RIVERSIDE COUNTY
PLANNING DEPARTMENT

1:30 P.M. **NOVEMBER 5, 2018**

AGENDA
RIVERSIDE COUNTY PLANNING DEPARTMENT
DIRECTOR'S HEARING

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

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

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

1.0 CONSENT CALENDAR:

NONE

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

NONE

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

NONE

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

4.1 **SCOPING SESSION for ENVIRONMENTAL IMPACT REPORT for TENTATIVE TRACT MAP NO. 37439, CHANGE OF ZONE NO. 180007, and PLOT PLAN NO. 180024** – Applicant: Sun Holland, LLC – Engineer/Representative: MDMG, Inc. – Third Supervisorial District – Winchester Zoning Area – Harvest Valley/Winchester Area Plan – Community Development: Medium Density Residential (CD-MDR) (2-5 DU/AC) – Location: Easterly of Leon Road, southerly of Holland Road, westerly of Eucalyptus Road, and northerly of Craig Avenue – Zoning: One-Family Dwellings (R-1) – 158.18 gross acres – **REQUEST:** The **TENTATIVE TRACT MAP** is a Schedule "A" subdivision of 158.18 gross acres into 574 single-family residential lots and 35 lots for an 8.96 acre park, water quality basins, drainage channels, and trails/paseos. The **CHANGE OF ZONE** proposes to change the zoning classification of the project site from One-Family Dwellings (R-1) to Planned Residential (R-4). The **PLOT PLAN** proposes a development plan for 574 single-family residential lots. Project Planner: Russell Brady at (951) 955-3025 or email at rbrady@rivco.org.

5.0 PUBLIC COMMENTS:

COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT

Agenda Item No.:

4.1

Director's Hearing: November 5, 2018

PROPOSED PROJECT

Case Number(s):	Change of Zone No. 180007
	Tentative Tract Map No. 37439
	Plot Plan No. 180024
	Tentative Tract No. 37439
EIR No.:	Environmental Impact Report
Area Plan:	Harvest Valley/Winchester
Zoning Area/District:	Winchester Area
Supervisorial District:	Third District
Project APN(s):	**466-310-002, 466-310-026**

Applicant: Sun Holland, LLC

Representative: MDMR, Inc.

Project Planner: Russell Brady

Charissa Leach, P.E.
Assistant TLMA Director

PROJECT DESCRIPTION AND LOCATION

Project Location and Setting

The overall project site is located within the unincorporated community of Winchester. The project is divided into two components; residential and off-site. The residential site component is located east of Leon Road, south of Holland Road, west of Eucalyptus Road, and north of Craig Avenue on a 158.18 acre (gross) site. The off-site component is located generally west of the residential component west of Leon Road and extends west and then north to an area west of Briggs Road and north of Holland Road. The site is currently undeveloped, vacant land.

Project Description

The proposed project to be analyzed in the Environmental Impact Report (EIR) includes two components; residential and off-site. The residential component proposes a subdivision of the 158.18 acre (gross) residential site for 574 single-family residential units. The off-site component proposes the following:

- 10,850 linear feet of 33" and 30" diameter sewer line, which will be approximately 15 feet in depth and will extend from Leon Road midway between Holland and Craig Roads, then proceed 5,780' northwesterly within an Eastern Municipal Water District easement on separately owned property to the intersection of Holland and Briggs Roads, then proceed 2,690' northerly within the Briggs Road ROW to Tres Lagos Drive, then proceeding 2,380' westerly within the Tres Lagos Drive ROW where it will terminate into a proposed sewer lift station located on the south side of Tres Lagos Drive, at the northwesterly corner of the Wilderness Lakes RV Resort, in the City of Menifee.
- 5,300 linear feet of roadway improvements installed along Holland Road with 8 to 10 foot wide depressed shoulders. No curb, gutter, sidewalks, or streetlights shall be installed. Roadway

improvements will be south of the San Pedro Farms Project (TTM 36467), known as Assessor Parcel Number 466-030-002.

- Temporary Drainage Channels: A total of five (5) temporary drainage channels will be provided for the Project. These are located along Craig Avenue and Eucalyptus Road ROWs. Another temporary drainage channel is located north of Holland Road on the San Pedro Farms property.
- The Project has several regional flood control channels that are proposed for the Project that are both within and outside the Project boundary, which are expected to be included with other facilities into a future Menifee Valley Master Drainage Plan/Area Drainage Plan (MDP/ADP) that will be prepared by the Riverside County Flood Control and Water Conservation District (RCFC&WCD). The MDP will include the regional flood control facilities needed to address the primary flooding issues within the watershed. The ADP will provide a funding mechanism for the regional facilities based on development fees collected within the adopted ADP. The potential MDP/ADP facilities included with the Project are described in further detail as follows:

