valley Area Plan to the east, and Elsinore Area Plan to the south
2. **Foundation Component(s):** "Rural" to the east and west; "Rural Community" to the north and south; "Open Space" to the north
3. **Land Use Designation(s):** North of the Project site is "Rural Community – Very Low Density Residential," "Rural Community – Estate Density Residential," "Rural Community – Low Density Residential," and "Open Space – Conservation"; south of the Project site is "Rural Community – Very Low Density Residential," and "Rural Community – Estate Density Residential," "Rural Community – Low Density Residential"; east of the Project site is "Rural Residential"; and west of the Project site is "Rural residential" and "Low Density Residential".
4. **Overlay(s), if any:** None
5. **Policy Area(s), if any:** El Sobrante Policy Area

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None
2. **Specific Plan Planning Area, and Policies, if any:** None

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

J. **Proposed Zoning, if any:** Specific Plan (S-P)

K. **Adjacent and Surrounding Zoning:** Residential Agricultural (R-A-1), Specific Plan (S-P), Single-Family Residential (R-1), and Light Agriculture-10 Acre Minimum (A-I-10) to the north; Light Agriculture (A-I-10) to the east; Light Agriculture (A-I-10) and Light Agriculture with Poultry (A-P) to the south; and Specific Plan (S-P), Light Agriculture- 5 Acre Minimum (A-I-5), Residential Agricultural-5 Acre Minimum (R-A-5), and Single Family Residential (R-1) to the west

3.3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

3.4 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 have been made by 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: 3/29/17

Printed Name: Russell Brady, Planner For: Charissa Leach, Director

4.0 ENVIRONMENTAL ANALYSIS

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

4.1 ENVIRONMENTAL ISSUE ASSESSMENT

4.1.1 Aesthetics

	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less than Significant Impact</i>	<i>No Impact</i>
<i>Would the project:</i>				
I. Scenic Resources				
a. Have a substantial adverse effect upon a scenic highway corridor within which it is located?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Caltrans Scenic Highways Map – Riverside County (CalTrans, 2016); Lake Mathews – Winchester Area Plan Figure 9 “Scenic Highways” (Riverside County, 2015d); Google Earth Pro, 2016 (Google Earth, 2016); Site reconnaissance and photography (T&B, 2017); Project Application Materials.

Findings of Fact:

- a) Although there are no known designated scenic highways located within the vicinity of the Project site, State and County “Eligible” scenic highways are located near the Project site. According to Caltrans, the Project site is located approximately 5.60 miles northeast from Interstate 15, the nearest State “Eligible” scenic highway (CalTrans, 2016). In addition, according to the LMWAP, the Project site is located approximately 0.17-mile north of El Sobrante Road and approximately 1.12-mile northeast of La Sierra Avenue. Within the vicinity of the Project site, El Sobrante Road is designated as a County “Eligible” scenic highway, while La Sierra Avenue south of El Sobrante Road and a small section of La Sierra Road north of El Sobrante Road also is designated as a County “Eligible” scenic highway. (Riverside County, 2015d) Based on the proposed Specific Plan zoning, the Project could develop homes up to 40 feet in height; therefore, due to the Project’s proximity to El Sobrante Road and La Sierra Avenue, development may be visible from both of

these County “Eligible” scenic highways. Project access roadways that would require connection to El Sobrante Road also may affect the scenic integrity of El Sobrante Road. Accordingly, the proposed Project would have the potential to substantially affect the aesthetic quality of a scenic highway corridor and further discussion of this topic will be required in the required EIR.

- b) Based on a site reconnaissance conducted by T&B Planning, Inc. (T&B) on January 27, 2017, the Project site contains mature trees that would be removed as a result of development. No visually prominent rock outcroppings are present on the Project site. The Santa Ana Mountains and the Estelle Mountain Reserve are visible to the south of the Project site and the San Gabriel Mountains are visible to the north of the Project site. (T&B, 2017) The Project’s proposal to eliminate existing trees from the site and the Project’s potential to adversely affect the small rock outcroppings, as well as views of topographically prominent landforms from surrounding public viewing areas shall be evaluated in the required EIR.

Implementation of the Project would require compliance with the Development Standards and Design Guidelines contained within the proposed Greentree Ranch Specific Plan. The required EIR shall evaluate whether the Project’s proposed design and landscaping characteristics are adequate to ensure that implementation of the proposed Project would not result in an aesthetically offensive site open to public review.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to scenic resources.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
2. Mt. Palomar Observatory				
a. Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Ord. No. 655 (Regulating Light Pollution) (Riverside County, 2016); Riverside County General Plan EIR Figure 4.4.1 “Mt. Palomar Night Time Lighting Policy Area” (Riverside County, 2015b); Project Application Materials

Findings of Fact: According to the Riverside County General Plan EIR, the Project site is not located within the Mt. Palomar Nighttime Lighting Policy Area as defined by Ordinance No. 655 (Riverside County, 2015b, Figure 4.4.1; Riverside County, 2016). The Project site is located approximately 47 miles northwest of the Mt. Palomar Observatory and falls outside of the Policy Area’s 45-mile radius from the Observatory (45 miles represents the maximum distance in which lighting could adversely affect nighttime observations at the Mt. Palomar Observatory). Therefore, the proposed Project has no potential to create substantial lighting levels that could adversely affect the operation of this facility. Accordingly, the proposed Project has no potential to interfere with the nighttime use of the Mt. Palomar Observatory. No impact would occur as a result of implementation of the Project.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Expose residential property to unacceptable light levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Site reconnaissance and photography (T&B, 2017); Riverside County Ord. No. 915 (Regulating Outdoor Lighting) (Riverside County, 2016); Project Application Materials

Findings of Fact:

- a) The Project site does not contain any artificial light sources or sources of glare under existing conditions (T&B, 2017). Implementation of the proposed Project would include exterior lighting ancillary to the proposed residential uses. The Project would be required to comply with Riverside County Ordinance No. 915 (Regulating Outdoor Lighting), which specifies that, with certain exceptions, all "...outdoor luminaires in [sic] shall be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, or onto the public right-of-way" (Riverside County, 2016). Mandatory compliance with the County's ordinance would ensure that the proposed Project does not produce a new source of substantial light or glare from artificial lighting sources that would adversely affect day or nighttime views in the area. Regardless, the potential lighting and glare impact associated with the Project is regarded as a potentially significant impact which warrants analysis in the required EIR.
- b) As indicated under the discussion and analysis of Threshold 3(a), above, the Project would be required to demonstrate compliance with Riverside County Ordinance No. 915, which generally would preclude significant lighting impacts to surrounding properties. Nonetheless, due to the proximity of existing rural community and agricultural uses surrounding the Project site, there is a potential that artificial lighting associated with the Project could result in adverse effects to nearby residential uses. Accordingly, the required EIR shall analyze the potential for the Project to expose residential uses to unacceptable artificial lighting levels.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant light and glare impacts.

Monitoring: If required, the Project's EIR will set forth monitoring measures.

4.1.2 Agriculture & Forest Resources

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

Source: California Department of Conservation (CDC) – CA Important Farmland Finder (CDC, 2014); Riverside County Information Technology – Map My County (RCIT, 2016); Riverside County Williamson Act Map (CDC, 2016); Riverside County Ord. No. 625 (Right-To-Farm) (Riverside County, 2016); Project Application Materials.

Findings of Fact:

- a) According to the Farmland Mapping and Monitoring Program (FMMP) of the California Department of Conservation (CDC), the Project site contains land defined by the FMMP as "Farmland of Local Importance," "Farmland of Statewide Importance," "Unique Farmland," and "Prime Farmland." Development of the proposed Project would convert these farmlands to non-agricultural uses. Accordingly, the Project has the potential to result in direct or indirect impacts to Farmland and further analysis of this topic will be presented in the required EIR.
- b) Under existing conditions, the Project site is zoned for agricultural use, and the Project proposes to change the site's existing zoning classification from agricultural to residential uses. Additionally, lands adjacent to and surrounding the Project site are zoned for agricultural use (RCIT, 2016). Due to Project's potential to conflict with existing agricultural zoning, further analysis under this threshold will be provided the required EIR.

According to mapping information available from the CDC, portions of the Project site are designated as "Prime Agricultural Land" and "Non-Prime Agricultural Land" contracted under the Williamson Act (CDC, 2016). In addition, a majority of the Project site is included in the "El

Sobrante No. 1” Agricultural Preserve (RCIT, 2016). The Project proposes two Agricultural Preserve Non-Renewals, to remove the Williamson Act Contracts that encumber a combined 45.9 acres of the Project site. The Project also proposes an Agricultural Preserve Diminishment, to remove 287.8 acres of the Project site from the El Sobrante No. 1 Agricultural Preserve. Due to the Project’s potential to conflict with existing Williamson Act contracted lands and/or lands included within a Riverside County Agricultural Preserve, the required EIR shall include further analysis of potential impacts associated with the conversion of these lands to non-agricultural use.

- c) The Project site is bound to the north, east, and south by agriculturally-zoned property, the Project and proposes to develop non-agricultural uses within 300 feet of these properties (RCIT, 2016). Accordingly, the Project would be subject to Riverside County Ordinance No. 625, the “Right-To-Farm” Ordinance. The Right-To-Farm Ordinance informs homebuyers within 300 feet of agriculture that the agricultural activity shall not become a nuisance due to any changed condition in or about the locality, after the agricultural area has been in operation for more than three years (Riverside County, 2016). The Project’s required compliance with the Right-To-Farm Ordinance would preclude Project impacts as they relate to development within 300 feet of agricultural zones and further analysis will not be required in the Project’s EIR.
- d) There are no other conditions associated with the Project that would result in direct or indirect impacts to agricultural land beyond what is discussed under Thresholds 4(a), 4(b), and 4(c).

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to agricultural resources.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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"/>

Source: Riverside County Information Technology – Map My County (RCIT, 2016); Riverside County General Plan Figure OS-4a (Riverside County, 2015a); Project Application Materials.

Findings of Fact:

- a) The Project site is not zoned as forest land. There are no lands within the Project site's vicinity that are zoned for forest land, timberland, or Timberland Production (RCIT, 2016). As such, there is no potential for the Project to conflict with or cause the rezoning of such lands. No impacts would occur and no additional analysis of this topic is required.
- b) There is no forest land on the Project site or surrounding area (Riverside County, 2015a, Figure OS-4a). There would be no potential for the proposed Project to cause the loss of forest land or the conversion of forest land to non-forest use. No impacts would occur and additional analysis of this topic is not required.
- c) Due to the absence of forest lands on the Project site and in its vicinity, there is no potential for the proposed Project to cause changes in the existing environment which, due to their location or nature, could result in the conversion of forest land to non-forest use. No impacts would occur and no additional analysis of this topic is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.3 Air Quality

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
f. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD 2012 Air Quality Management Plan (SCAQMD, 2013); California Air Resources Board Area Designation Maps (CARB, 2015); Google Earth Pro (Google Earth, 2016); Riverside County Information Technology – Map My County (RCIT, 2016); SCAQMD Rule 402 (SCAQMD, 1976); Project Application Materials.

