



RIVERSIDE COUNTY PLANNING DEPARTMENT

Steve Weiss, AICP
Planning Director

1:30 P.M.

JUNE 20, 2016

AGENDA RIVERSIDE COUNTY PLANNING DEPARTMENT DIRECTOR'S HEARING

County Administrative Center
4080 Lemon Street
1st Floor, Conference Room 2A
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 Mary Stark at (951) 955-7436 or e-mail at mcstark@rctlma.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

1.1 **NONE**

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

2.1 **NONE**

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

3.1 **NONE**

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


4.1 **ENVIRONMENTAL IMPACT REPORT NO. 550** – EA42798 – Applicant: Nuevo Road Properties, LLC – Engineer/Representative: Albert A. Webb Associates – Fifth Supervisorial District – Nuevo Zoning Area – Lakeview/Nuevo Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre), Open Space: Conservation Habitat (OS:CH), and Open Space: Water (OS:W) – Location: Northerly of San Jacinto Avenue, southerly of Nuevo Road, easterly of Dunlap Drive, and westerly of Pico Avenue – 266 Gross Acres – Zoning: Rural Residential (R-R) – **REQUEST:** The Environmental Impact

Report will study the potential impacts from a Tentative Parcel Map which is a Schedule A subdivision of 266 acres into eight (8) parcels with a minimum parcel size of 21 acres and three (3) lettered lots; a Tentative Tract Map is a Schedule A subdivision of 172 acres into 584 residential lots, three (3) water quality detention basins, two (2) park sites, two (2) sewage lift stations, and eight (8) open space lots. Project Planner: Deborah Bradford at (951) 955-6646 or email dbrador@rctlma.org.

5.0 PUBLIC COMMENTS:

Agenda Item No.: 4 - 1
Area Plan: LAKEVIEW/NUEVO
Zoning Area: NUEVO
Supervisorial District: Fifth
Project Planner: Deborah Bradford
Director's Hearing Date: June 20, 2016

TRACT MAP 36665 AND
CHANGE OF ZONE 7869
Environmental Impact Report No. 00550
Applicant: Nuevo Road Properties, LLC
Engineer/Representative: Albert A. Webb
Associates


Steve Weiss, AICP
Planning 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 May 31, 2016 and will run for thirty (30) consecutive days which is scheduled to conclude on June 30, 2016.

LOCATION :

The project site is located in the Community of Nuevo in the Lakeview/Nuevo Area Plan in Western Riverside County; more specifically, southerly of Nuevo Road and easterly of Dunlap Drive.

EXISTING CONDITIONS:

The Project site is comprised of approximately 266 acres of vacant land. The land is topographically flat and level at an elevation ranging 1,415 to 1,450 feet mean sea level.

The surrounding area is a mixture of residential, vacant and open space land uses. There is rural residential and vacant land north of Nuevo Road; to the south and east vacant and open space land (including the San Jacinto River); and to the west some rural residential uses and vacant land.

PROJECT DESCRIPTION:

The Rio Vista Project includes 584 single family homes on 92 acres, and 30 acres of commercial development and approximately 72 acres that will permanently be conserved pursuant to the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan. The Rio Vista Project includes 584 single family residential units with 7.6 acres of parks, a regional trail easement along the Project site's southern boundary, and water quality basin and retention basins. The Project will include commercial retail development on the northwestern corner of the project site. Residential density will average 3.4 dwelling units per gross acres (du/ac). Residential lot sizes range from about 5,000 square feet to 16,955 square feet and average 6,900 square feet. The two main entries to the Project site are from Nuevo Road.

The construction period for the Project will consist of three phases and will last approximately three years, subject to market demand. Construction is estimated to begin in 2017 and be completed in 2021. Phasing will involve the orderly extensions of roadways, public facilities, and infrastructure needed to serve each phase. Phase I will involve the construction of 241 residential units and Phase II will involve constructing 343 units. Phase III will consist of 230,000 square feet of commercial area on Parcel 7.

SUMMARY PROJECT DATA:

- | | |
|---------------------------------------|---|
| 1. Existing General Plan Land Use: | The Project site is currently designated: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre), Open Space: Conservation Habitat (OS:CH), and Open Space: Water (OS:W). |
| 2. Surrounding General Plan Land Use: | Commercial Retail, Medium Density Residential, Medium High Density Residential, and Community Center to the north, Public Facilities to the east, and Light Industrial and Open Space-Water to the south. City of Perris to the west. |
| 3. Existing Zoning: | Rural Residential (R-R) |
| 4. Surrounding Zoning: | Rural Residential (R-R), Scenic Highway Commercial (C-P-S), Specific Plan (SP) to north, Rural Residential (R-R) to the east, light Agriculture (A-1-20) to the south. City of Perris to the west. |
| 5. Existing Land Use: | Vacant |
| 6. Surrounding Land Use: | Detached Single-Family to the north, Open Space Conservation to south and east and Vacant to the west. |
| 7. Project Data: | Total Acreage: 266 gross acres
Total Proposed Lots: 584
Proposed Min. Lot Size: 5,000 feet
Schedule: A |
| 8. Environmental Concerns: | See attached environmental assessment |

Environmental Impact Report Scoping Session
Page 3 of 4

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

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

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. A City sphere of influence.
 - b. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - c. A high fire area.
 - d. A liquefaction area.
3. The project site is located within:
 - a. The Lakeview/Nuevo/Romoland/Homeland CSA #146.
 - b. Portions of WRMSHCP Criteria Area Cell Nos. 2867 and 2865
 - c. The Airport Influence Areas – March Air Reserve Base
 - d. The WRMSHCP (Western Riverside County Multi-Species Habitat Conservation Plan) Fee Area.
 - e. The Stephen's Kangaroo Rat Fee Area.