  1. A 620 foot long 14' by 8.5' box culvert that crosses Briggs Road and will drain into a Lake/Channel system proposed as part of Tract Map 31229. Please note that Tract map 37439 will have to construct the lake/channel system that bisects Tract Map 31229. However, this channel will not be part of the future MDP/ADP since it is in the City of Menifee.
  2. The relocation of three high pressure gas lines that are 16", 24", and 30" in diameter for the installation of the box culvert crossing Briggs Road.
  3. A trapezoidal earthen channel (Holland Channel) with a length of 5,400 feet that extends from Briggs Road to Leon Road. The channel will have an average bottom width of 100 feet and average depth of 8.5 feet. The channel will implement 4:1 side slopes and two access roads resulting a total approximate width of 250 feet. This channel will require 230,000 cubic yards of material to be excavated.
  4. A 450 foot long and 300 foot long 14' by 7' two reinforced concrete box (RCB) culvert system that crosses Leon Road.
  5. A trapezoidal earthen channel (Line A) with a length of 3,300 feet that extends from Leon Road at the downstream terminus will extend in a southeasterly direction toward the intersection of Craig Avenue and Eucalyptus Road. The channel will have an average bottom width of 50 feet and average depth of 7 feet. The channel will implement 4:1 side slopes and two access roads resulting in a total approximate width of 146 feet. This channel will require 67,000 cubic yards of material to be excavated.
  6. A 200 foot long 8' by 6' two RCB culvert that extends from Line A and crosses Eucalyptus Road to intercept offsite flows from the southeasterly part of the watershed area. Two 48" reinforced concrete pipe (RCP) storm drains are proposed to collect flows near Craig Avenue and Eucalyptus Road and connect to the RCB.
  7. A trapezoidal earthen channel (Line B) with a length of 1,100 feet that extends north from the proposed Holland Channel at Leon Road adjacent to the easterly right-of-way of Leon Road. The channel downstream terminus will begin at Leon Road and extend to the northside of Holland Road. The channel will have an average bottom width of 30 feet and average depth of 7 feet. The channel will implement 4:1 side slopes and two access roads. This channel will require 17,000 cubic yards of material to be excavated.
  8. A 1,000 foot long 84" RCP that extends from the proposed Line A Channel north along Eucalyptus Road is proposed in order to intercept offsite flows from a watershed area that extend northeasterly of the Eucalyptus Road Holland Road intersection.

9. A 2,000 foot long 54" RCP extending from the RCB crossing Leon Road toward will be required to intercept the offsite flows from a watershed area southeast of the Leon Road and Craig Avenue intersection. The storm drain will be located within Leon Road and extend 900 feet east along Craig Avenue.
10. A 200 foot long double 8' x 6' RCB extending north from the proposed Line B Channel and crossing Holland Road. The culvert will intercept the offsite flows northwest of the Leon Road and Holland Road intersection.

Planning Entitlements

The proposed Project consists of applications for Change of Zone No. 180007 (CZ180007), Tentative Tract Map No. 37439 (TTM37439), and Plot Plan No. 180024 (PP180024):

Change of Zone No. 180007 (CZ180007) is a proposal to change the zoning classification of the project site from One-Family Dwellings (R-1) to Planned Residential (R-4).

Tentative Tract Map 37434 (TTM37439) is a proposal for a Schedule "A" subdivision of 158.18 gross acres into five hundred seventy-four (574) single-family residential lots and thirty-five (35) lots for an 8.96 acre park, water quality basins, drainage channels, and trails/paseos.

Plot Plan No. 180024 (PP180024) is a proposal for proposes a development plan for 574 single-family residential lots.