Findings of Fact:

- a) The Project site is located in the South Coast Air Basin (SCAB) and air quality in the SCAB is regulated by the South Coast Air Quality Management District (SCAQMD). Standards for air quality are documented in the SCAQMD’s 2012 Air Quality Management Plan (AQMP) (SCAQMD, 2013). The 2016 AQMP is drafted, but is not yet adopted; thus, the 2012 AQMP is the relevant document for analysis. The proposed Project would result in the emission of air pollutants into the SCAB during short-term construction and long-term operation. The pollutant levels emitted by the Project’s construction and operational activities have the potential to exceed the daily significance thresholds established by the SCAQMD, thereby potentially conflicting with or obstructing implementation of the SCAQMD’s 2012 AQMP. Additionally, the Project has the potential to exceed the growth forecasts included within the 2012 AQMP, which also could obstruct implementation of the AQMP. As such, a Project-specific air quality technical report shall be prepared and the required EIR shall evaluate the proposed Project’s potential to conflict with the adopted SCAQMD 2012 AQMP.

- b) Air quality within the SCAB is regulated by the SCAQMD and standards for air quality are documented in the 2012 SCAQMD AQMP. According to the California Air Resources Board (CARB), the SCAB currently does not meet state or federal criteria for ozone “8-hour standard” (which is formed when volatile organic compounds [VOCs] and nitrogen oxides [NO_x] undergo slow photochemical reactions in the presence of sunlight) or particulate matter <2.5 microns (PM_{2.5}). The SCAB also does not meet the state criteria for ozone “1-hour standard” or particulate matter <10 microns (PM₁₀) (CARB, 2015). Development of the proposed Project has the potential to violate daily air pollutant emission significance thresholds established by the SCAQMD’s AQMP, particularly related to Project construction emissions and mobile-source emissions associated with the Project’s long-term operation. The Project also has the potential to cumulatively contribute to the SCAB’s existing air quality violations. Accordingly, an air quality technical report shall be prepared and Project-related air emissions shall be modeled using the SCAQMD’s California Emissions Estimator Model (CalEEMod™). The purpose of this model is to estimate construction-source and operational-source air quality emissions for criteria pollutants from direct and indirect sources. The required EIR shall quantify the Project’s expected pollutant levels and evaluate the proposed Project’s potential to violate local air quality standards and/or contribute substantially to an existing or projected air quality violation.

- c) As noted above under the discussion of Threshold 6(b), the SCAB does not meet state or federal criteria for ozone “8-hour standard” (which is formed when VOCs and NO_x undergo slow photochemical reactions in the presence of sunlight), particulate matter <10 microns (PM₁₀), or

particulate matter <2.5 microns (PM2.5). The SCAB also does not meet the state criteria for ozone "1-hour standard." (CARB, 2015) Development of the proposed Project has the potential to cumulatively contribute to a net increase of these criteria pollutants in the SCAB. Therefore, a site-specific air quality technical report shall address the Project's potential to result in a cumulatively considerable increase of pollutants for which the SCAB is designated with a non-attainment status, the results of which shall be documented in the required EIR.

- d) The Project has the potential to expose nearby sensitive receptors to air quality pollutants during the Project's construction. Known sensitive receptors located within one mile of the Project site include residential uses primarily located to the north, south, and west of the Project site. Construction of the Project would generate short-term air pollutant emissions that could potentially impact these sensitive receptors. Under long-term operation, the development of the Project site with residential, recreational, and open space uses would not expose any nearby sensitive receptors to substantial pollutant concentrations as these uses are not associated with the generation of substantial pollutant concentrations. The Project's potential for exposing nearby sensitive receptors to substantial air quality pollutants during construction activities shall be evaluated in a Project-specific air quality technical report and discussed in the required EIR.
- e) The Project proposes to develop the subject property with residential and recreational uses, which would result in the introduction of sensitive receptors to the Project site. However, there are no point-source emitters within one mile of the Project site (Google Earth, 2016). Surrounding the Project site are existing residential and agricultural uses which are not considered point source emitters, and the area surrounding the Project site is not zoned for any uses that could be considered point source emitters (RCIT, 2016). As such, the proposed Project would not construct sensitive receptors within one mile of an existing substantial point source emitter, and no impact would occur.
- f) Project construction activities could produce odors resulting from construction equipment exhaust, application of asphalt, and/or the application of architectural coatings; however, standard construction practices would minimize the odor emissions and their associated impacts and any odors emitted during construction would be temporary and intermittent in nature. Construction activities would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance (SCAQMD, 1976). For these reasons, the proposed Project would not create objectionable odors affecting a substantial number of people during construction, and short-term impacts would be less than significant and further analysis of this topic is not required.

During long-term operation, the property would contain residential and recreational uses, which are not typically associated with objectionable odors. Furthermore, the proposed Project would be required to comply with SCAQMD Rule 402, which prohibits the discharge of odorous emissions that would create a public nuisance, during long-term operation (SCAQMD, 1976). As such, long-term operation of the proposed Project would not create objectionable odors affecting a substantial number of people. Impacts would be less than significant and further analysis of this topic is not required.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to air quality.

Monitoring: If required, the Project's EIR will set forth monitoring measures.

4.1.4 Biological Resources

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
7. Wildlife & Vegetation				
a. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 Game or U.S. Wildlife Service?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Information Technology – Map My County (RCIT, 2016); Multiple Species Habitat Conservation Plan (MSHCP) Conservation Summary Report Generator (RCTLMA, 2016);

Riverside County Regional Conservation Authority (RCA) MSHCP (RCA, 2014); Site reconnaissance and photography (T&B, 2017); Riverside County Ordinance No. 559 (Regulating the Removal of Trees) (Riverside County, 2016); Project Application Materials

Findings of Fact:

- a) The Project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which is a comprehensive, multi-jurisdictional Habitat Conservation Plan (HCP) focusing on conservation of species and their associated habitats in Western Riverside County. According to Riverside County GIS and the MSHCP Conservation Summary Report Generator, the Project site is not located within any MSHCP Criteria Cells; thus, the Project site is not targeted for conservation under the MSHCP (RCIT, 2016; RCTLMA, 2016). The nearest area subject to a MSHCP Criteria Cell (Cell No. 2026) is located 1.2-mile southwest of the Project site (RCIT, 2016). Additionally, according to the MSHCP Conservation Summary Report Generator, the Project site is not located in a special linkage area, nor is the Project site located within the Criteria Area Species Survey Area (CASSA) for amphibian species or mammals (pursuant to MSHCP Section 6.3.2). However, it is unknown whether the Project site contains riparian/riverine areas or vernal pools, which are regulated by MSHCP Section 6.1.2. In addition, the Project site is located within the CASSA for the burrowing owl. Accordingly, a biological technical report shall be prepared to determine Project consistency with the provisions of MSHCP Section 6.1.2 as well as MSHCP Section 6.3.2 as it pertains to the burrowing owl. (RCA, 2014) The required EIR shall disclose the results of the biological studies, and shall evaluate the Project's consistency with applicable MSHCP requirements.
- b) The Project site consists of undeveloped land that is largely disturbed (i.e., disced) as part of historical agricultural operations, as well as on-going weed abatement activities (T&B, 2017). The Project site has the potential to support sensitive species such as small mammals and migratory birds as well as the western burrowing owl (as discussed above under Threshold 7(a)). Because the Project site has the potential to contain species and/or habitat that supports species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service, a qualified biologist shall evaluate the site's existing biological resources and determine the presence or absence of any sensitive species. The results of the biological resources assessment(s) shall be disclosed and evaluated in the required EIR.
- c) Refer to discussion in Threshold 7(b), above.
- d) Although the Project site is not targeted as a wildlife corridor by the MSHCP, there is a potential that the Project site could support potential live-in and/or marginal habitat for reptile, bird, and/or mammal movement at a local scale (RCTLMA, 2016). If the Project site facilitates movement on a local scale, such movement likely occurs with species adapted to urban environments due to existing development in the vicinity of the Project site. Nonetheless, the required biological resources assessment shall evaluate whether the proposed Project has the potential to interfere substantially with the movement of any resident or migratory wildlife species. The results of the biological resources assessment shall be disclosed in the required EIR.
- e) The Project site consists of undeveloped land that is largely disturbed (i.e., disced) as a result of prior agricultural operations, as well as routine on-going weed abatement (T&B, 2017). A site-specific biological technical report shall be prepared to determine the presence or absence of riparian habitats and other sensitive natural communities identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife

Service, including federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). The results of the investigations shall be incorporated into the required EIR and any potentially significant impacts to waters of the U.S. or wetland habitats shall also be evaluated.

- f) Refer to discussion in Threshold 7(e), above.
- g) In addition to the County’s MSHCP, which is addressed above under the discussion of Threshold 7(a), the only local policies or ordinances protecting biological resources within the Project area are County Ordinance No. 559 (Regulating the Removal of Trees) and the County’s Oak Tree Management Guidelines. Additionally, according to the RCIT, the Project site is located within the Stephens’ Kangaroo Rat Habitat Conservation Plan (HCP). Per the requirements of Ordinance No. 663, the proposed Project would be subject to payment of fees pursuant to County Ordinance No. 663, and would thus have no potential to conflict with the Stephens’ Kangaroo Rat HCP (Riverside County, 2016). Although no impacts are expected, the required biological survey shall nonetheless evaluate whether the Project would conflict with either Ordinance No. 559 or the Oak Tree Management Guidelines, and the results shall be disclosed in the required EIR.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to biological resources.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

4.1.5 Cultural Resources

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

Source: Riverside County General Plan EIR No. 521, Figure 4.9.2 (Riverside County, 2015b)

Findings of Fact:

- a) According to Figure 4.9.2, *Historical Resources*, of the County’s Draft EIR No. 521, which contains the most recent information regarding historical sites and resources in Riverside County, there are no known historical sites or resources on the Project site (Riverside County, 2015b, Figure 4.9.2). Additionally, there are no structures on the Project site, meaning there is no potential for an on-site structure to be defined as a historical resource pursuant to California Code of Regulations (CCR) Section 15064.5. However, there is a potential for historic resources to be discovered on the property’s surface and subsurface. Accordingly, a formal cultural resources

assessment shall be prepared on behalf the Project and further discussed in the Project’s EIR to ascertain potential impacts to on-site historical resources.

- b) Refer to the response to Threshold 8(a), above.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to historical resources.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
9. Archaeological Resources				
a. Alter or destroy an archeological site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archeological resource as defined in California Code of Regulations, Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Restrict existing religious or sacred uses within the potential impact area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code 21074?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Information Technology – Map My County (RCIT, 2016); Riverside County General Plan EIR No. 521, Figure 4.9.1; CA Senate Bill 18 (SB 18, 2004); CA Assembly Bill 52 (AB 52, 2014)

Findings of Fact:

- a) The potential exists for archaeological sites and/or resources to occur on the site or beneath the site’s surface, including the potential for human remains. A site-specific archaeological resources evaluation shall be conducted to determine whether the Project site contains cultural resources pursuant to California Code of Regulations, Section 15064.5. The required EIR shall evaluate the Project’s potential to result in impacts to archeological resources, including those that may be buried beneath the site’s surface. In addition, consultation with the Native American community is required to occur in accordance with California Senate Bill 18 (SB 18) and Assembly Bill 52 (AB 52). A detailed summary of findings of the site-specific archaeological resources evaluation, and the results of the Native American consultation process, shall be documented in the required EIR.
- b) Refer to the response to Threshold 9(a), above.