4. The subject site is currently designated as Assessor's Parcel Numbers 309-020-041,310-230-007,310-230-009,310-230-027,310-230-028,310-230-029,310-230-030,310-230-039,310-230-040,310-270-011,310-270-012,,310-270-013, 310-270-014.
5. This Project was filed with the Planning Department on May 13, 2015

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: EA42798

Project Case Type (s) and Number(s): Change of Zone No. 7869; Tentative Parcel Map No. 36664; Tentative Tract Map No. 36665

Lead Agency Name: County of Riverside Planning Department

Address: P.O. Box 1409, Riverside, CA 92502-1409

Contact Person: Damaris Abraham, Project Planner

Telephone Number: (951) 955-5719

Applicant's Name: Nuevo Road Properties, LLC

Applicant's Address: 4370 La Jolla Village Drive, #960, San Diego CA 92122

I. PROJECT INFORMATION

A. Project Description:

The Rio Vista Project includes 584 single family homes on 92 acres, and 30 acres of commercial development. The project is located near the intersection of Dunlap Drive and Nuevo Road, within the unincorporated community of Nuevo approximately 1.5 miles east of Interstate 215, and 2.5 miles south of Perris Reservoir.

The Rio Vista Project includes 584 single family residential units with 7.6 acres of parks, a regional trail easement along the Project site's southern boundary, and water quality basin and retention basins. The Project will include commercial retail development on the northwestern corner of the project site. Residential density will average 3.4 dwelling units per gross acres (du/ac). Residential lot sizes range from about 5,000 square feet to 16,955 square feet and average 6,900 square feet. The two main entries to the Project site are from Nuevo Road.

The construction period for the Project will consist of three phases and will last approximately three years, subject to market demand. Construction is estimated to begin in 2017 and be completed in 2021. Phasing will involve the orderly extensions of roadways, public facilities, and infrastructure needed to serve each phase. Phase I will involve the construction of 241 residential units and Phase II will involve constructing 343 units. Phase III will consist of 230,000 square feet of commercial area on Parcel 7.

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

C. Total Project Area: 266.00 gross acres

Residential Acres:	92.28	Lots:	599	Units:	584	Projected No. of Residents:	1,793
Commercial Acres:	30	Lots:		Sq. Ft. of Bldg Area:		Est. No. of Employees:	
Industrial Acres:		Lots:		Sq. Ft. of Bldg Area:		Est. No. of Employees:	
Other: Open Space:	29.6 Acres						

D. Assessor's Parcel No(s): 309-020-041,310-230-007,310-230-009,310-230-027,310-230-028,310-230-029,310-230-030,310-230-039,310-230-040,310-270-011,310-270-012,,310-270-013, 310-270-014

E. Street References: Southerly of Nuevo Road and easterly of Dunlap Drive.

F. Section, Township & Range Description or reference/attach a Legal Description:
Sections 26 and 27 of Township 4 South, Range 3 West

G. Brief description of the existing environmental setting of the project site and its surroundings: The Project site is comprised of approximately 266 acres of vacant land. The land is topographically flat and level at an elevation ranging 1,415 to 1,450 feet mean sea level.

The surrounding area is a mixture of residential, vacant and open space land uses. There is rural residential and vacant land north of Nuevo Road; to the south and east vacant and open space land (including the San Jacinto River); and to the west some rural residential uses and vacant land.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The Project site is currently designated: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), Community Development: Medium Density Residential (CD:MDR) (2-5 Dwelling Units per Acre), Open Space: Conservation Habitat (OS:CH), and Open Space: Water (OS:W) The Project is consistent with the Medium Density Residential land use designation (2-5 DU/ac density), Commercial Retail land use designation (0.20-0.35 FAR), and other applicable land use policies within the General Plan.
- 2. Circulation:** Vehicular access to the Project site will be provided via four driveways on Nuevo Road. In addition, Regional Trails providing pedestrian connectivity to the project and a Community Trail providing pedestrian connectivity within the Project are proposed. The Project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The Project meets all other applicable circulation policies of the General Plan.
- 3. Multipurpose Open Space:** Landscaping will be provided throughout the project site along roadways and within two shared parks. In addition, three water quality retention basins are location along the southern portions of the site. Landscaped regional trails and the water quality retention basins will also provide a buffer to the MSHCP Conservation Area located along the southern portion of the Project site. The Project meets with all applicable Multipurpose Open Space element policies.
- 4. Safety:** All internal roadways will be designed and built to Fire Code specifications. Emergency services will access the Project via four driveways on Neuvo Road which will provide access to all portions of the project site. The Project allows for sufficient provision of emergency response services to the future users of the project. The proposed Project meets all other applicable Safety Element Policies.
- 5. Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The Project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The Project meets all other applicable Noise Element Policies.
- 6. Housing:** The proposed project meets all applicable Housing Element Policies.
- 7. Air Quality:** The proposed project meets all applicable Air Quality Element policies.
- 8. Healthy Communities:** The Project will provide a pedestrian and bicycle friendly environment and opportunities for recreation and physical activity through the use of

internal roadways, Community and Regional Trails, and community parks. The Project will work to preserve the MSHCP Conservation Area through the use of landscaped buffers and water quality retention basins. The Project meets all applicable Healthy Communities Element Policies.

B. General Plan Area Plan(s): Lakeview/Nuevo

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Medium Density Residential, Commercial Retail, Open Space: Conservation Habitat, and Open Space: Water

E. Overlay(s), if any: Not applicable

F. Policy Area(s), if any: Not applicable

G. Adjacent and Surrounding:

1. **Area Plan(s):** Lakeview/Nuevo

2. **Foundation Component(s):** Community Development to north, and Community Development to the east, and Open Space to the south, and east. City of Perris to the west.

3. **Land Use Designation(s):** Commercial Retail, Medium Density Residential, Medium High Density Residential, and Community Center to the north, Public Facilities to the east, and Light Industrial and Open Space-Water to the south. City of Perris to the west. (Project site is within the unincorporated City of Nuevo).