PROJECT LOCATION MAP

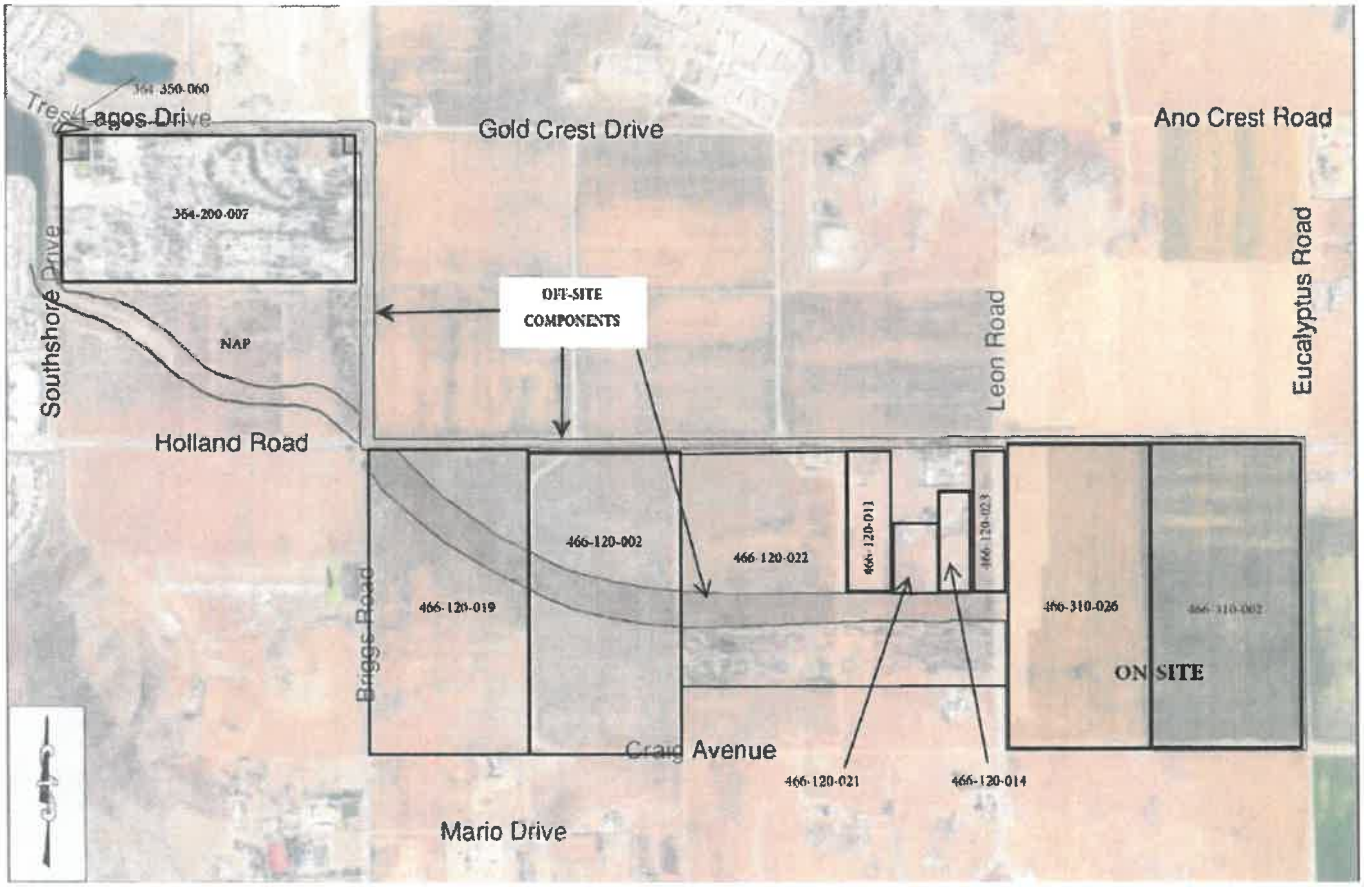

Figure 1 (Project Vicinity Map)

PROJECT DATA

Land Use and Zoning:

Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Medium Density Residential (MDR)
Proposed General Plan Land Use Designation:	N/A
Surrounding General Plan Land Uses	
North:	Medium Density Residential (MDR)
East:	Medium Density Residential (MDR)
South:	Medium Density Residential (MDR)
West:	Estate Density Residential (EDR)

Existing Zoning Classification:	One-Family Dwellings (R-1)
Proposed Zoning Classification:	Planned Residential (R-4)
Surrounding Zoning Classifications	
North:	Specific Plan (SP 293)
East:	Rural Residential (R-R), One-Family Dwellings (R-1)
South:	Rural Residential (R-R)
West:	Rural Residential (R-R), Light Agriculture, 5-acre minimum (A-1-5)
Existing Use:	Vacant/Undeveloped
Surrounding Uses	
North:	Vacant/Undeveloped
East:	Vacant/Undeveloped, Single-family residential
South:	Vacant/Undeveloped
West:	Vacant/Undeveloped, Single-family residential

Project Site Details:

Item	*Value*	*Min./Max. Development Standard*
Residential Project Site (Acres):	158.18	N/A
Total Proposed Number of Residential Lots (TR37439):	574	N/A
Map Schedule (TR37439):	A	N/A

PROJECT BACKGROUND

Background:

The residential project site comprises approximately 158 acres (gross). The site is vacant and undeveloped. The site elevations ranging from approximately 1,434 to 1,445 feet above mean sea level in a relatively flat area with a gentle slope down from the northeast to southwest.

Tentative Tract Map No. 31008 was previously approved on the same site in 2004, but not subsequently recorded. The proposed Tentative Tract Map No. 37439 would replace the previously approved subdivision.

To develop the property, improvements are required off-site from the subdivision to ensure that flooding impacts to and from the project are adequately handled. Off-site improvements also include a new sewer line to be installed to serve the proposed residential development. These improvements generally cross the undeveloped properties west of the residential site and are directed generally west then north to connect to existing drainage and sewer facilities located west of Briggs Road and north of Holland Road.

ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS

California Environmental Quality Act

Pursuant to Sections 15060 and 15081 of the California Environmental Quality Act ("CEQA") Guidelines, the County of Riverside has determined 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 EIR for the Project is warranted.

An EIR 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 EIR 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.

As part of the Notice of Preparation (NOP) of the EIR, 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 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 (FEIR), prior to the formal public hearing on the proposed project.

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

The NOP period began on October 8, 2018 and will run for thirty (30) consecutive days which is scheduled to conclude on November 7, 2018. The EIR Consultant has identified the following potentially significant impacts which will be addressed in the EIR to further analyze them and determine whether they remain potentially significant:

☒ Aesthetics	☒ Hydrology/Water Quality	☒ Transportation/Traffic
☒ Agriculture Resources	☒ Land Use/Planning	☒ Tribal Cultural Resources
☒ Air Quality	☐ Mineral Resources	☒ Utilities/Service Systems
☒ Biological Resources	☒ Noise	☐ Other (Cumulative Impacts)
☒ Cultural Resources	☐ Paleontological Resources	☐ Other
☒ Geology/Soils	☒ Population/Housing	☒ Mandatory Findings of Significance
☒ Greenhouse Gas Emissions	☐ Public Services	
☒ Hazards & Hazardous Materials	☒ Recreation	

PUBLIC HEARING NOTIFICATION AND OUTREACH

NOP notices were mailed to property owners within 2,400 feet of the proposed project site, and to public agencies, organizations, and local public libraries. As of the writing of this report Planning Staff has not received any written communication/phone calls.

PROJECT RECOMMENDATION

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 and verified that an adequate and complete response to comments have been incorporated in the Draft EIR.

INITIAL STUDY

for

Change of Zone No. 1800007 (CZ1800007)
Plot Plan No. 180024 (PPT180024)
Tentative Tract Map No. 37439 (TTM37439)

Lead Agency:

County of Riverside
4080 Lemon Street, 12th Floor
Riverside, CA 92502
951.955.3025
Point of Contact: Russell Brady, Project Planner
rbrady@rivco.org

Project Proponent:

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Point of Contact: William Lo
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Prepared by:

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October 2018

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APPENDICES See ***Enclosed CD***

Appendix A: *Map My County.*

Appendix B: Site Photos, April 18, 2018.

Appendix C: *Canterwood (Tentative Tract Map No. 37439) Air Quality Impact Analysis,* prepared by Urban Crossroads, Inc., August 8, 2018.

Appendix D: *Assembly Bill 52 (AB 52) Formal Notification (TTM 37439, CZ 1800007)*, prepared by County of Riverside, April 2, 2018.

Appendix E: *Geotechnical Investigation and Infiltration Testing Tentative Tract Map 37439,* prepared by RMA GeoScience, March 20, 2018.

Appendix F: *Canterwood (Tentative Tract Map No. 37439) Greenhouse Gas Analysis,* prepared by Urban Crossroads, Inc., August 8, 2018.

Appendix G1: *Phase I Environmental Site Assessment, for Tract 37439 and Channel Improvement APNs 466-120-019, 466-120-002, 466-120-022, 466-310-026, 466-310-002,* prepared by RMA GeoScience, March 5, 2018.

Appendix G2: *Phase I Environmental Site Assessment Northwest Corner of APN 364-200-007,* prepared by RMA GeoScience, March 29, 2018.

Appendix H1: *Project Specific Water Quality Management Plan Tentative Tract Map 37439,* prepared by JLC Engineering and Consulting, Inc., June 19, 2018.

Appendix H2: *Preliminary Hydrology and Hydraulic Study for Tentative Tract Map 37439,* prepared by JLC Engineering and Consulting, Inc., June 19, 2018.

Appendix I: *Canterwood (Tentative Tract Map No. 37439) Noise Impact Analysis,* prepared by Urban Crossroads, Inc., August 8, 2018.

Appendix J: *Paleontological Resources Assessment Report Tentative Tract Map Number 37439,* prepared by CRM TECH, January 2, 2018.

Appendix K: *Canterwood (Tentative Tract Map No. 37439) Traffic Impact Analysis,* prepared by Urban Crossroads, Inc., June 5, 2018.

Appendix L1: *Water Supply Assessment Report, Canterwood Project,* prepared by Eastern Municipal Water District, February 21, 2018.

Appendix L2: *San 53* **(***Sewer and Water Availability) APNs 466-310-002, 466-310-026*, prepared by Eastern Municipal Water District, February 5, 2018.

Appendix M: *Design Manual Canterwood (Change of Zone No. 1800007, Plot Plan No. 180024, and Tentative Tract Map No. 37439),* prepared by Matthew Fagan Consulting Services, Inc., August 2018.