- c) Refer to the response to Threshold 9(a), above.
- d) The Project site is not located on Tribal Lands and does not contain any existing religious or sacred uses (RCIT, 2016). However, according to County Draft EIR No. 521, Figure 4.9.1, *Southern California Traditional Tribal Areas*, the Project site is located in proximity to the intersection of the Gabrieliño, Cahuilla, and Luiseño Traditional Tribal Areas (Riverside County, 2015b, Figure 4.9.1). Accordingly, the potential does exist that buried or masked elements of Tribal Lands uses could be present beneath the site’s visible surface. Due to the potential for discovery of elements of Tribal Lands uses during Project construction, the required EIR shall evaluate the Project’s potential to result in impacts to Tribal Lands or religious or sacred uses.
- e) The provisions of the California Public Resources Code § 21074 were established pursuant to California Assembly Bill 52 (AB 52) and applies to projects, such as the proposed Project, that have a notice of preparation (NOP) filed on or after July 1, 2015. Pursuant to AB 52 as well as the provisions of Senate Bill 18 (SB 18), the County as Lead Agency is required to conduct consultation with any interested Tribes regarding the Project’s potential impacts to cultural resources, including tribal cultural resource as defined in Public Resources Code § 21074. The required EIR shall document the results of the AB 52 and SB 18 consultation processes and shall evaluate whether implementation of the Project would result in adverse effects to tribal cultural resources.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to archaeological resources.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
10. Paleontological Resources				
a. Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan EIR No. 521, Figure 4.9.3 (Riverside County, 2015b)

Findings of Fact:

- a) The Riverside County General Plan EIR identifies the Project site as having a “Low Sensitivity” for paleontological resources (Riverside County, 2015b, Figure 4.9.3). Due to the potential for subsurface paleontological resources on the Project site, a site-specific paleontological assessment shall be conducted for the site to determine whether Project development would result in significant impacts to paleontological resources. The required EIR shall evaluate the Project’s potential to result in impacts to paleontological resources that may be buried beneath the site’s surface.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to paleontological resources.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

4.1.6 Geology and Soils

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazards Zones				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Information Technology – Map My County (RCIT, 2016); Riverside County General Plan EIR No. 521, Figure 4.12.1 (Riverside County, 2015b)

Findings of Fact:

- a) According to the RCIT and the County General Plan EIR, there are no known faults traversing the Project site. The nearest fault zone to the Project site is the Elsinore Fault Zone which occurs approximately 7.0 miles southwest of the Project site (RCIT, 2016; Riverside County, 2015b, Figure 4.12.1). Regardless, a site-specific geologic reconnaissance shall be conducted on the Project site, the results of which shall be reported in the required EIR. The required EIR will discuss and evaluate the potential for the Project to expose people or structures to risks associated with earthquake fault zones based on the findings of the geotechnical study. The required EIR shall also evaluate the Project’s potential to conflict with the standards and requirements detailed in the California Building Standards Code (CCR Title 24), Riverside County Building Code, and/or applicable professional engineering standards appropriate for the Project’s seismic zone.
- b) The Project site is not mapped as being located within an Alquist-Priolo Zone or a Riverside County Fault Hazard Zone (RCIT, 2016; Riverside County, 2015b, Figure 4.12.1). The future geotechnical/soils report will identify the location of the nearest Alquist-Priolo Zone with respect to the Project site. The potential for the Project site to be subject to a known earthquake fault that would cause ground rupture shall be evaluated in the required EIR.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts in regards to fault zones.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

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

Source: Riverside County Information Technology – Map My County (RCIT, 2016); Riverside County General Plan EIR No. 521, Figure 4.12.3 (Riverside County, 2015b)

Findings of Fact:

- a) According to the RCIT and the County General Plan EIR, the Project site is not located in area known to be susceptible to liquefaction hazards (RCIT, 2016; Riverside County, 2015b, Figure 4.12.3). Nonetheless, a geotechnical/soils study report shall be prepared to analyze and disclose the potential for the Project to be affected by liquefaction, the detailed findings of which shall be summarized and evaluated in the required EIR. The EIR also will take into consideration the Project’s compliance with the California Building Standards Code (CCR, Title 24) during construction and site preparation recommendations that are specified in the geotechnical report prepared for the Project with respect to avoiding structural damage as a result of the potential occurrence of liquefaction.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts in regards to liquefaction zones.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
13. Ground-shaking Zone				
a. Be subject to strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan EIR No. 521, Figure 4.12.2 (Riverside County, 2015b)

Findings of Fact:

- a) The Project site is located in an area that is subject to ground shaking resulting from seismic activity on local and regional faults. Although there are no active or potentially active faults within the boundaries of the Project site, the site is located near active fault zones, including segments of the Elsinore Fault Zone and San Jacinto Fault Zone, located southwest and northeast of the

Project site, respectively (Riverside County, 2015b, Figure 4.12.2). As such, future buildings, residents, and visitors on the site have the potential to be exposed to ground shaking associated with seismic events. This risk is similar to the ground shaking risks posed to all development projects in the Southern California area. Nonetheless, a Project-specific geotechnical assessment shall be prepared and the findings shall be summarized in the required EIR. The EIR shall consider the Project's adherence to the standards and requirement detailed in the California Building Standards Code (CCR Title 24), Riverside County Building Code, and/or applicable professional engineering standards appropriate for the Project's seismic zone.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts in regards to ground shaking zones.

Monitoring: If required, the Project's EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan EIR No. 521, Figure 4.12.4 (Riverside County, 2015b); Site reconnaissance and photography (T&B, 2017)

Findings of Fact:

- a) The Project site contains gently sloping topography, and has no potential to result in rockfall impacts due to the lack of topographically prominent hillsides in the Project vicinity. Nonetheless, the required geotechnical/soils study shall assess soil stability at the site, including the potential for landslides, lateral spreading, and collapse, and the results shall be discussed in the required EIR.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts in regards to landslide risks.

Monitoring: If required, the Project's EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan EIR No. 521, Figure 4.12.5 (Riverside County, 2015b)

Findings of Fact:

- a) According to the County’s General Plan EIR, no portion of the Project site is classified as being “susceptible” to subsidence hazards (Riverside County, 2015b, Figure 4.12.5). Nonetheless, a site-specific geotechnical investigation shall be prepared for the Project site to identify more precisely the soil types underlying the Project site and to identify design specifications and recommendations for reducing the potential for ground subsidence, if necessary. The results of the report shall be summarized and incorporated in the Project’s EIR and any impacts associated with ground subsidence shall be disclosed.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts in regards to ground subsidence.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
16. Other Geologic Hazards				
a. Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan EIR No. 521, Figure 4.12.4 and Figure 4.11.2 (Riverside County, 2015b); Google Earth Pro (Google Earth, 2016)

Findings of Fact:

- a) The Pacific Ocean is located approximately 30 miles southwest from the Project site and is separated from the Project site by the Santa Ana Mountains, a major topographic feature; thus, there is no potential for tsunamis to impact the Project. No volcanoes are located on or near the site. There are no steep slopes on the Project site or surrounding areas that could be susceptible to mudslides (Riverside County, 2015b, Figure 4.12.4). The nearest large body of surface water is Lake Mathews, located approximately 0.5-mile south of the Project site.

According to the County’s General Plan EIR, the southwestern portions of the Project site are located within the Lake Mathews dam inundation zone (Riverside County, 2015b, Figure 4.11.2). If a seismically-induced seiche were to occur within Lake Mathews when the dam basin is filled to capacity, water could breach and/or physically damage the dam and cause flooding along the southwestern boundary of the Project. Because the Project site may be subject to seiche hazards, further analysis of this topic will be included in the Project’s EIR.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts in regards to seiche hazards.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

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

Source: Project Application Materials; Google Earth Pro (Google Earth, 2016);

Findings of Fact:

- a) Under existing conditions, the Project site is characterized by large, gently sloping hills and large portions of flat land with elevations ranging from approximately 1,180 feet AMSL at the western portion of the Project site (near the creek) to approximately 1,515 feet AMSL at the eastern boundary of the property (Google Earth, 2016). These conditions generally would be maintained by the proposed Project, although some grading would be necessary to accommodate level development pads and site drainage within portions of the site. The Project’s potential impact due to planned changes to the site’s topography and/or ground surface relief features shall be addressed in the required EIR.
- b) Anticipated slopes to be identified as part of the Project’s tentative tract map are anticipated to consist of maximum 2:1 (horizontal:vertical) slopes that would not exceed 10 feet in height. Regardless, the Project-specific geotechnical study shall evaluate proposed slopes for stability and safety considerations, the results of which shall be reported in the required EIR.
- c) All future residences would connect to a sanitary sewer system that would be constructed prior to the construction of residences. There are no subsurface sewer systems on the property under existing conditions; as such, the Project would not impact any existing subsurface sewage disposal systems. Thus, no impact would occur and further analysis of this topic is not required.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts in regards to slopes.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
18. Soils				
a. Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Source: CA Regional Water Quality Control Board (RWQCB) - Order No. R8-2010-0033 (RWQCB, 2010); Riverside County Ord. 754.1 (Stormwater Management/Discharge Controls) (Riverside County, 2016)

Findings of Fact:

- a) Development of the Project site would remove the site’s existing vegetative cover during grading and construction and expose the underlying soils, which would increase the rate of water runoff and increase erosion susceptibility, thereby resulting in potential short-term soil erosion impacts. In the long-term, development of the subject property would increase the extent of impervious surface cover and landscaping on the Project site, thereby reducing the potential for erosion and loss of topsoil. The Project’s EIR will analyze the potential for soil erosion during grading operations. The analysis will consider the Project’s required adherence to standard regulatory requirements including but not limited to Riverside County Ord. 754.1 (Stormwater Management/Discharge Controls) and the requirements imposed by Riverside County’s National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order No. R8-2010-0033) and a Project-specific Water Quality Management Plan (WQMP) that includes Best Management Practices (BMPs) to minimize water pollutants including sedimentation in stormwater runoff (RWQCB, 2010; Riverside County, 2016). Additionally, the site-specific geotechnical report shall assess the risk for erosion on the Project site. The required EIR shall evaluate the Project’s potential to result in substantial soil erosion and the loss of topsoil.

- b) The potential for expansive soils to be located on the Project site shall be explored as part of the required site-specific geotechnical evaluation. The required EIR shall disclose the findings of the

geotechnical evaluation, and, if necessary, shall impose mitigation measures to ensure that the recommendations of the geotechnical evaluation are adhered to during Project construction.