4. **Overlay(s), if any:** None

H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** Not Applicable

2. **Specific Plan Planning Area, and Policies, if any:** Not Applicable

I. Existing Zoning: Rural Residential (RR)

J. Proposed Zoning, if any: Planned Residential (R-4) and General Commercial (C-1/C-P)

1. **Adjacent and Surrounding Zoning:** Rural Residential (R-R), Scenic Highway Commercial (C-P-S), Specific Plan (SP) to north, Rural Residential (R-R) to the east, light Agriculture (A-1-20) to the south. City of Perris to the west. (Project site is within the unincorporated City of Nuevo).

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 checked="" type="checkbox"/> Hazards & Hazardous Materials | <input 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 type="checkbox"/> Other: |
| <input checked="" type="checkbox"/> Geology / Soils | <input checked="" type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Public Services | |

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have

been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date

Damaris Abraham, Project Planner

For Steven Weiss, AICP, Planning Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS Would the project				
1. Scenic Resources				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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, Lakeview/Nuevo Area Plan, Conceptual Landscaping Plan prepared by Albert Webb Associates

Findings of Fact:

a) The project is located approximately 4 miles south of Ramona Expressway., which is a County-eligible scenic corridor, but is not located within any State eligible scenic highway corridor. The Project is not visible from the Ramona Expressway and there will therefore be no impact on this County eligible scenic highway.

b) The project site is located in the unincorporated city of Nuevo, immediately west of the City of San Jacinto and east of the City of Perris. The existing character of the project site is topographically flat, with views of the Bernasconi Mountains on the south side of Perris Reservoir. Project development will include the construction of 584 single family residences with two parks within the Project site. The residences will be a maximum of 36 feet in height. Photos taken along the western and northern Project site boundaries show that views of the surrounding scenic resources will not be obstructed by the Project. Therefore, the Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, or obstruct a prominent scenic vista or view open to the public. In addition, the project will not result in the creation of an aesthetically offensive site open to Public view. The northern perimeter of the Project site will be visually buffered when viewing south from the center of Nuevo Road by landscaping with fruitless olive trees approximately 30 feet in height; the lower elevation of the finished grade below adjacent Nuevo Road viewpoint; and the setbacks of the residences from the edge of the Rio Vista residential lots. Therefore, impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

2. Mt. Palomar Observatory

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

Source: GIS Database; Riverside County Land Information System; Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) The Project site is located approximately 35 miles away from the Mt. Palomar Observatory; which is within the designated 45-mile (ZONE B) Special Lighting Area that surrounds the Mt. Palomar Observatory. Ordinance No. 655 requires methods of installation, definition, requirements for lamp source and shielding, prohibition, and exceptions to reduce light pollution in the area. The Project will be designed to incorporate lighting requirements of the Riverside County Ordinance No. 655, including the use of low landscape bollard lights near the entry gates to the site, at roundabouts, and at hammerhead intersections. With incorporation of project lighting requirements of the Riverside County Ordinance No. 655 into the proposed project, this impact will be reduced to a less than significant impact. This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: County Ordinance. No. 655 (Regulating Light Pollution)

Findings of Fact:

a,b) The new structures will result in a new source of light and glare from the addition of residential lighting, street lighting, as well as vehicular lighting from cars traveling on adjacent roadways. The Project will be required to comply with County Ordinance No. 655, which restricts lighting hours, types, and techniques of lighting. Ordinance No. 655 requires the use of low pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare. The Project will also incorporate a 20-foot wide Fruitless Olive tree buffer that will be approximately 30 feet in height. The Project includes no reflective surfaces that could result in substantial glare during the night. As a result, compliance with Ordinance No. 655 will reduce the potential impact to the surrounding residences to less than significant. This is a standard condition of approval and is not considered mitigation pursuant to CEQA.

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 is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Source: California Department of Conservation, Farmland Mapping and Monitoring Program "Riverside County"; California Department of Conservation, Riverside County Williamson Act 2012/2013 report

Findings of Fact:

a) According to the General Plan, the Project is located within the Lakeview/Nuevo Area Plan and zoned as Rural Residential. The map of Important Farmland in California (2010) prepared by the Department of Conservation does not identify the project site as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland). Therefore, the proposed project will not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use. No impact will occur.

b) According to the County GIS database, the project is not located within an Agriculture Preserve or under a Williamson Act contract; therefore, no impact will occur as a result of the Project.

c) Surrounding land use designations include Rural Residential, Medium Density Residential, Agricultural, and Open Space land use designations. The Project will create development within 300 feet of agriculturally designated properties on the southern and eastern boundaries of the Project site. According to the Riverside County Ordinance 625.1, the "Right to Farm Ordinance," potential buyers of the Rio Vista residential lots will be notified that active farming is conducted within 300 feet of residences along the eastern and southern boundaries of the Project site. The project design and notification required by Ordinance 625.1 will result in a less than significant impact.

d) According to the General Plan, the Project is located within the Lakeview/Nuevo Area Plan and zoned as Rural Residential. The map of Important Farmland in California (2010) prepared by the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Department of Conservation identifies the Project site as being Farmland of Local Importance. The Project will convert approximately 266 acres of Farmland of Local Importance to another use and will result in potentially significant impacts related to the conversion of farmland to non-agricultural use. Impacts will be evaluated in an EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
5. Forest	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Lakeview/Nuevo Area Plan "Land Use Map"

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 Lakeview/Nuevo 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 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. Therefore, no impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring is 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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	<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
quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				
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"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact: 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) A significant impact could occur if the proposed Project conflicts with or obstructs implementation of the South Coast Air Basin 2012 Air Quality Management Plan. Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. 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 In addition, the Regional Comprehensive Plan and Guide (RCPG) policies serves as a regional framework for decision making for the growth and change and contains population, housing, and job forecasts which are adopted by SCAG. The proposed project does not require a General Plan Amendment; therefore, the proposed project will be consistent with the growth assumptions in the AQMP and RCPG. Impacts will be less than significant.

b) 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 proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the South Coast Air Quality Management District (SCAQMD).

Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), inhalable particulate matter with a diameter of 10 microns or less (PM₁₀), fine particulate matter with a diameter of 2.5 microns or less (PM_{2.5}), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

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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The proposed project may result in potentially significant short-term construction-related impacts due to use of construction equipment and worker, vendor, and hauling trips. Furthermore, operation of the proposed project could result in long-term air quality impacts due to emissions from project operations, such as employee and resident vehicles trips. Therefore, impacts related to criteria pollutant emissions from construction and operation are potentially significant and will be analyzed further in an EIR.

c) Because the proposed Project may result in potentially significant impacts related to criteria pollutants, as discussed in Section 4.3.b above, the proposed Project could also contribute substantially to cumulative short- and long-term air quality impacts. Therefore, cumulative impacts related to criteria pollutant emissions are potentially significant and will be analyzed further in an EIR.

d) Sensitive receptors are those segments of the population that are most susceptible to poor air quality such as children, the elderly, the sick, and athletes who perform outdoors. Land uses associated with sensitive receptors include residences, schools, playgrounds, childcare centers, outdoor athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. The nearest land uses that are considered *sensitive receptors* are the single-family residential dwelling units adjacent to the Project site off of Nuevo Drive and Dunlap Drive. The proposed Project will not generate toxic pollutant emissions because the proposed use is characterized as a typical commercial-residential use that does not produce such emissions. The proposed Project, therefore, will have no impact on sensitive receptors related to toxic pollutant emissions.

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections. CO hotspots have the potential for violation of state and federal CO standards at study area intersections, even if the broader Basin is in attainment for federal and state levels. The potential for violation of state and federal CO standards at study area intersections and exposure to sensitive receptors at those intersections is addressed using the methodology outlined in the California Department of Transportation *Project-Level Carbon Monoxide Protocol* (CO Protocol). Local impacts from the proposed project are not exempt from emissions analysis as defined by the CO Protocol (Sections 3.1.1, 3.1.2, and 3.1.9) and thus may contribute substantially to a localized CO hotspot. Potentially significant impacts related to CO hotspot formations will be evaluated further in an EIR.

e) Surrounding land uses to the Project site include a single family residential area to the west, rural residences to the north, rural residences and vacant land to the east, and vacant land to the south. There are not any existing substantial point source emitters within one mile of the Project site. Therefore no impact will occur.

f) According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. The proposed residential development does not include any of the above noted uses or processes and will not create objectionable odors affecting a substantial number of people. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan, Multipurpose Open Space Element

Findings of Fact:

a) The project site is located within an area covered by the western Riverside County Multiple Species Habitat Conservation Plan (MSHCP) Area. Impacts will be significant if the proposed Project fails to show consistency with applicable Sections of the MSCHP. Consistency with applicable Sections of the MSHCP will be evaluated in an EIR.

b-f) The proposed Project site is currently vacant and undeveloped. Impacts to any endangered or threatened species, candidate, sensitive, or special status species, migratory wildlife corridors, riparian habitat, and wetlands will be evaluated in an EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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g) There are no trees on the Project site, therefore the Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

CULTURAL RESOURCES Would the project

8. Historic Resources

a) Alter or destroy a 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: N/A

Findings of Fact:

a-b) Review of Google Earth imagery did not reveal any structures on the property. However, the potential exists for the presence of historic resources. There is a possibility that previously unknown historic artifacts are found during construction. Impacts related to historic sites and resources will be evaluated in an EIR.

9. Archaeological Resources

a) Alter or destroy an archaeological 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 archaeological resource pursuant to 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: N/A

Findings of Fact:

a-b, e) Given the identification of more than 25 archaeological resources within and in the vicinity of the Study Area and the favorable natural conditions that would have attracted prehistoric and historic inhabitants to the Study Area, there is potential to encounter previously unknown archaeological resources during implementation of the proposed Project. Consultation pursuant to AB 52 is underway and will identify potential significant tribal cultural resources and recommended mitigation. Impacts to archeological resources will be evaluated in an EIR.

c) The Project site is currently vacant and undeveloped. There is a possibility that previously unknown human remains will be found during construction activity. Impacts related to the discovery of human remains will be evaluated in an EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Should development of the proposed Project restrict existing religious or sacred uses, impacts will be significant. Impacts will be evaluated in an EIR.

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) The project is located within a high sensitivity area for the presence of paleontological resources as indicated in the General Plan. Impacts related to paleontological resources will be evaluated in an EIR.

GEOLOGY AND SOILS Would the project

11. 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, Lakeview/Nuevo Area Plan

Findings of Fact:

a,b) This site is not located within a currently designated Alquist-Priolo Earthquake Fault Zone or County of Riverside Fault Zone. California Building Code (CBC) requirements pertaining to residential development will minimize the potential for structural failure or loss of life during earthquakes by ensuring that structures are constructed pursuant to applicable seismic design criteria for the region. As CBC requirements are applicable to all residential development they are not considered mitigation for CEQA implementation purposes. Therefore, no impacts will occur.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan, Lakeview/Nuevo Area Plan

Findings of Fact:

a) Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during liquefaction and foundation failure can occur.