Commonly Used Abbreviations and Acronyms

A-1-5	Light Agriculture, 5-acre minimum
A-2	Heavy Agriculture
A-2-10	Heavy Agriculture, 10-Acre Minimum
A-P	Light Agriculture
AAQS	Ambient Air Quality Standards
AASHTO	American Association of State Highway and Transportation Officials
AB	Assembly Bill
AC	Acre
A.C.	Asphalt Concrete
ACM	Asbestos Containing Materials
ACOE	U.S. Army Corps of Engineers
ACS	US Census American Community Survey
Act	Alquist-Priolo Earthquake Fault Zoning Act
ADP	Area Drainage Plans
ADT	Average Daily Traffic
AEP	Association of Environmental Professionals
af	Acre-Feet
Afu	Undocumented Artificial Fill
AFY	Acre-Feet Per Year
AG	Agriculture
AIA	March Air Reserve Base/Inland Port Airport Influence Area
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plan
AM	Morning
AMSL	Above Mean Sea Level
AOC	Area of Concern
APE	Area of Potential Effect
APN	Assessor's Parcel Number
APs	Area Plans
APS	Alternative Planning Strategy
AQ/GHG	Air Quality/Green House Gas
AQIA	Air Quality Impact Analysis
AQMP	Air Quality Management Plans
ARB	Air Resources Board
ARB Handbook	ARB Air Quality and Land Use Handbook
BAAQMD	Bay Area Air Quality Management District
BACMs	Best Available Control Measures
Basin	South Coast Air Basin

BAU	Business-As-Usual
BGS	Below Ground Surface
BMPs	Best Management Practices
BNSF	Burlington Northern Santa Fe
BP	Business Park
BUOW	Burrowing Owl
C&D	Construction and Demolition
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CalARP	California Accidental Release Prevention Program
CalEEMod™	California Emissions Estimator Model™
Cal/EPA	California Environmental Protection Agency
CalFire	Riverside County Fire Department
CALGreen	California Green Building Standards Code
Cal/OSHA	California Occupational Safety and Health Administration
Caltrans	California Department of Transportation
Calveno	California Vehicle Noise
CAO	Cleanup and Abatement Order
CAP	Climate Action Plan
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CBC	California Building Code
CBIA	California Building Industry Association
CCAR	California Climate Action Registry
CCR	California Code of Regulations
CD	Community Development
CDC	California Department of Conservation
CDF	California Department of Forestry
CDFW	California Department of Fish and Wildlife
CD: MDR	Community Development: Medium Density Residential
CDO	Cease and Desist Order
CDOGG	California Division of Oil, Gas and Geothermal Resources
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response Compensation and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System list
CESA	California Endangered Species Act
CETAP	Community Environmental Transportation Acceptability Program

CFR	Code of Federal Regulations
CH_4	Methane
CHHSLs	California Human Health Screening Levels
CHP	California Highway Patrol
CIP	Capital Improvement Program
CIWMP	Countywide Integrated Waste Management Plan
CLUP	Airport Land Use Compatibility Plan
CMA	Congestion Management Agency
CML&C	Concrete-Mortar Lined and Coated
CMP	Congestion Management Program
CNEL	Community Noise Equivalent Level
CNUSD	Corona-Norco Unified School District
CO	Carbon Monoxide
CO_2	Carbon Dioxide
CO_2e	Carbon Dioxide Equivalent
COA	Conditions of Approval
CPTED	Crime Prevention through Environmental Design
CPUC	California Public Utilities Commission
CR	Commercial Retail
CRA	Cultural Resources Assessment
CRDEH	County of Riverside Department of Environmental Health
CRMP	Cultural Resources Management Plan
CSA	County Service Area
CUP	Conditional Use Permit
CUPA	Certified Unified Program Agency
CVC	California Vehicle Code
CWA	Federal Clean Water Act
CY	Cubic Yards
CZ	Change of Zone
dB	Decibel
dBA	A-Weighted Decibel
dBA CNEL	A-weighted decibel Community Noise Equivalent Level
dBA Leq	A-weighted decibel equivalent noise level
DBESP	Determination of Biologically Equivalent or Superior Preservation
DEIR	Draft Environmental Impact Report
DG	Decomposed Granite
DIF	Development Impact Fee
DMA	Drainage Management Area
DNL	Day/Night Average Sound Level