- c) Implementation of the Project would install a domestic sanitary sewer system that would connect to Western Municipal Water District (WMWD) facilities for the purpose of treating wastewater generated by the Project. As such, there is no potential for impacts related to septic systems or alternative wastewater disposal systems and a significant impact would not occur; no further analysis of this subject is required.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts in regards to soils.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
19. Erosion				
a. Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Result in any increase in water erosion either on or off site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: CA Regional Water Quality Control Board (RWQCB) - Order No. R8-2010-0033 (RWQCB, 2010); Riverside County Ord. 754.1 (Stormwater Management/Discharge Controls) (Riverside County, 2016)

Findings of Fact:

- a) During construction of the Project, existing vegetative cover would be removed and soils would be exposed with the potential to result in on- and off-site erosion. Build-out of the property would convert existing permeable surfaces to impermeable surfaces resulting in little to no on-site erosion; however, the rate and quantity of runoff could increase, which could potentially affect downstream receiving waters and result in off-site water erosion. The potential for off-site rivers, streams, or lakes to be affected by sediment originating from the site during Project construction shall be analyzed in greater detail in the Project’s EIR, based on the results of a Project-specific preliminary hydrology study.
- b) The Project’s EIR shall evaluate the potential for long-term erosion and address Project design features (such as detention basins) that are intended to reduce water flow velocities to pre-development conditions. The analysis shall consider the Project’s required adherence to standard regulatory requirements including but not limited to Riverside County Ord. 754.1 (Stormwater Management/Discharge Controls), the requirements imposed by Riverside County’s NPDES Municipal Stormwater Permit (State Water Resources Control Board Order No. R8-2010-0033), and the required Project-specific Water WQMP that will include Best Management Practices

(BMPs) to minimize sedimentation in stormwater runoff (RWQCB, 2010; Riverside County, 2016). The EIR also will consider the County requirement for the preparation of a Storm Water Pollution and Prevention Plan (SWPPP) for controlling construction-related sediment.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts in regards to soil erosion.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

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

Source: Riverside County General Plan EIR No. 521, Figure 4.12.6 (Riverside County, 2015b);

Findings of Fact:

- a) According to the County’s General Plan EIR, the Project site is located in an area with a “Moderate” susceptibility to wind erosion (Riverside County, 2015b, Figure 4.12.6). During construction, existing vegetative cover would be removed from the Project site, soils would be exposed, and the potential for wind-induced erosion and blowsand would increase, resulting in a potentially significant short-term impact. Following development of the proposed Project, soils on the site would be covered with impervious surfaces and landscaping would no longer be exposed to wind-related erosion hazards; thus, wind erosion and the loss of topsoil would be substantially reduced as compared to existing conditions. Nevertheless, the Project’s EIR shall analyze the potential short-term impacts associated with wind erosion and blowsand during Project construction as well as describe the Project’s proposed design features that would protect the Project from long-term wind erosion impacts.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts in regards to wind erosion and blowsand.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

4.1.7 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
21. Greenhouse Gas Emissions				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; County of Riverside Climate Action Plan (Riverside County, 2015c); Assembly Bill 32 (AB 32); Senate Bill 32 (SB 32).

Findings of Fact:

- a) Greenhouse gas (GHG) emissions associated with the proposed Project would primarily be associated with Project-related traffic. In addition, Project-related construction activities, energy consumption, water consumption, and solid waste generation also would contribute to the Project's overall generation of GHGs. Specifically, Project-related construction and operational activities would result in the emissions of carbon dioxide (CO₂), nitrogen dioxide (NO₂), and methane (CH₄), which are GHGs. Riverside County has prepared a Climate Action Plan (CAP), which sets forth requirements to which implementing developments must comply. A Project-specific GHG emissions report shall be prepared for the Project to evaluate consistency with the County's CAP. Additionally, the Project's potential impacts due to GHG emissions will be assessed in the required GHG emissions report based on consistency with California Assembly Bill 32 (AB 32) and Senate Bill 32 (SB 32). The results of the GHG emissions report shall be documented in the required EIR.
- b) As noted above under this discussion of Threshold 21(a), Project-specific GHG emissions report shall be prepared for the Project to evaluate consistency with the County's CAP. The GHG emissions report shall also evaluate the Project's consistency with AB 32 and SB 32, which are the primary policies/regulations adopted in the State of California to reduce GHG emissions. Thus, the Project's potential to result in a significant impact related to GHG emissions shall be based on its consistency with the County's CAP, AB 32, and SB 32. The required EIR shall document the findings of the Project-specific GHG emissions report and shall evaluate the Project for consistency with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to greenhouse gas emissions.

Monitoring: If required, the Project's EIR will set forth monitoring measures.

4.1.8 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
22. Hazards and Hazardous Materials				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
d. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials; Google Earth Pro (Google Earth, 2016); Department of Toxic Substances Control (DTSC) - Envirostor Database (DTSC, 2015)

Findings of Fact:

- a) A Phase I Environmental Site Assessment (ESA) shall be prepared for the Project site to evaluate the potential for hazardous conditions on-site, including hazards that may be associated with the use of pesticides or fertilizers as part of the historic agricultural operations on-site. The required EIR shall discuss the results of the Phase I ESA and evaluate whether existing site conditions have the potential to expose the public or the environment to the routine transport, use, or disposal of hazardous materials.

Heavy equipment that would be used during construction of the proposed Project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. This is a standard risk on all

construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonable consequence of the proposed Project than would occur on any other similar construction site.

The Project consists of a proposal to change the site's existing General Plan designations and zoning classifications to allow for future development of up to 513 residential dwelling units and 44.8 acres of recreational areas. Residential and recreational uses are not associated with the transport, use, or disposal of significant quantities of hazardous materials. Household goods used by residential homes that contain toxic substances are usually low in concentration and small in amount; therefore, there is no significant risk to humans or the environment from the use of such household goods. Residents would be required to dispose of household hazardous waste, including pesticides, batteries, old paint, solvents, used oil, antifreeze, and other chemicals, at a Household Hazardous Waste Collection Facility. Furthermore, the transport, use, and disposal of hazardous materials are fully regulated by the Environmental Protection Agency (EPA), State, and/or Riverside County.

Notwithstanding the foregoing discussion, there is the potential for hazardous materials to be present on the Project site under existing conditions, which in turn could result in significant impacts to the environment. The required EIR shall discuss the results of the Phase I ESA and evaluate whether existing site conditions have the potential to expose the public or the environment to the routine transport, use, or disposal of hazardous materials associated with existing site conditions.

- b) Refer to the discussion in Threshold 22(a), above.
- c) The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. During construction and at Project build-out, the proposed Project would be required to maintain adequate access for emergency vehicles. Accordingly, the Project would not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan, and further analysis of this subject is not required.
- d) The nearest existing school to the Project site is Lake Mathews Elementary School, located approximately 0.5-mile west of the Project site (Google Earth, 2016). Accordingly, the Project does not have the potential to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impact would occur and further analysis of this topic is not required.
- e) The Project site is not located on the list of hazardous materials sites pursuant to Government Code Section 65962.5 (DTSC, 2015). Regardless, a Phase I ESA for the Project site will be prepared to evaluate existing site conditions relative to hazardous material contamination. Any existing contaminants on the Project site shall be disclosed in the Phase I ESA, and shall be discussed in the required EIR.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts in regards to hazardous materials.

Monitoring: If required, the Project's EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
23. Airports				
a. Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Information Technology – Map My County (RCIT, 2016); Google Earth Pro (Google Earth, 2016)

Findings of Fact:

- a) The Project site is located approximately 5.2 miles southeast of the nearest runway at the Riverside Municipal Airport. The Project site is not located within any known Airport Influence SWAP Area or Airport Safety Zone (RCIT, 2016; Google Earth, 2016). The Project site is located within the vicinity a small private airstrip, however, based on aerial photographs from Google Earth, this airstrip has not been operational since at least 2011 because a large yellow “X” is painted at the beginning of the runway (a universal aviation symbol for a runway closed to all operations) and the runway has been covered in dirt. The Project site is not within the vicinity of any other private airstrips or heliports (RCIT, 2016; Google Earth, 2016). Accordingly, implementation of the project does not have the potential to result in an inconsistency with an Airport Master Plan, the Project will not require review by the Airport Land Use Commission, and the Project would not result in safety hazards for people residing or working in the area as the result of being in the vicinity of a public or private airport. Further analysis of airport-related impacts will not be required.
- b) Refer to the discussion in Threshold 23(a), above.
- c) Refer to the discussion in Threshold 23(a), above.
- d) Refer to the discussion in Threshold 23(a), above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
24. Hazardous Fire Area				
a. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Information Technology – Map My County (RCIT, 2016); Riverside County General Plan EIR No. 521, Figure 4.12.6 (Riverside County, 2015b);

Findings of Fact:

- a) The Riverside County General Plan and the RCIT identify the majority of the Project site as having a “Moderate” susceptibility to wildland fire hazards per Riverside County Ordinance No. 787, with the drainage areas and areas abutting the northern portion of the Project site as having a “Very High” potential for wildland fire hazards (Riverside County, 2015b, Figure 4.13.7; RCIT, 2016). Although the Greentree Ranch Specific Plan would include development standards and design guidelines to address wildland fire hazards, the Project has the potential to expose people or structures to the potential for significant risk of loss, injury, or death associated with wildland fire hazards and further analysis of this topic will be required in the Project’s EIR.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts in regards to fire hazards.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

4.1.9 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
25. Water Quality Impacts				
a. Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Source: CA Regional Water Quality Control Board (RWQCB) - Order No. R8-2010-0033 (RWQCB, 2010); Riverside County Ord. 754.1 (Stormwater Management/Discharge Controls) (Riverside County, 2016); Riverside County Information Technology – Map My County (RCIT, 2016); SARWQCB Santa Ana Region Basin Plan (RWQCB, 2008); FEMA Flood Insurance Rate Map (FIRM) Map No. 06065C1385G (FEMA, 2008); Western Municipal Water District *Urban Water Management Plan* (WMWD, 2016b); CA Department of Water Resources – Basin Maps (CDWR, 2013)

Findings of Fact:

- a) The Project would involve mass grading over a majority of the Project site except along portions of the Project boundary, within most of the north-south drainage areas in the western portion of the site, and within planned Open Space – Conservation areas in the west and portions of the

Open Space - Recreation area in the eastern portion of the site. Additionally, the two off-site roadway connections, which would extend from the southern boundary of the Project site to El Sobrante Road, would require additional off-site grading activity. Accordingly, existing drainage patterns on the Project site would be altered by necessary construction grading activities.

Construction grading activities involving soil disturbance would temporarily expose surficial soils with the potential for on-site erosion during a rainstorm event. In the long-term, development of the property with residential uses would increase the total area of impervious surfaces, thereby increasing the rate and volume of stormwater runoff and potentially resulting in off-site erosion downstream. Conversely, the conversion of pervious to impervious surfaces also would reduce the potential for on-site erosion and loss of topsoil in the long-term. To fully and more accurately determine the extent of potential erosion or siltation on- or off-site, a site-specific hydrology study shall be prepared for the Project site. The hydrology study shall evaluate the difference between existing and post-development drainage conditions and shall analyze the incremental increase in stormwater runoff (if any) generated by the increase in impervious surfaces resulting from development of the site. The results of the studies shall be summarized and incorporated into the Project's EIR.