The liquefaction potential on the site is considered to be very low due to the dense nature of the subsurface granitic bedrock and lack of a shallow water table. In addition, the Lakeview/Nuevo Area Plan, the Project site is not located in an area susceptible to liquefaction. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: N/A

Findings of Fact:

The proposed Project is located in seismically active Southern California. Impacts related to strong seismic ground shaking will be evaluated in an EIR.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

14. Landslide Risk

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

Source: Riverside County General Plan, Lakeview/Nuevo Area Plan

Findings of Fact:

a) The Project site is topographically level and the potential for liquefaction induced lateral spreading under the project is considered low. Based on generally flat lying nature of the site and planned grading of the rocky knolls, the potential for rockfall due to either erosion or seismic ground shaking is considered is very low for the Project site. There would be no impacts relative to landslide risk.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Ground Subsidence

a) Be located on a geologic unit or soil that is unstable,

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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or that would become unstable as a result of the project, and potentially result in ground subsidence?

Source: N/A

Findings of Fact:

a) The liquefaction potential on the site is considered to be very low due to the dense nature of the subsurface granitic bedrock and lack of a shallow water table. The relatively shallow loose alluvial soils present on the site will be subject to removal and recompaction. Impacts related to ground subsidence will be evaluated in an EIR.

16. Other Geologic Hazards

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

Source: Riverside County General Plan, Eastern Coachella Valley Area Plan, Figure 12 "Flood Hazards"; Riverside County General Plan Safety Element, Figure S-10, "Dam Failure Inundation Zones"

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. 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: Riverside County General Plan, Lakeview/Nuevo Area Plan

Findings of Fact:

a) The Project site is topographically flat. Construction activities will involve mass and fine grading which will not significantly change the existing topography on the subject site. The Project is not anticipated to create any steep slopes during future construction activities. Impacts will be less than significant.

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

c) The project will not result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

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.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 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: N/A

a) The development of the site could result in the loss of topsoil from grading activities, but not in a manner that will result in significant amounts of soil erosion. Implementation of Best Management Practices (BMPs) will reduce the impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES) Impacts will be less than significant.

b) The CBC requires special design considerations for foundations of structures built on soils with expansion indices greater than 20. Impacts related to expansive soil will be analyzed in an EIR.

c) The Project will provide full sewer service. No impacts relative to supporting septic tanks will occur.

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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: N/A

Findings of Fact:

a) Implementation of the Project will involve grading and various construction activities. Standard construction procedures, and federal, state and local regulations implemented in conjunction with the site's storm water pollution prevention plan (SWPPP) and its Best Management Practices (BMPs) required under the National Pollution Discharge System (NPDES) general construction permit, will minimize potential for erosion during construction. These practices will keep substantial amounts of soil material from eroding from the project site and prevent deposition within receiving waters located downstream. 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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b) The potential for on-site water erosion will increase due to grading and excavating activities during the construction phase. However, BMPs such as the use of gravel bags and sediment filters during construction activity will be implemented for maintaining water quality and reducing erosion. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

20. 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"

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the CBC. With such compliance, the project will not result in an increase in wind erosion and blowsand, either on or off site. CBC requirements are applicable to all development in the state and therefore are not considered mitigation pursuant to CEQA. The project will have less than significant impacts.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: County of Riverside Climate Action Plan

Findings of Fact:

a) The County of Riverside adopted the Climate Action Plan (CAP) for unincorporated areas in the County in 2012. The CAP allows the County to meet the requirements of AB32 and sets a screening threshold of 3,000 million metric tons of carbon dioxide equivalents (MTCO_{2e}) for any project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Operational emissions associated with the proposed project will include greenhouse gas emissions from mobile sources (transportation), energy, water use and treatment, and waste disposal. Greenhouse gas emissions from electricity use are indirect emissions from the energy (purchased energy) that is produced offsite. Construction activities are short term and cease to emit greenhouse gases upon completion. Greenhouse gas emissions from the operation of the proposed project may have a potentially significant environmental impact. Construction activities are short term and cease to emit greenhouse gases upon completion, unlike operational emissions that are continuous year after year until operation of the use ceases. An air quality and climate change assessment will be prepared for the proposed project to determine if changes in greenhouse gas emissions resulting from construction and operation of the proposed project will contribute substantially to climate change impacts. Potentially significant impacts related to greenhouse gas emissions will be evaluated further in an EIR.

HAZARDS AND HAZARDOUS MATERIALS Would the project

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 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 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: <http://www.envirostor.dtsc.ca.gov/public/>, site accessed 12/11/15

Findings of Fact:

a) The proposed residential and commercial Project will not create a substantial hazard to the public or the environment through the transport, use, or disposal of hazardous materials because these activities are not associated with residential uses. However, widely used hazardous materials common at residential uses include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of the residential units will not present a substantial health risk to the public. Impacts associated with the routine transport, use of hazardous materials, or wastes from construction activity will be 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 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 because residential uses do not engage in activities with risk of upset. If any accidents occur during construction activity that will create a significant hazard to the public or the environment such as oil spills, all standard hazardous remediation and removal procedures shall be implemented. Including a Spill Prevention Control and Countermeasures (SPCC) Plan per U.S Environmental Protection Agency (EPA) guidelines. Impacts will be less than significant.

c) The Project includes adequate access for emergency response vehicles and personnel; therefore will not impair the implementation of, or physically interfere with an emergency response plan and/or emergency evacuation plan. In addition, construction impacts are not anticipated to cause significant impacts to emergency access or routes of travel during construction or operations of the Project. No impacts will occur.

d) The Project is not located within one quarter mile of an existing or proposed school. The nearest school to the Project site is the Skyview Elementary, located at 625 Mildred Road Perris, approximately 1.5 miles to the southwest of the Project site. The Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Diesel particulate matter will be emitted during construction but based on distance from any sensitive receptors, no significant impacts will be anticipated. No impact will occur.

e) Based on a search of the Department of Toxic Substances Control (DTSC) Envirostor database, the Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: Riverside County Department of Environmental Health

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan Figure S-19 "Airport Locations"; Riverside County General Plan

a-c) The Project is located within the March Air Reserve Base area. Consistency with applicable airport land use plans will be evaluated in an EIR.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The Project is not within the vicinity of a private airstrip, or heliport and will not result in a safety hazard for people residing or working in the Project area. Impacts will be less than significant.