DOT	Department of Transportation
Dt	Domino Fine Sandy Loam, Saline-Alkali
DTSC	Department of Toxic Substance Control
DU	Dwelling Units
DU/AC	Dwelling Units Per Acre
Dv	Domino Silt Loam, Saline-Alkali
EAP	Existing Plus Ambient Growth Plus Project
EAPC	Existing Plus Ambient Growth Plus Project Plus Cumulative
ECC	Emergency Command Center
EDR	Estate Residential
EDR/RR	Estate Density Residential and Rural Residential
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
EMWD	Eastern Municipal Water District
EnA	Exeter Sandy Loam, 0 To 2 Percent Slopes
EO	Executive Order
EoB	Exeter Sandy Loam, Slightly Saline-Alkali, 0 To 5 Percent Slopes
EPA	Environmental Protection Agency
EpA	Exeter Sandy Loam, Deep, 0 To 2 Percent Slopes
EPD	Environmental Programs Department
EPS	Emission Performance Standard
ERCI	Emergency Responses, Complaints and Investigation
ERNS	Emergency Response Notification System
ESA	Environmental Site Assessment
EwB	Exeter Very Fine Sandy Loam, 0 To 5 Percent Slopes
EyB	Exeter Very Fine Sandy Loam, Deep, 0 To 5 Percent Slopes
°F	Fahrenheit
FBFMs	Flood Boundary & Floodway Maps
FEMA	Federal Emergency Management Act
FHBM	Flood Hazard Boundary Map
FHWA	Federal Highway Administration
FIA	Fiscal Impact Analysis
FIRM	Flood Insurance Rate Map
FMMP	Farmland Mapping & Monitoring Program
FPER	Fire Protection and Emergency Response Services
FPPA	Farmland Protection Policy Act
FTA	Federal Transit Administration
GHG	Greenhouse Gas
g/m3	Micrograms Per Cubic Meter

GMZs	Groundwater Management Zones
GP	General Plan
GPA	General Plan Amendment
gpd/ac	Gallons-Per-Day Per Acre
GPEIR	General Plan Environmental Impact Report
GWP	Global Warming Potential
HANS	Habitat Evaluation and Acquisition Negotiation Strategy
HAP	Hazardous Air Pollutants
HCD	Housing and Community Development
HCM	Highway Capacity Manual
HCOC	Hydrologic Conditions of Concern
HCP	Habitat Conservation Plan
HECW	High-Efficiency Clothes Washers
HETs	High-Efficiency Toilets
HFCs	Hydroflourocarbons
HPLV	High Pressure Low Volume
HOV	High-Occupancy Vehicle
HOA	Home Owners Association
HRA	Health Risk Assessment
HQTA	High Quality Transportation Area
HVAC	Heating, Ventilation, And Air Conditioning Units
HV/WAP	Harvest Valley/Winchester Area Plan
HWCL	Hazardous Waste Control Law
Hz	Hertz
I-15	Interstate 15
I-215	Interstate 215
IA	Implementing Agreement
IBC	International Building Code
IC/EC	Institutional Controls / Engineering Controls registries
ICLEI	International Council for Local Environmental Initiatives
IGR	Inter-Governmental Review
I-P	Industrial Park
IPCC	Intergovernmental Panel on Climate Change
IRAs	Identified Resource Areas
IS	Initial Study
IS/EA	Initial Study/Environmental Assessment
IS/NOP	Initial Study/Notice of Preparation
ITE	Institute of Transportation Engineers
JD	Jurisdictional Delineation

kW	Kilowatt
KWh	Kilowatt Hours
LAFCO	Local Agency Formation Commission
LBP	Lead Based Paint
LCA	Life-Cycle Analysis
LCC	Land Capability Classification
LE	Land Evaluation
LESA	Land Evaluation & Site Assessment
Leq	Equivalent Energy Level
LI	Light Industrial
LID	Low Impact Development
LLUMC-M	Loma Linda University Medical Center – Murrieta
LOS	Level of Service
LST	Localized Significance Thresholds
MAC	Municipal Advisory Council
March ALUCP	March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan
MBTA	Migratory Bird Treaty Act
MD	Medium Density Residential
MDP	Master Drainage Plan
MDR	Medium Density Residential
MFCS	Matthew Fagan Consulting Services
MGD	Million Gallons Per Day
MGPEIR	Murrieta General Plan Environmental Impact Report
MLD	Most Likely Descendent
MM	Mitigation Measure
MMT	Million Metric Tons
MOU	Memorandum of Understanding
MPH	Miles Per Hour
MPOs	Metropolitan Planning Organizations
MRZ	Mineral Resources Zones
M-SC	Manufacturing-Service Commercial
MSHCP	Western Riverside County Multiple Species Habitat Conservation Plan
MSL	Mean Sea Level
$MTCO_2e$	Metric Tons of Carbon Dioxide Equivalent
MUSD	Murrieta Unified School District
MUTCD	Manual on Uniform Traffic Control Devices
MWD	Metropolitan Water District of Southern California
MWh	Megawatt-Hour
N_2O	Nitrous Oxide

NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCHRP	National Cooperative Highway Research Program Report
NDIR	Non-Dispersive Infrared Photometry
NEPA	National Environmental Policy Act
NEPSSA	Narrow Endemic Plants Survey Area
NEV	Neighborhood Electric Vehicle
NFIP	National Flood Insurance Program
NFRAP	No Further Assessment Planned Site List
NMTP	Non-Motorized Transportation Plan
NO_2	Nitrogen Dioxide
NOA	Naturally Occurring Asbestos
NOAA	National Oceanic and Atmospheric Administration
NOP	Notice of Preparation
NO_X	Oxides of Nitrogen
NPDES	National Pollution Discharge Elimination System
NPL	National Priority List
NR	Noise Reduction
NRCS	Natural Resources Conservation Service
NPMS	National Pipeline Mapping System
NPS	Non-Point Source
O_3	Ozone
OAL	Office of Administrative Law
OEHHA	Office of Environmental Health Hazard Assessment
OES	Office of Emergency Services
OFP	Ozone Forming Potential
OHP	Office of Historic Preservation
OHWM	Ordinary High Water Mark
OPR	Office of Planning and Research
OSC-70	Open Space and Conservation Policy 70
OSHA	Occupational Safety and Health Administration
OSHPD	Office of Statewide Health Planning and Development
OS-R	Open Space - Recreation
OS-W	Open Space - Water
Pb	Lead
P-C	Production-Consumption
pc/mi/ln	Passenger Cars Per Mile Per Lane
PDA	Protector del Agua
PEIR	Program EIR

PeMS	Performance Measurement System
PFCs	Perfluorocabons
PHS	Preliminary Hydrology Study
PM	Afternoon
$PM_{2.5}$	Fine Particulate Matter
PM_{10}	Respirable Particulate Matter
Ppb	Parts Per Billion
Ppm	Parts Per Million
PPV	Peak Particle Velocity
PRC	Public Resources Code
PUHSD	Perris Union High School District
PVC	Polyvinyl Chloride
PV	Photovoltaic
Qoal	Older Alluvium
R-1	One Family Dwelling
R-4	Planned Residential
R-A	Residential Agriculture
R-A-5	Residential Agricultural - 5 Acre Minimum
RBBD	Southwest Road and Bridge Benefit District
RC	Rural Community
RC: EDR	Rural Community: Estate Density Residential
RCFC&WCD	Riverside County Flood Control and Water Conservation District
RCFD	Riverside County Fire Department
RCHCA	Riverside County Habitat Conservation Agency
RCIP	Riverside County Integrated Project
RCIT	Riverside County Information Technology
RC-LDR	Low Density Residential
RCLIS	Riverside County Land Information Systems
RCNM	Roadway Construction Noise Model
RCP	Reinforced Concrete Pipe
RCRA	Resource Conservation and Recovery Act
RCSD	Riverside County Sheriff's Department
RCTC	Riverside County Transportation Commission
RC-VLDR	Very Low Density Residential
RCWD	Rancho California Water District
REC	Recognized Environmental Condition
RHNA	Regional Housing Needs Assessment
RivTAM	Riverside County Transportation Analysis Model
RMS	Root Mean Squared

ROG	Reactive Organic Gases
ROW	Right-of-Way
R-R	Rural Residential
RDA	Redevelopment Agency
RTA	Riverside Transit Authority
RTP	Regional Transportation Plan
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RV	Recreational Vehicle
RWQCB	Regional Water Quality Control Board
RWRF	Regional Wastewater Reclamation Facility
SA	Site Assessment
SABER	Safeguard Artifacts Being Excavated in Riverside County
SARA	Superfund Amendments and Reauthorization Act
SARWQCB	Santa Ana Regional Water Quality Control Board
SB	Senate Bill
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SCE	Southern California Edison
SCG	Southern California Gas Company
SCH	State Clearinghouse
SCHWMA	Southern California Hazardous Waste Management Authority
SC/MVAP	Sun City/Menifee Valley Area Plan (also SCMVAP)
SCS	Sustainable Communities Strategy
SF_6	Sulfur Hexafluoride
SFHA	Special Flood Hazard Area
SFP	School Facilities Program
SHMA	Seismic Hazard Mapping Act
SHS	State Highway System
SKR	Stephen's Kangaroo Rat
SIP	State Implementation Plan
SLIC	Spills, Leaks, Investigations and Cleanup
SO2	Sulfur Dioxide
SO_X	Oxides of Sulfur
SMARA	The Surface Mining and Reclamation Act of 1975
SMGB	State Mining and Geology Board
SO_2	Sulphur Dioxide
SO_x	Sulphur Oxides
SoCAB	South Coast Air Basin