The required EIR also shall evaluate the potential for long-term erosion and address Project design features (such as water quality management basins and detention basins) that are intended to reduce water flow velocities to pre-development conditions. The analysis shall consider the Project's required adherence to standard regulatory requirements including but not limited to Riverside County Ord. 754.1 (Stormwater Management/Discharge Controls), the requirements imposed by Riverside County's National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit (State Water Resources Control Board Order No. R8-2010-0033), the RWQCB's Water Quality Control Plan for the Santa Ana Basin (Basin Plan), and the required Project-specific Water Quality Management Plans (WQMP) that will include Best Management Practices (BMPs) to minimize sedimentation in stormwater runoff during both construction and long-term operation. The EIR also shall consider the County requirement for the preparation of a Storm Water Pollution and Prevention Plan (SWPPP) for controlling construction-related sediment (RWQCB, 2010).

- b) The California Porter-Cologne Water Quality Control Act (Section 13000 ["Water Quality"] et seq., of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act [CWA]) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the jurisdiction of the Santa Ana Regional Water Quality Control Board (SARWQCB). Water quality information for the Santa Ana River and other major water bodies within the Santa Ana Basin is contained in the Santa Ana RWQCB's Water Quality Control Plan for the Santa Ana Basin (updated June 2011). (RWQCB, 2008)

The CWA requires all states to conduct water quality assessments of their water resources to identify water bodies that do not meet water quality standards. Water bodies that do not meet water quality standards are placed on a list of impaired waters pursuant to the requirements of Section 303(d) of the CWA. Receiving waters for the property's drainage and the potential impact to the water quality of those receiving bodies shall be disclosed in the site-specific WQMP, and potential impacts to impaired water bodies shall be discussed in the EIR.

Project construction would generate potential water quality pollutants such as silt, debris, chemicals paints, and other solvents. As such, short-term water quality impacts have the potential to occur during Project construction in the absence of any protective or avoidance measures.

Pursuant to the requirements of the Santa Ana RWQCB and Riverside County, the Project would be required to obtain a National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, soil stockpiling, grading, and/or excavation that disturb at least one acre of total land area. In addition, the Project would be required to comply with the Santa Ana RWQCB's Water Quality Control Plan for the Santa Ana Basin. Compliance with the NPDES permit and the Water Quality Control Plan for the Santa Ana Basin involves the preparation and implementation of Storm Water Pollution Prevention Programs (SWPPPs) for construction-related activities, including grading. The SWPPPs would specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. The Project's compliance with the NPDES and SWPPP shall be fully analyzed and disclosed in the required EIR.

Under long-term operating conditions, water runoff from developed areas of the Project site may contain urban pollutants such as petroleum products, fertilizers, pesticides, soils, etc., which can degrade water quality if discharged from the site, including downstream receiving waters that are identified as impaired. To address potential pollutants, the Project would be required to implement Water Quality Management Plans (WQMPs), pursuant to the requirements of the RWQCB Order No. R8-2010-0033 (RWQCB, 2010). A Preliminary WQMP shall be prepared for the Project site, which shall identify structural and programmatic controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. The required EIR shall evaluate the measures identified in the preliminary WQMP to determine whether the measures are sufficient to prevent substantial amounts of pollutants of concern for receiving waters.

- c) The Project site is located just south of the Riverside-Arlington Groundwater Basin and does not propose the installation of any water wells that would directly extract groundwater (CDWR, 2013). Runoff from the site (following treatment from on-site water filtration basins) would be conveyed northerly via existing natural drainage channels, which would allow for continued groundwater infiltration into the Riverside-Arlington Groundwater Basin. Additionally, future operation of the Project site as a residential community would increase the demand for groundwater resources in the local area. According to the Western Municipal Water District (WMWD), in 2015 the Riverside-Arlington Basin provided 69-percent of the District's local supply, and the Project could result in an increase in the amount of groundwater relied upon by WMWD (WMWD, 2016b, p. 6-5). Accordingly, the Project's potential to interfere with groundwater recharge to the Riverside-Arlington Groundwater Basin, as well as the Project's future incremental demand for new groundwater resources will be analyzed in the required EIR.
- d) In the absence of an adequately designed stormwater system specific to the Project, the potential exists for the Project to exceed the capacities of existing or planned storm drainage systems and to degrade water quality from the discharge of urban pollutants. A hydrology study and WQMP shall be prepared for the Project to determine pre- and post-development drainage flows and to identify design specifications of the Project's storm drain system for collecting, treating, and conveying Project related stormwater prior to discharge from the site. The studies shall take into consideration the flow capacity of the existing and planned storm water drainage systems off-site and existing water quality impairments within the watershed. The results of the studies shall be summarized and incorporated into the required EIR.

- e) The proposed Project consists of the development of 513 residential dwelling units and 130.2 acres of recreational open space, open space conservation, water infiltration basins, and roadway circulation. According to FEMA Flood Insurance Rate Map (FIRM) Map No. 06065C1385G, the Project site is located within "Zone X (unshaded)," which is defined as an area not subject to 100-year flood hazards (FEMA, 2008). Accordingly, the Project has no potential to place housing or structures within a flood hazard zones that would potentially impede or redirect flood flows. No further analysis of this topic is required in the Project's EIR.
- f) Refer to discussion within Threshold 25(e), above.
- g) There are no conditions associated with the proposed Project beyond what is described above that could result in the substantial degradation of water quality. Nonetheless, the required EIR shall evaluate the Project's potential to result in other adverse effects to water quality.
- h) A total of five water quality management retention and/or detention basins are proposed on the Project site, which could hold standing water and attract vectors (e.g., mosquito formation). Aside from these five basins, there are no other conditions associated with Project that could result in significant environmental effects (e.g. increased vectors or odors). BMPs and other features are required to be identified as part of Project-specific hydrology studies and preliminary WQMPs. The required EIR shall evaluate whether the on-site detention facilities and BMPs would create conditions that could produce vector control issues or odors, and shall identify mitigation measures as appropriate to reduce such impacts to less than significant levels.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to hydrology and water quality.

Monitoring: If required, the Project's EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
26. Floodplains Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked. NA - Not Applicable <input type="checkbox"/> U - Generally Unsuitable <input checked="" type="checkbox"/> R - Restricted <input type="checkbox"/>				
a. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Changes in absorption rates or the rate and amount of surface runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Expose people or structures to a significant risk of loss, injury or death involving flooding,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?				
d. Changes in the amount of surface water in any water body?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan EIR No. 521, Figure 4.11.2 (Riverside County, 2015b); Google Earth Pro (Google Earth, 2016)

Findings of Fact:

- a) A hydrology study will be required for the Project site to evaluate the difference between existing and post-development drainage conditions and to identify design specifications of the Project’s storm drain system for collecting, treating, and conveying Project related stormwater prior to discharge. Although the Project has the potential to alter the existing drainage pattern of the site, change absorption rates, and result in increased rates of surface runoff, actual flooding on- or off-site is not likely to occur due to the proposed construction of on-site retention basins and storm drain facilities as would be required by Riverside County. Nevertheless, the required EIR shall incorporate the findings of the hydrology study and evaluate the proposed drainage system for the Project and its potential to result in flooding on- or off-site as well as its impact on absorption rates.
- b) Refer to discussion in Threshold 26(a), above.
- c) According to the County’s General Plan EIR and aerial photography provided by Google Earth, the southwestern portions of the Project site are located within the Lake Mathews dam inundation zone, indicating that portions of the Project site may potentially be subject to a significant risk as result of the failure of a dam or levee (Riverside County, 2015b, Figure 4.11.2). Accordingly, the required EIR will further discuss the findings of the Project’s hydrology study and geotechnical analysis to determine the potential risks associated with dam inundation.
- d) The largest body of water near the Project site is Lake Mathews, located approximately 0.5 mile southwest of the Project site; however, the Project is not tributary to Lake Mathews. Nonetheless, any changes in the rate or amount of runoff leaving the site in its post-development condition may have the potential to affect water levels in downstream water bodies. Accordingly, this issue shall be documented in the Project’s required hydrology study, and the required EIR shall evaluate whether changes in the rate or amount of runoff would adversely affect water levels at any of the downstream tributaries for the Project site.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts in regards to flooding.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

4.1.10 Land Use Planning

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

Source: Project Application Materials; Riverside County General Plan Land Use Element (Riverside County, 2015a); City of Riverside General Plan Land Use Element (City of Riverside, 2007)

Findings of Fact:

- a) Under existing conditions, the Riverside County General Plan Land Use Plan designates the Project site as “Rural Community – Low Density Residential (RC-LDR),” “Rural Community – Very Low Density Residential (RC-VLDR),” and “Rural Community – Estate Density Residential (RC-LDR).”

The Project’s Specific Plan Land Use Plan proposes to amend the land uses for the 327.4-acre Project site to include 197.2 acres of RC-LDR land uses, 44.8 acres of Open Space – Recreation areas, 56.3 acres of Open Space – Conservation, 5.4 acres of Open Space – Water, and 23.7 acres dedicated for circulation. The Project also proposes 5.9 acres of off-site improvements for utility and roadway connections associated with the proposed Project. The Project would remain consistent with the total amount of units allowed on the site under the existing General Plan Land Use designations. Additionally, the Project would remain consistent with LMWAP Policy 1.6, which applies to the El Sobrante Policy Area and encourages the “clustering of dwelling units when it would avoid the development of areas constrained by physical features or sensitive resources.” (Riverside County, 2015d, p. 21) Nonetheless, the required EIR shall analyze and determine whether adverse physical effects would result from implementation of the land uses planned for the site by the proposed Project.

- b) According to the City of Riverside’s General Plan Land Use Element, the Project site is located within the City of Riverside’s southern Sphere of Influence (SOI) (City of Riverside, 2007, Figure LU-1). The City of Riverside does not designate land uses with the City’s southern SOI; however, due to Project site’s location within the City of Riverside’s SOI, the Project may affect existing land uses in the City of Riverside SOI. Accordingly, the required EIR shall analyze and determine whether adverse physical effects would result from the alteration of present and planned land uses on the site as proposed by the Project.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts in regards to land use changes.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
28. Planning				
a. Be consistent with the site's existing or proposed zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Be compatible with existing surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be compatible with existing and planned surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials; Riverside County Information Technology – Map My County (RCIT, 2016);

Findings of Fact:

- a) The entirety of the Project site is zoned for “Light Agriculture (A-I-10)” under existing conditions, and the Project proposes to amend the zoning designation of the entire Project site to “Specific Plan Zone (S-P)” in order to allow for the future development of a residential community in general conformance with the site’s underlying General Plan land use designations (refer to the discussion of Threshold 26(a)). (RCIT, 2016). The proposed Change of Zone would formalize zoning boundaries, acreages, and unit allocations that reflect the land use designations within SP 394. Although the Project’s proposed Change of Zone would largely conform to the planned zoning for the site as planned by the General Plan, the required EIR shall nonetheless discuss potential physical environmental effects associated with the proposed change in the site’s existing zoning.
- b) Zoning classifications for properties that surround the Project site include the following: Residential Agricultural (R-A-1), Specific Plan (S-P), Single-Family Residential (R-1), and Light Agricultural (A-I-10) to the north; Light Agriculture (A-I-10) to the east; Light Agriculture (A-I-10) and Light Agriculture with Poultry (A-P) to the south; and Specific Plan (S-P) to the west. Of these zoning classifications, the Project’s proposed residential and open space uses would be compatible with the surrounding R-A-1, R-1, and S-P zoning classifications, as these zoning classifications primarily are intended to support residential land uses. However, the proposed Project is potentially incompatible with the agriculture zoning classifications to the north, east, and south of the site. Accordingly, the required EIR shall evaluate the Project’s potential to create physical environmental effects associated with the zoning classifications of adjacent properties.