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?

Source: Riverside County General Plan, S-11 "Wildfire Susceptibility"; GIS database

Findings of Fact:

a) According to the Area Plan, the proposed project site is located in an area designated as low for wildfire susceptibility. The proposed project will not 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. Additionally, the project will be required to adhere to Riverside County Ordinance No. 787 and CBC, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

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?

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

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Flood Insurance Rate Map or other flood hazard delineation map?				
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: Riverside County General Plan, Safety Element, Figure S-9, 100 and 500-year Flood Hazard Areas

Findings of Fact:

a, b, d, g, h) The Project site is currently vacant, generally flat, and is located immediately adjacent to San Jacinto River north bank and it discharges its runoff directly into the river delineated floodplain zone. Given that the Project site is currently vacant, development of the proposed project will increase impermeable surfaces and potentially result in substantial alteration of the existing drainage pattern of the site and contribute to runoff that would exceed the capacity of the stormwater drainage system and potentially violate water quality standards and/or waste discharge requirements. Impacts will be evaluated in an EIR.

c) Sections 10910-10915 of the state Water Code require the preparation of a water supply assessment (WSA) demonstrating sufficient water supplies for any subdivision that involves the construction of more than 500 dwelling units, or the equivalent thereof. As the project consists of 584 dwelling units, a WSA is required to ensure that there is sufficient water supply to serve the proposed project and that groundwater will not be substantially depleted. Impacts will be evaluated in an EIR.

e,f) The San Jacinto River floodplain reaches north to the existing site. Proposed development is only for land north of the floodway, a portion of which is located within the 500-year floodplain (Zone X). Impacts will be less than significant.

26. Floodplains

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

	NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	
a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input 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, including flooding as a result of the failure of a levee or dam (Dam Inundation	<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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Area)?

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"/>
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Source: Riverside County General Plan, Figure S-16 "Inventory of Dam Locations" and Figure S-10 "Dam Failure Inundation Zones"

Findings of Fact:

a, b) The Project site is currently vacant, generally flat, and is located immediately adjacent to San Jacinto River north bank and it discharges its runoff directly into the river delineated floodplain zone. Given that the Project site is currently vacant, development of the proposed project will increase impermeable surfaces and potentially result in substantial alteration of the existing drainage pattern of the site and contribute to runoff that would exceed the capacity of the stormwater drainage system. Impacts will be evaluated in an EIR.

c) The Project site is located in the unincorporated City of Nuevo. The closest dam to the Project site is located about three miles to the north at Perris Reservoir. The General Plan designates the Project site as inside an area subject to dam inundation. General Plan Policy 4.6 and LNAP Policy 14.1 directs flood control improvement measures toward protection of planned development. With implementation of these policies impacts will be less than significant.

d) The Project will not cause changes in the amount of surface water in any water body. No impacts will occur.

LAND USE/PLANNING Would the project

27. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan, Lakeview Nuevo Area Plan

Findings of Fact:

a,b) The project is located in an unincorporated area of the city of Nuevo. The Project site is designated as Medium Density Residential, which will allow for an overall density range 2-5 dwelling units per gross acres (du/ac). Residential lot sizes range from about 5,000 square feet to 10,000 square feet and average 6,900 square feet. Implementation of the Project will require a Zone Change to change the zoning from Rural Residential (R-R) to Planned Residential (R-4) and General Commercial(C-1/C-P). The project will provide a residential density of 3.4 dwelling units per acre, provide 230,000 square feet acres of commercial retail, and provide 7.6 acres of community parks and conform to the policies of the LNAP. Therefore the Project will not result in a substantial alteration to the present land use of the area and 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.

28. Planning

a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	<input 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: Riverside County General Plan Land Use Element; Lakeview Nuevo Valley Area Plan

Findings of Fact:

a-c) The Project is zoned Rural Residential (R-R), which allows for one family dwelling unit, with a Community Development Overlay, which allows for the conversion of agricultural uses to residential uses. Surrounding land uses include agricultural uses to the east, and south, rural residential to the north, and medium density residential uses to west. The Project proposes to build 584 dwelling units on low and medium sized lots and develop 230,000 square feet of Retail Commercial land uses in the northwestern corner of the Project site. The Project will provide similar residential density to the approved project west of the site. The commercial retail area will be developed depending on market demand. Impacts will be less than significant. Therefore, the Project is consistent and compatible with the site's proposed zoning; no impact will occur.

d) The Project is consistent with existing General Plan land use designations. The Project proposes to build 584 dwelling units on low and medium sized lots and develop 230,000 square feet of Retail Commercial land uses in the northwestern corner of the Project site. Due to the proposed Zone Change, potential significant impacts related to planning consistency will be further analyzed in an EIR.

e) The Project is surrounded by agricultural and rural residential land uses on the north, east, agricultural land use on the south and east, and medium density residential to the west. Therefore, the Project will not disrupt or divide any existing community and no impacts will occur.

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				
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, Multipurpose and Open Space Element, Figure OS-5 "Mineral Resources Area"

a) According to Figure OS-5 "Mineral Resources Area", the Project site is located in an area designated as MRZ-3: MRZ-3a : Areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact that will constitute a loss of availability of a known mineral resource will include unmanaged extraction or encroach on existing extraction. No existing or abandoned quarries or mines exist in the area surrounding the Project site. The Project does not propose any mineral extraction on the project site. Therefore, the project will not result in the permanent loss of significant mineral resources, and no impacts will occur.

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. No impact will occur.

c) The Project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine. No impact will occur.

d) The Project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impact will occur.