- c) Existing land uses to the north of the Project site include undeveloped land, agricultural groves, and sparse collections of single-family detached homes (both developed and under construction). Planned developments north of the Project site include Tract Map No. 36475 (Kraemer Ranch) (which will provide 171 dwelling units) and Tract Map No. 36390 (Citrus Heights) (which will provide 343 dwelling units). Land uses south of the Project site include agricultural fields, groves, undeveloped/vacant land, and accessory structures and residences that support agricultural activity. Tract Map No. 36730 (Lake Ranch) is also planned for development south of the Project site and will provide to 272 single-family homes. Land uses east of the Project site include an agricultural grove and vacant, undeveloped land that has been subject to weed abatement. Land uses west of the Project site include agricultural fields and groves, accessory structures in support of agricultural activity, single-family detached residences, and a community comprised of low and medium density residential uses. The Project's potential to conflict with existing agricultural land uses surrounding the Project site shall be evaluated in the required EIR.

Existing General Plan land use designations surrounding the Project site include the following: "Rural Community – Very Low Density Residential," "Rural Community – Low Density Residential," "Rural Community – Estate Density Residential," and "Open Space – Conservation" to the north and south and "Rural Residential" and "Low Density Residential" to the east and west (RCIT, 2016). The Project's proposed Rural-Community - Low Density Residential, recreational, and open space uses would be compatible with the surrounding low density residential, very low density residential, estate density residential, rural residential, and open space land use designations. However, the Project's potential to conflict with agricultural land uses to the north, east, south, and west of the site shall be evaluated in the required EIR.

- d) A Project-specific land use analysis is required in the EIR to determine if the proposed Project is consistent with applicable policies from the Riverside County General Plan, the LMWAP (inclusive of the El Sobrante Policy Area), the Western Riverside County MSHCP, the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), and the SCAQMD AQMP. The results of the analysis shall be presented in the required EIR.
- e) The proposed Project would have no potential to disrupt or divide the physical arrangement of existing communities because the Project site is located on undeveloped land that does not provide a connection between existing established neighborhoods. Additionally, the proposed Specific Plan would establish vehicular and non-vehicular connections both within the Project site and to off-site facilities (sidewalks, bike lanes, etc.). Accordingly, no impact would occur, and further discussion and analysis of this topic is not required.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts in regards to zoning and land use changes.

Monitoring: If required, the Project's EIR will set forth monitoring measures.

4.1.11 Mineral Resources

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

Source: Riverside County General Plan EIR No. 521, Figure 4.14.1 (Riverside County, 2015b); Riverside County Information Technology – Map My County (RCIT, 2016); Google Earth Pro (Google Earth, 2016); California Department of Conservation, Mineral Resources Maps for the Temescal Valley (CDC, 1991)

Findings of Fact:

- a) According to mapping information from the California Department of Conservation (CDC), the Project site is located within the “MRZ-3” Mineral Resource Zone. This category represents “Areas containing known or inferred mineral occurrences of undetermined mineral resource significance” (CDC, 1991, Plates 2A, 3A, 4A, 5A, and 6A). Accordingly, implementation of the proposed Project would not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State, and no impact would occur. No further analysis of these subjects is required.
- b) Neither the County’s General Plan nor the LMWAP identify the Project site as comprising a locally important mineral resources recovery site, and there are no other plans applicable to the Project site that designate it for mineral resources recovery. Accordingly no impact would occur and no further analysis of this subject is required in the Project’s EIR.
- c) According to Riverside County GIS records, there have been no surface mining permits issued within the Project vicinity, indicating that there are no existing surface mines in the Project vicinity (RCIT, 2016). Additionally, there are no State classified or designated areas for mineral resources within the Project vicinity. There are no mines or quarries proposed by the Project nor are any existing or former mines known to exist on the site or in the surrounding area (Google Earth, 2016). Due to the lack of surface mines in the Project vicinity, the Project would not expose people or property to hazards resulting from past or present mining activities, nor would the

Project be an incompatible use with any proposed or existing surface mines. As such, no further analysis of this subject is required.

d) Refer to the discussion within Threshold 29(c), above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.12 Noise

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
Definitions for Noise Acceptability Ratings Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked. NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable C - Generally Unacceptable D - Land Use Discouraged				
30. Airport Noise				
a. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Information Technology – Map My County (RCIT, 2016); Google Earth Pro (Google Earth, 2016)

Findings of Fact:

- a) The Project site is located approximately 5.2 miles southwest of the nearest runway at the Riverside Municipal Airport, which is the nearest public airport facility. The Project site is not located within any known Airport Influence Area or Airport Safety Zone for any public airports. A small, private airstrip is located approximately 0.5-mile south of the Project site (north of Lake Mathews); however, based on aerial photographs from Google Earth, this airstrip has not been operational since at least 2011. The Project site is not located within the vicinity of any active private airports or heliports. (RCIT, 2016; Google Earth, 2016) Accordingly, implementation of the project does not have the potential to result in an inconsistency with an Airport Master Plan and the Project would not expose people residing or working in or near an airport/airstrip in the

vicinity of the Project site to excessive noise levels. Further analysis of airport-related impacts will not be required.

b) Refer to the discussion within Threshold 30(a), above.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
31. Railroad Noise NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County Information Technology – Map My County (RCIT, 2016); Riverside County General Plan EIR No. 521, Figure 4.15.4 (Riverside County, 2015b); Google Earth Pro (Google Earth, 2016); Riverside County General Plan Circulation Element

Findings of Fact:

The Project does not propose the use of rail and would not generate railroad noise. Although the Project would not result in the generation of railroad-related noise, the Project proposes to develop the site with residential, recreational, and open space uses, which are noise sensitive receptors that could be adversely affected by noise from off-site rail activity. However, according to the County’s General Plan EIR, which contains current information about noise levels associated with rail lines throughout the County, land uses located more than 3,600 feet away from railroad lines would be subject to noise levels less than 60 dBA (Riverside County, 2015b, Figure 4.15.4). The nearest rail corridor to the Project site is located approximately 2.6 miles (13,782 feet) to the northwest (Metrolink rail line); accordingly, future residences on-site would not be exposed to noise from railroad operations that exceed County standards and no impact would occur (Google Earth, 2016). Accordingly, further analysis of this topic is not required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
32. Highway Noise NA <input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Google Earth Pro (Google Earth, 2016); Lake Mathews / Woodcrest Area Plan, Figure 7 (Riverside County, 2015d); Riverside County General Plan Circulation Element and Noise Element

Findings of Fact:

The Project site is located approximately 0.2-mile north of El Sobrante Road, which is classified as an Arterial Highway by the LMWAP (Google Earth, 2016; Riverside County, 2015d, Figure 7). As such, future residences at the Project site, particularly those residing on the southern portion of the site, may be exposed to highway-related noise levels that exceed the County’s significance thresholds for noise, as established by the County’s General Plan Noise Element. Additionally, the Project would produce approximately 4,890 average daily vehicular trips, which have the potential to contribute to off-site traffic-related noise that could exceed the County’s noise standards. Accordingly, impacts due to highway-related noise represent a potentially significant impact for which a Project-specific noise impact analysis shall be prepared to evaluate the Project’s potential to expose future on-site residential land uses and off-site existing noise sensitive uses to noise levels exceeding the County’s standards. The results of the noise study shall be disclosed in the required EIR, along with any recommended mitigation measures to reduce impacts to the maximum feasible extent.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
33. Other Noise NA <input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials; Site Reconnaissance

Findings of Fact:

The Project does not contain any other aspects that would qualify as “other noise” that have not been addressed by the other thresholds. Accordingly, no impact would occur and further analysis of this topic is not required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Project Application Materials; Riverside County Ordinance No. 847 – Regulating Noise (Riverside County, 2016)

Findings of Fact:

- a) Build-out and long-term operation of the Project would generate increased vehicular traffic, which has the potential to cause an increase in ambient noise levels. Additionally, future residences on-site have the potential to be exposed to noise levels that exceed the County’s interior and exterior noise standards for residential uses (45 dBA and 65 dBA, respectively). A site-specific acoustical study shall be prepared for the proposed Project to identify potential increases in ambient noise during Project operation, and to analyze whether future on-site residences would be exposed to noise levels exceeding the County’s interior and exterior noise standards, and to determine the potential for Project-related noise to increase ambient noise to a level that would be considered substantial and permanent compared to existing conditions and that would result in noise levels in excess of those permitted by the County’s General Plan Noise Element. The results of the acoustical study shall be summarized and incorporated into the required EIR.
- b) During Project-related construction activities, there would be a temporary or periodic increase in ambient noise levels in the Project vicinity above existing levels due to temporary construction traffic and the temporary and periodic operation of construction equipment. Riverside County Ordinance No. 847 regulates noise throughout unincorporated Riverside County, but explicitly exempts construction-related noise provided construction does not occur between the hours of 6:00 pm and 6:00 am during the months of June through September or between the hours of 6:00 pm and 7:00 am during the months of October through May (Riverside County, 2016). Regardless, a site-specific acoustical study shall be prepared for the Project to identify the potential for temporary or periodic increases in ambient noise levels and whether the projected increase would be considered substantial compared to existing conditions. The results of the acoustical study shall be summarized and incorporated into the required EIR.

- c) Project-related construction activities as well as long-term operational activities (including projected increases in vehicular travel along area roadways) may expose persons in the vicinity of the Project site to noise levels in excess of standards established by the County's General Plan and County Ordinance No. 847, *Regulating Noise*. An acoustical analysis shall be prepared and the required EIR shall analyze the potential for the Project to expose people, on- or off-site, to noise levels in excess of established noise standards.
- d) Construction activities on the Project site may produce groundborne vibration or groundborne noise levels during earthwork/grading and/or during the operation of heavy machinery. Operationally, the proposed residential, recreational, and open space uses are not anticipated to result in any groundborne vibration impacts. Nonetheless, the required EIR shall analyze the potential of the Project to expose persons to excessive groundborne vibration during both construction and long-term operation.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to noise.

Monitoring: If required, the Project's EIR will set forth monitoring measures.

4.1.13 Population and Housing

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
35. Housing				
a. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Information Technology – Map My County (RCIT, 2016); Riverside County General Plan – Appendix E-1 (Riverside County, 2015a)

Findings of Fact:

- a) Under existing conditions, no housing units are located on the Project site. As such, implementation of the proposed Project would not displace substantial numbers of people or existing housing, necessitating the construction of replacement housing elsewhere. Additionally, development of the proposed Project would increase the number of available housing units in Riverside County. Accordingly, no impact would occur and further analysis of this topic is not required.
- b) The Project proposes to develop the site with 197.2 acres of residential land uses and 44.8 acres of recreational land uses. The Project would provide new housing opportunities to the region and would not generate any demand for new affordable housing within the County. Additionally, the Project does not propose land uses that would generate employment (i.e., schools, commercial buildings, etc.) that would result in an increased demand for affordable housing. Implementation of the proposed Project would create 513 additional residential units in Riverside County, which would help meet housing demands for Riverside County. Accordingly, no impact would occur and further analysis of this topic is not required.
- c) Refer to discussion in Threshold 35(a), above. No impact would occur and further analysis of this topic is not required.
- d) The Project site is not located within or near a County Redevelopment Area (RCIT, 2016). Thus, no impact would occur and further discussion of this impact is not required.
- e) The Project proposes a community with primarily residential land uses. Implementation of the proposed Project would result in the development of up to 513 dwelling units. According to the population generation rates for the Lake Mathews / Woodcrest Area Plan (3.34 persons/du), the Project would yield a future population of approximately 1,714 residents at build-out (Riverside County, 2015a, Appendix E-1). Nonetheless, as described in Threshold 27(a), above, the Project would remain consistent with the total amount of units allowed on the site under the existing General Plan Land Use designations. Implementation of the Project would not exceed local or regional population projections for the site; thus, a less-than-significant impact would occur and further discussion of this impact is not required.
- f) Implementation of the Project would provide 513 residential units which would potentially result in the addition of up to 1,714 new residents to the area. Additionally, the Project would install infrastructural improvements such as paved roads and access to improved and expanded water and sewer lines which could indirectly induce growth in the local area. However, off-site improvements would merely upgrade existing facilities as needed to support development of the site, and would not accommodate any new growth in the area beyond what is already accommodated by existing facilities. Additionally, the majority of surrounding properties are either entitled for development or under construction, and there is no component of the project that would increase the rate of development on surrounding lands. Thus, the potential for the Project to induce substantial population growth would be less than significant, and no further analysis of this topic is required.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

4.1.14 Public Services

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

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
36. Fire Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan – Appendix E-1 (Riverside County, 2015a); Riverside County General Plan EIR No. 521 – Public Facilities (Riverside County, 2015b)

Findings of Fact:

Buildout of the proposed Project would result in the introduction of approximately 513 new residential dwelling units (structures) on-site and would increase the County’s population by up to 1,714 persons (Riverside County, 2015a, Appendix E-1). According to the County’s General Plan EIR, the appropriate fire service ratio is one fire station per every 2,000 dwelling units and the acceptable fire service response time is 10 minutes for suburban and rural community areas (Riverside County, 2015b, p. 4.17-9, p. 4.17-19). The increase in buildings and population on-site has the potential to directly or cumulatively impact the County’s existing fire protection services, and could result in the need for new or physically altered facilities as necessary to maintain acceptable service ratios, response times, or other performance objectives. Accordingly, impacts would be potentially significant and shall be evaluated in the required EIR.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to fire services.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
37. Sheriff Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan – Appendix E-1 (Riverside County, 2015a); Riverside County General Plan EIR No. 521 – Public Facilities (Riverside County, 2015b)

Findings of Fact:

Buildout of the proposed Project would result in the introduction of approximately 513 new residential dwelling units (structures) on-site and would increase the County’s population by up to 1,714 persons

(Riverside County, 2015a, Appendix E-1). According to the County’s General Plan EIR, the acceptable ratio for police services is 1.5 sworn officers per every 1,000 persons, indicating that the Project would generate an additional demand for approximately three sworn officers (Riverside County, 2015b, Table 4.17-H). The increase in buildings and population on-site has the potential to directly or cumulatively impact the County’s existing sheriff protection services, and could result in the need for new or physically altered facilities as necessary to maintain acceptable service ratios, response times, or other performance objectives. Accordingly, impacts would be potentially significant and shall be evaluated in the required EIR.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to sheriff services.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

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

Source: Riverside County Information Technology – Map My County (RCIT, 2016); Riverside County General Plan – Appendix E-1 (Riverside County, 2015a)

Findings of Fact:

The Project site is located within the Riverside County Unified School District (RCUSD) (RCIT, 2016). Buildout of the proposed Project would result in the introduction of approximately 513 new residential dwelling units (structures) on-site and would increase the County’s population by up to 1,714 persons (Riverside County, 2015a, Appendix E-1). Using the student generation factors within Table 4.17-R of the County’s General Plan EIR, the Project would generate approximately 633 elementary students, 345 middle school students, and 422 high school students per year (Riverside County, 2015b, p. 4.17-61). The increase in population on-site has the potential to directly or cumulatively impact existing schooling services as provided by the RCUSD, and could result in the need for new or physically altered RCUSD facilities. Accordingly, impacts would be potentially significant and shall be evaluated in the required EIR.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to schools.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

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

Source: Riverside County General Plan – Appendix E-1 (Riverside County, 2015a); Riverside County General Plan EIR No. 521 – Public Facilities (Riverside County, 2015b)

Findings of Fact:

Buildout of the proposed Project would result in the introduction of approximately 513 new residential dwelling units (structures) on-site and would increase the County’s population by up to 1,714 persons (Riverside County, 2015a, Appendix E-1). According to the County’s General Plan EIR, an appropriate service criteria for library services is 0.5 square foot of library space and 2.5 volumes per person in the population (Riverside County, 2015b, p. 4.17-66). Using these criteria, the Project’s estimated population would generate a demand for 857 sq. ft. of library space and 4,285 volumes. The increase in population on-site has the potential to directly or cumulatively impact the County’s existing library services, and could result in the need for new or physically altered library facilities. Accordingly, impacts would be potentially significant and shall be evaluated in the required EIR.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to library services.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
40. Health Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan – Appendix E-1 (Riverside County, 2015a); Riverside County General Plan EIR No. 521 – Public Facilities (Riverside County, 2015b)

Findings of Fact:

Buildout of the proposed Project would result in the introduction of approximately 513 new residential dwelling units (structures) on-site and would increase the County’s population by up to 1,714 persons (Riverside County, 2015a, Appendix E-1). According to the County’s General Plan EIR, an appropriate service criteria for health services is 1.9 hospital beds per every 1,000 people within the population (Riverside County, 2015b, p. 4.17-78). Using this criterion, the Project’s estimated population would generate a demand for approximately 4 hospital beds. The increase in population on-site has the potential to directly or cumulatively impact the County’s existing health services, and could result in the need for new or physically altered health facilities. Accordingly, impacts would be potentially significant and shall be evaluated in the required EIR.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to health services.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

4.1.15 Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
4.1. Parks and Recreation				
a. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Information Technology – Map My County (RCIT, 2016); Riverside County Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications) (Riverside County, 2016); Project Materials

Findings of Fact:

- a) The Project proposes the construction of 44.8 acres of on-site parkland, the construction of which would have the potential to result in physical impacts. These physical impacts shall be evaluated throughout the required EIR under the appropriate environmental issue areas (e.g., biological resources, cultural resources, construction-related air quality impacts, etc.). Additionally, the required EIR shall disclose whether the proposed Project would result in or require improvements to parkland off-site in order to meet the County of Riverside’s parkland requirement of 3.0 acres of parkland per 1,000 residents (pursuant to Riverside County Ordinance No. 460 §10.35), or if the Project would require off-site parkland development that could result in significant physical impacts to the environment.
- b) The Project proposes a total of 44.8 acres of active and passive parkland within the Greentree Ranch Specific Plan. It is anticipated that the 44.8 acres of proposed parkland are more than adequate to meet the recreation demands of the Specific Plan, which requires the provision of only 5.14 acres of parkland based on the future development of up to 513 dwelling units within the entire Specific Plan area (513 households x 3.34 persons per household x 3.0 acres ÷ 1,000 persons = 5.14 acres). Nonetheless, future residents of the proposed Project have the potential to include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility could occur or be accelerated. Potential impacts to existing parkland facilities shall be evaluated in the required EIR.
- c) According to the RCIT, the Project site is not located within a Community Service Area (RCIT, 2016). The Project site is located within the jurisdiction of the Riverside County Regional Park and Open-Space District Strategic Plan (2011). Accordingly, the EIR will evaluate whether the

Project complies with the parkland provision requirements established by the Riverside County Regional Park and Open-Space District and Riverside County Ordinance No. 460.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to parks and recreation services.

Monitoring: If required, the Project's EIR will set forth monitoring measures.

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

Source: Lake Mathews / Woodcrest Area Plan, Figure 8 (Riverside County, 2015d); Project application materials

Findings of Fact:

According to Figure 8 of the LMWAP, a Class I Bike Path is planned along El Sobrante Road, which is located 0.6 mile south of the Project site; a Regional Trail runs alongside McAllister Avenue, which abuts the western boundary of the Project site; and a Community Trail runs along the Project site's southern boundary and traverses the western portion of the Project site (Riverside County, 2015d, Figure 8). Buildout of the Greentree Ranch Specific Plan would include recreational trails throughout the Project site. The required EIR shall evaluate whether the Project would conflict with any planned recreational trail alignments within the Project area, and also shall evaluate the physical impacts to the environment resulting from the construction of such trails.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to recreational trails.

Monitoring: If required, the Project's EIR will set forth monitoring measures.

4.1.16 Transportation/Traffic

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
43. Circulation				
a. Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Cause an effect upon circulation during the project's construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Traffic Impact Analysis Preparation Guide (Riverside County, 2008); Riverside County Congestion Management Program (RCTC, 2011); Google Earth Pro (Google Earth, 2016); Lake Mathews / Woodcrest Area Plan, Figure 8 (Riverside County, 2015d); Project application materials; Riverside County Information Technology -- Map My County (RCIT, 2016).

Findings of Fact:

- a) Build out of the proposed Project would add vehicular traffic to the local and regional roadway network, which has the potential to adversely affect the performance of the circulation system on a direct and/or cumulative basis. A site-specific traffic study shall be prepared, in accordance with the Riverside County Transportation Department's *Traffic Impact Analysis Preparation Guide* that quantifies the volume of vehicular traffic anticipated to and from the Project site. The traffic study shall model the effects of Project-related traffic on the local circulation system, taking all modes

of transportation into account. The traffic analysis study area for local roads shall be defined as intersections of collector roads or higher that receive 50 or more Project-related peak hour trips in accordance with the Traffic Impact Analysis Preparation Guide. The required EIR shall disclose the findings of the site-specific traffic study and evaluate the Project's potential to conflict with the County's General Plan Circulation Element and other applicable plans, ordinances, and policies that establish a minimum level of performance for the local circulation system.