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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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

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 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

Findings of Fact:

a) The Project site is not located within two miles of an airport; however, the Project site is located within an airport land use plan. March Reserve Air Base is located approximately five miles northwest of the Project site. Impacts related to the exposure of people to airport noise will be evaluated in an EIR.

b) The Project is not located within the vicinity of a private airstrip that will expose people residing on the Project site to excessive noise levels. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

Source: Riverside County General Plan

Findings of Fact: There are no railroad tracks in the vicinity of this Project site. The closest railroad tracks are located four miles south of the Project site. No impact will occur.

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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32. Highway Noise

NA A B C D

Source: Riverside County General Plan, Lakeview/Nuevo Area Plan, Figure 7 "Lakeview/Nuevo Area Plan Circulation"

Findings of Fact: The Project is not directly adjacent to any freeway. The closest highway is Interstate 215 which is approximately 1.5 miles west of the Project site. Although the nearest freeway is located approximately 1.5 miles west of the Project site, Nuevo Road, which is designated as an Urban Arterial, is located adjacent to the northern boundary of the Project site. Impacts related to highway noise is potentially significant and will be analyzed in an EIR.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Conceptual Land Use Plan, Albert Webb Associates

Findings of Fact: No additional noise sources have been identified near the Project site that will contribute a significant amount of noise to the Project site. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. 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?	<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: N/A

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) A noise impact analysis will be prepared to determine current and future noise levels in the project vicinity to assess the potential for exposure of on-site and off-site receptors to noise levels in excess of City standards and increases in ambient noise. Potentially significant impacts will be analyzed in an EIR.

d) Groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack hammering, and demolition-related activities. Next to pile driving, grading activity has the greatest potential for vibration impacts if large bulldozers, large trucks, or other heavy equipment are used. Currently, it is unknown if the project will require rock blasting or pile driving. Site clearing and grading activities will require the use of heavy construction equipment. Use of these types of equipment could result in potentially significant impacts related to damage to nearby structures and annoyance to nearby receptors. Impacts related to groundborne vibration during construction will be analyzed further in an EIR.

POPULATION AND HOUSING Would the project

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

Source: Riverside County General Plan Housing Element

Findings of Fact:

a) The Project site is currently used for farming and does not contain existing housing. The Project will not displace any housing, necessitating the construction of replacement housing elsewhere. No impact will occur.

b) The Project will not create a demand for additional housing, particularly housing affordable to households earning 80 percent or less of the County's median income. No impact will occur.

c) The Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere because the project is currently used as agricultural land. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The Project is not located within a County Redevelopment Project Area. Therefore, the Project will have no impact.

e-f) Impacts will be significant if the proposed project will directly or indirectly result in substantial population growth in the area and regional growth as defined by SCAG. The proposed Project includes 584 residential units. The increase in residential units could result in substantial population and employment growth in the County and region. Potential impacts will be evaluated in an EIR.

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:

36. Fire Services

Source: Riverside County Fire Department website, accessed 12/11/2015

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County. The closest fire station is the Fire Department Station 3, located about five miles to the northeast of the Project site.

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 will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services (COA 10.PLANNING.13). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County Sheriff's Department website, accessed 12/11/15

Findings of Fact:

The Project will be serviced by the Riverside County Sheriff's Department. The nearest police station is about three miles from the Project site in Perris. The Project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. Any construction of new facilities required by the cumulative effects of this project and surrounding projects will have to meet all applicable environmental standards. The Project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services (COA 10.PLANNING.13). County Ordinance No. 659

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Nuview and Perris Union School Districts

Findings of Fact: The Project site is located within the Nuview and Perris Union School Districts. The nearest schools to the project site are Skyview Elementary, located at 625 Mildred Road Perris, approximately 1.5 miles to the southwest, and the Sierra Vista Elementary School, located at 20300 Sherman Road in Perris, approximately 2.5 miles northeast of the Project site. The Project may result in the creation of households with school-aged children. Pursuant to the Leroy F. Green School Facilities Act (AB 2926), the project proponent will be required to pay developer fees to the Nuview and Perris Union School Districts, prior to the issuance of building permits, at the then current rate charged to residential development projects. This fee will help support provision of school services for the community as a whole. According to AB 2926, payment of developer fees constitutes adequate mitigation for any project-related impacts to school facilities. However, due to the number of proposed dwelling units, impacts related to the construction of school facilities will be evaluated further in an EIR.

39. Libraries

<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 closest library to the Project site is the Nuview Library, located at 29990 Lakeview Avenue, in the City of Nuevo, approximately 4.5 miles to the northeast of the site. The Project 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 shall comply with County Ordinance No. 659 to mitigate the potential effects to library services (COA 10.PLANNING.13). County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA is not considered mitigation. Impacts 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
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40. Health 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 project site is located within an area served by the County Health Centers. The closest health center to the Project site is County Family Care Center, located at 308 E San Jacinto Avenue in Perris, approximately 3.3 miles west of the Project site. The Project will not cause an impact on health services. The Project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. 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"/>
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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"/>
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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"/>
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Source: Riverside County Ordinance 460

Findings of Fact:

a) The project will include the construction of 584 residential units within the project site. The Project will also include two parks within the interior of the Project site. The nearest public park to the Project site is Patriot Park located at 525 Murrieta Road, approximately 1.5 miles southwest of the Project. Project implementation will not require the construction or expansion of recreational facilities that can cause adverse physical effects on the environment. No impact will occur.

b) The Project will include two parks. Residents of new homes on the Project site will not use existing neighborhood or regional parks or other recreation facilities to the extent that substantial physical deterioration of the facility would occur or be accelerated. 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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c) The Project will provide two parks totaling 7.6 acres which exceeds the requirements associated with Ordinance 460 for park and recreation areas for new development. No impact will occur.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Conceptual Site Plan, prepared by Albert Webb Associates

Findings of Fact: The Project will provide a 20-foot wide easement to trail along the southern boundary of the Project site with the opportunity to connect to regional trails. No impacts will occur.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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"/>
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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"/>
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d) Alter waterborne, rail or air traffic?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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g) Cause an effect upon circulation during the project's construction?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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h) Result in inadequate emergency access or access to nearby uses?