- b) It is not anticipated that the Project would impact Riverside County Congestion Management Program (CMP) facilities due to the lack of CMP facilities in the area. The nearest CMP facility is Van Buren Boulevard, located approximately 1.2 miles northeast of the site, but it is unlikely the Project would contribute more than 50 peak hour trips to this facility. Regardless, the Project's required Traffic Impact Assessment shall evaluate all intersections of collector roads or higher that receive 50 or more Project-related peak hour trips. If any CMP facilities would be impacted by the Project, such impacts shall be disclosed in the required EIR.
- c) The Project site is located approximately 5.2 miles southwest of the nearest runway at the Riverside Municipal Airport. A small, private airstrip is located approximately 0.5-mile south of the Project site (north of Lake Mathews); however, based on aerial photographs from Google Earth, this airstrip has not been operational since at least 2011. The Project site is not located within any known Airport Influence Area or Airport Safety Zone or within the vicinity of an active private airstrip or heliport (RCIT, 2016; Google Earth, 2016). Accordingly, implementation of the project does not have the potential to result in a change in air traffic patterns that would pose substantial safety risks to local and/or future Project residents, or that could adversely affect the safety of aircraft operations associated with the airport. No further analysis of this topic is required in the Project's EIR.
- d) As noted under Threshold 43(c), the Project site is not located within any known Airport Influence Area or Airport Safety Zone and would not result in a change in air traffic patterns that would pose substantial safety risks to local and/or future Project residents. Additionally, the nearest rail corridor to the Project site is located approximately 2.6 miles (13,782 feet) to the northwest and there are no waterborne traffic routes in the Project vicinity that could be affected by the proposed Project; thus, further analysis of potential impacts to air, rail, or waterborne traffic is not required. (Google Earth, 2016)
- e) All proposed improvements within the public rights-of-way would be installed in conformance with County design standards. Nonetheless, a site-specific traffic impact analysis shall be prepared for the Project and shall evaluate the potential of hazards due to design features on the Project site. The results shall be disclosed in the required EIR.
- f) The proposed Project would install public or private roadway improvements on-site that would require long-term maintenance. Additionally, road improvements along El Sobrante Road and McAllister Avenue are proposed as part of the Project and would require maintenance by the County. Project-related roadway maintenance would be accomplished through the mandatory payment of Development Impact Fees by the Project Applicant and a less-than-significant impact would occur.
- g) There are no improved roadway facilities traversing the Project site under existing conditions. Improvements along El Sobrante Road and McAllister Avenue are proposed as part of the Project, and traffic in the local vicinity may be affected as a result. As such, analysis of the Project's construction-related impacts to traffic shall be included in the required EIR to determine the

Project’s potential to affect local circulation during improvements to McAllister Road and El Sobrante Road.

- h) The proposed Project would not affect any local area roadways that serve as emergency access routes during near-term construction or long-term operation. During the course of the County of Riverside’s required review of the Project’s applications, the Project’s design would be required to provide adequate emergency access to and from the site and around the proposed buildings. With required adherence to Riverside County requirements for emergency vehicle access, no impacts would occur and further analysis of this issue is not required.
- i) According to Figure 8 of the LMWAP, a Class I Bike Path is planned along El Sobrante Road, which is located 0.58-mile south of the Project site; a Regional Trail runs alongside McAllister Avenue, which abuts the western boundary of the Project site; and a Community Trail runs along the Project site’s southern boundary and traverses the western portion of the Project site (Riverside County, 2015d, Figure 8). The Project area is not currently served with bus service by the Regional Transportation Agency (RTA); therefore, the Project is not required to provide transit support facilities. Although the Project would not result in any impact to transit facilities, the project has the potential to result in impacts to planned or existing LMWAP bike and/or pedestrian trails, and further discussion of this topic will be provided in the Project’s EIR.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to traffic and circulation.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

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

Source: Lake Mathews / Woodcrest Area Plan, Figure 8 (Riverside County, 2015d)

Findings of Fact:

According to Figure 8 of the LMWAP, a Class I Bike Path is planned along El Sobrante Road, which is located 0.58-mile south of the Project site (Riverside County, 2015d, Figure 8). There is potential that the Project could conflict with the planned LMWAP Class I bicycle route along El Sobrante Road, or could otherwise substantially decrease the performance or safety of the El Sobrante planned bicycle facility. The required EIR shall discuss and evaluate the potential impacts to bike trails resulting from the Project.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to bicycle trails.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

4.1.17 Utility and Service Systems

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
45. Water				
a. Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Western Municipal Water District – 2015 Urban Water Management Plan (WMWD, 2016b); Project Application Materials

Findings of Fact:

- a) The Project site is located within the service area of the Western Municipal Water District (WMWD, 2016b, Figure 3-3). The proposed Project would install connections to existing WMWD water conveyance lines. Off-site improvements also may be necessary to provide adequate service to the site. The required EIR shall describe the Project’s proposed water and wastewater conveyance facilities, and shall evaluate whether the construction of such facilities would result in significant environmental effects.
- b) The operation of 513 residential units and 44.8 acres of recreational land uses on the Project site would result in an increase in potable water demand from the local WMWD. According to the Water Supply Assessment (WSA) prepared by the Western Municipal Water District for the Project, considering the potable water demand for each household, recreational area, and landscaping area throughout the site, the Project’s demand for potable water would be 1,188 acre-feet/year (AFY) (WMWD, 2016a, p. 45). This amount represents approximately 5.1-percent of the total potable water demand for the 2015 calendar year. As described in Project’s WSA, the total projected water supplies available to the WMWD during normal, single-dry and multiple-dry years throughout the next 20-year period would be sufficient to meet the projected water demands of the Project (WMWD, 2016a, p. 52). Although impacts would be less than significant, the required EIR shall nonetheless include additional discussion and analysis of the Project’s potential impact due to water supplies.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to water supply.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
46. Sewer				
a. Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Western Municipal Water District – 2015 Urban Water Management Plan (WMWD, 2016b); Project Application Materials

Findings of Fact:

- a) Wastewater services are provided to the Project site by the Western Municipal Water District (WMWD, 2016b, Figure 3-3). The proposed Project would install connections to WMWD wastewater conveyance lines, the construction of which could potentially result in physical environmental impacts. Off-site improvements also may be necessary to provide adequate services to the site. Additionally, Project wastewater flows could potentially exceed the treatment capacity at the wastewater treatment facility to which Project wastewater flows would be conveyed. Accordingly, the required EIR shall evaluate whether the Project's demand for sewer service and/or the construction of necessary infrastructure would result in impacts to the environment.
- b) Sewer flows generated by the proposed Project have the potential to result in deficient sewer capacity at the wastewater treatment facility to which Project wastewater flows would be conveyed. The required EIR shall evaluate whether there is adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to sewer services.

Monitoring: If required, the Project's EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
47. Solid Waste				
a. Is the project served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials; Riverside County General Plan EIR No. 521 – Public Facilities (Riverside County, 2015b); Riverside County Countywide Integrated Waste Management Plan (Riverside County, 1996).

Findings of Fact:

- a) The Project site would be served by solid waste disposal services provided by the Riverside County Waste Management Department (RCWMD) (Riverside County, 2015b, 4.17-36). The operation of 513 residential units and 44.8 acres of recreational land uses on the Project site would generate an increase solid waste that would require off-site disposal. The required EIR shall evaluate whether the Project's incremental contribution of solid waste to landfill facilities would result, on a direct or cumulative basis, in an exceedance to the available capacity of the landfills. The required EIR also shall evaluate whether any new or expanded solid waste facilities would be required to serve the Project.
- b) Solid waste that would be generated during the Project's construction and operational phases have the potential to conflict with federal, state, and local statutes and regulations related to solid wastes, including the Countywide Integrated Waste Management Plan (Riverside County, 1996). The Project's potential to conflict with federal, state, and local statutes and regulations related to solid wastes shall be evaluated in the required EIR.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to solid waste services.

Monitoring: If required, the Project's EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
48. Utilities				
Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a. Electricity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Natural gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Communications systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Storm water drainage?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Street lighting?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Maintenance of public facilities, including roofs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Other governmental services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Project application materials

Findings of Fact:

- a) - g) Development of the Project site with 513 residential units and 44.8 acres of recreational land use would require the construction of a variety of utilities on- and/or off-site, including electrical, natural gas, communications systems, storm water drainage facilities, street lighting, and other facilities. The environmental impacts associated with on- or off-site construction of these facilities shall be evaluated in the required EIR.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts in regards to the provision of utilities.

Monitoring: If required, the Project’s EIR will set forth monitoring measures.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
<i>Would the project:</i>				
49. Energy Conservation				
a. Would the project conflict with any adopted energy conservation plans?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: California Building Standards Code; Project Application Materials

Findings of Fact:

- a) There are no adopted energy conservation plans that are applicable to the proposed Project; therefore, the Project would not conflict with any adopted energy conservation plans. The Project is anticipated to result in an increase in energy demand compared to existing conditions.

However, the Project would be required to comply with the California Building Standards Code, which contains stringent energy efficiency practices related to the use of efficient appliances and building materials, water usage, landfill waste diversion/recycling, etc. Nonetheless, the Project's consistency with applicable energy standards and the California Building Standards Code will be further discussed in the Project's EIR.

Mitigation: The required EIR will identify mitigation measures, if available, to address potentially significant impacts to energy conservation.

Monitoring: If required, the Project's EIR will set forth monitoring measures.

4.1.18 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
50) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the Project has the potential to alter the quality of the existing physical environment. The introduction of residential and recreational uses to the area may restrict the range of sensitive animal species with a potential to occur on-site and/or could reduce habitat for sensitive plant or animal species. A site-specific biological investigation will be conducted to determine whether any sensitive animals, sensitive plant species, and/or sensitive plant communities occur on the Project site. With respect to archeological and paleontological resources, conversion of the site from undeveloped to developed property has the potential to impact and possibly eliminate important examples of the major periods of California history and/or prehistory. Accordingly, these issues shall be further evaluated in the Project's EIR.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
51) Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
the effects of past projects, other current projects and probable future projects)?				

Source: Staff review, Project Application Materials

Findings of Fact:

Implementation of the Project has the potential to result in cumulatively considerable impacts, particularly with respect to the following issue areas: air quality; biological resources; greenhouse gas emissions; land use and planning; hydrology and water quality; noise; traffic and transportation; and public services. Accordingly, the Project’s EIR shall evaluate the Project’s potential to result in cumulatively-considerable impacts.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
52) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: Staff review, project application

Findings of Fact:

The potential for the proposed Project to directly or indirectly affect human beings shall be evaluated throughout all applicable sections of the required EIR.

4.2 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:

- General Plan Amendment No. 960, Draft EIR No. 521 (SCH No. 2009041065), February 2015.

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

Location: County of Riverside Planning Department
 4080 Lemon Street, 12th Floor
 Riverside, CA 92505
<http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx>

4.3 AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21000 and 21178.1; References: California Government Code Sections 15162, 15063, 15064.5; 51104(g), and 65962.5; California Health and Safety Code Section 7050.5; and Public Resources Code Sections 21074, and 12220(g).

5.0 REFERENCES

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