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

Source: Riverside General Plan Update EIR, 2014; Tentative Tract Map, prepared by Albert Webb Associates, 9/25/15

Findings of Fact:

a, b) A traffic study is required for the proposed project to assess impacts on local and regional intersections and consistency with the Riverside County Congestion Management Program. A traffic impact analysis and the results will be analyzed in an EIR.

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

e-f) The Project will provide two gated entrances to minimize potential hazards as a result of the project design features. The internal circulation system will be designed in accordance with County of Riverside guidelines and will provide adequate fire department access and widths. Line of sight for turning movements will be in compliance with Caltrans and County of Riverside Standard 821. The Project will not substantially increase hazards due to a design feature or cause an effect upon a need for new or altered maintenance of roads. No impact will occur.

g) The Project will incorporate traffic control measures as a design feature which will minimize construction conflicts on Nuevo Road. Impacts will be less than significant.

h) The Project will not cause inadequate emergency access or access to nearby uses. Internal streets constructed for the Project will connect to Nuevo Road at two locations. Impacts will be less than significant.

i) The Project site will not 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. The Project will provide adequate internal pathways and connections to regional bike paths and trails. Impacts will be less than significant.

44. Bike Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Conceptual Landscape Plan, Prepared by Albert Webb Associates

Findings of Fact:

z) The Project will provide a 20-foot-wide easement on the southern boundary of the Project site with potential to connect to future regional trails. The Project includes an internal multi-use trail along Street "A." No impacts will occur.

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.

UTILITY AND SERVICE SYSTEMS Would the project

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"/>
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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"/>
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Source: N/A

Findings of Fact:

a, b) Sections 10910-10915 of the state Water Code require the preparation of a water supply assessment (WSA) demonstrating sufficient water supplies for any subdivision that involves the construction of more than 500 dwelling units, or the equivalent thereof. As the project consists of 584 dwelling units, a WSA is required to ensure that there is sufficient water supply to serve the proposed project and that groundwater will not be substantially depleted. Impacts will be evaluated in an EIR.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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"/>
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b) Result in a determination by the wastewater treatment provider that serves or may service the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Source: Eastern Municipal Water District website, site accessed 12/15/15

Findings of Fact:

a, b) The proposed project will be fully served from public water and sewer systems managed by the Eastern Municipal Water District (EMWD). Potentially significant impacts could occur as a result of the proposed Project if EMWD determines that there is not adequate capacity to treat wastewater discharged by the proposed project. Wastewater discharges will be further evaluated in an EIR.

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.

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 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 Waste Management District website, site accessed 12/15/15

Findings of Fact:

- a) The Project will not substantially alter existing or future solid waste generation patterns and disposal services. The closest landfill to the project is the Badlands Landfill, which accepts up to 4,000 tons per day of solid waste and is anticipated to close in 2024. In 2012, unincorporated Riverside County had an annual disposal rate of 4.5 pounds per person per day. The Project will generate approximately 3.8 tons per day, which is within the permitted maximum tonnage allowed at Landfill. The project site is relatively flat and currently vacant therefore construction of the Project will generate minimal amounts of waste. Impacts will be less than significant.
- b) The 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.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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?

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

Source: Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-c) The Project will require utility services in the form of electricity, natural gas, and communications systems. Utility service infrastructure is currently available within the area and will be connected to the project site. The Project is not anticipated to create a need for new facilities. Impacts will be less than significant.

d) As discussed in the Hydrology section of this document, the proposed project will increase impermeable surfaces and potentially result in substantial alteration of the existing drainage pattern of the site and contribute to runoff that would exceed the capacity of the stormwater drainage system and potentially violate water quality standards and/or waste discharge requirements. Impacts will be evaluated in an EIR.

e-f) The Project will have an incremental impact on the maintenance of public facilities, including roads. County Ordinance No. 659 establishes the utilities and public services (including transportation facilities) mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant

g) The Project will not require construction or expansion of new government facilities. The project will function sufficiently with existing government services like schools, libraries, medical centers, parks, and so forth. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. Impacts will be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

a) Would the project conflict with any adopted energy conservation plans?

Source: Riverside General Plan

a) The Project will not conflict with any adopted energy conservation plans. The Project will have no 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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MANDATORY FINDINGS OF SIGNIFICANCE

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?

Source: Staff review, Project Application Materials

Findings of Fact: The proposed project is located within a semi-rural area. Impacts to biological resources are potentially significant. Impacts to cultural resources are potentially significant. The environmental analysis provided in the air quality section of this document concludes that impacts related to emissions of criteria pollutants and other air quality impacts may pose significant environmental impacts. In addition, this document concludes that impacts related to climate change and noise are potentially significant. The County hereby finds that the proposed project may result in potentially significant impacts through degradation of the quality of the environment and an Environmental Impact Report will be prepared.

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 the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

Findings of Fact: Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and probable future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the proposed project. The proposed project will generally result in less than significant or no environmental impacts related to aesthetics, mineral resources, and recreation. Impacts related to agricultural resources, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, airport hazards, hydrology and water quality, land use, noise, population and housing, public services, transportation and traffic, and utilities and service systems are potentially significant and will be evaluated in accordance with CEQA requirements in an EIR. The County hereby finds that the proposed project may result in potentially significant cumulative impacts and an Environmental Impact Report will be prepared.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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52. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

Findings of Fact: As discussed in this Environmental Assessment, there is indication that the proposed project could result in substantial adverse effects on human health and welfare. Based on the analysis in this document, the County finds that direct and indirect impacts to human beings will be potentially significant and an Environmental Impact Report will be prepared.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Riverside County General Plan and Environmental Impact Report

Location Where Earlier Analyses, if used, are available for review: 4080 Lemon Street

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

File: EA.TR36665

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