SOP	Standard Operating Procedures
SP	Specific Plan
Sq. Ft.	Square Feet
SR-74	State Route 74
SRA	Source Receptor Area
STC	Sound Transmission Class
s/v	Seconds Per Vehicle
SWFP	Solid Waste Facility Permit
SWP	State Water Project
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resource Control Board
SZ	Scientific Resource Zone
TAC	Toxic Air Contaminant
TCAP	Temescal Canyon Area Plan
TCP	Traffic Control Plan
TCR	Tribal Cultural Resource
TDS	Total Dissolved Solids
TIA	Traffic Impact Analysis
TIS	Traffic Impact Study
TLMA	Transportation Land Management Agency
Tpd	Tons per day
TSD	Treatment, Storage and Disposal facility list
TTCP	Traditional Tribal Cultural Places
TTM	Tentative Tract Map
TUMF	Transportation Uniform Mitigation Fee
UBC	Uniform Building Code
ULFT	Ultra-Low-Flush Toilets
U.S.	United States
USACE	U.S. Army Corps of Engineers
USC	United States Code
USDA	United States Department of Agriculture
USEPA	U.S. Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	U.S. Geological Survey
UST	Underground Storage Tank
UWMP	Urban Water Management Plan
V/C	Volume to Capacity
VCP	Vitrified Clay Pipe
VEC	Vapor Encroachment Condition

VES	Vapor Encroachment Screen
VLF	Vehicle License Fee
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compound
VPD	Vehicles Per Day
VWRPD	Valley Wide Recreation and Park District
Wd	Waukena Loam, Saline-Alkali
WDL	Water Data Library
WDR	Waste Discharge Requirement
WMD	Waste Management Department
WMWD	Western Municipal Water District
WQMP	Water Quality Management Plan
WRCOG	Western Riverside Council of Governments
WRP	Waste Recycling Plan
WSA	Water Service Agreement
WSA	Water Supply Assessment
WSCP	Water Shortage Contingency Plan
WSP	Water Supply Plan

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Project Case Type (s) and Number(s): Change of Zone No. 1800007; Plot Plan No. 180024; and Tentative Tract Map No. 37439.
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502
Contact Person: Russell Brady, Project Planner
Telephone Number: 951.955.3025 or rbrady@rivco.org
Applicant's Name: Sun Holland, LLC
Applicant's Address: 27127 Calle Arroyo, #1910, San Juan Capistrano, CA 92675

I. PROJECT INFORMATION

Project Description:

1. Overview

The proposed Project includes Change of Zone No. 1800007 (CZ 1800007), Plot Plan No. 180024 (PPT180024), and Tentative Tract Map No. 37439 (TTM 37439), as well as off-site roadway, drainage, and sewer improvements to serve the Project.

The analysis in this Initial Study (IS) focuses on two (2) specific Project components:

- The "Residential Project site" components, which are covered under CZ 1800007, PPT180024, and TTM 37439, and are located west of Eucalyptus Road; north of Craig Avenue; east of Leon Road; and south of Holland Road; and
- The "Off-site Project components" which consist of the following:
  - 10,850 linear feet of 33" and 30" diameter sewer line, which will be approximately 15 feet in depth and will extend from Leon Road midway between Holland and Craig Roads, then proceed 5,780' northwesterly within an Eastern Municipal Water District easement on separately owned property to the intersection of Holland and Briggs Roads, then proceed 2,690' northerly within the Briggs Road ROW to Tres Lagos Drive, then proceeding 2,380' westerly within the Tres Lagos Drive ROW where it will terminate into a proposed sewer lift station located on the south side of Tres Lagos Drive, at the northwesterly corner of the Wilderness Lakes RV Resort, in the City of Menifee.
  - 5,300 linear feet of roadway improvements installed along Holland Road with 8 to 10 foot wide depressed shoulders. No curb, gutter, sidewalks, or streetlights shall be installed. Roadway improvements will be south of the San Pedro Farms Project (TTM 36467), known as Assessor Parcel Number 466-030-002.
  - Temporary Drainage Channels: A total of five (5) temporary drainage channels will be provided for the Project. These are located along Craig Avenue and Eucalyptus Road ROWs. Another temporary drainage channel is located north of Holland Road on the San Pedro Farms property.
  - The Project has several regional flood control channels that are proposed for the Project that are both within and outside the Project boundary. **Exhibit A, *Menifee Valley ADP Ultimate Flood Control Drainage System*** identifies the facilities that are expected to be included with other facilities into a future Menifee Valley Master Drainage Plan/Area Drainage Plan (MDP/ADP) that will be prepared by the Riverside County Flood Control and Water Conservation District (RCFC&WCD). The MDP will include the regional flood control facilities needed to address the primary flooding issues within the watershed. The ADP will provide a funding mechanism for the regional facilities based on development

fees collected within the adopted ADP. The potential MDP/ADP facilities included with the Project are described in further detail as follows:

1. A 620 foot long 14' by 8.5' box culvert that crosses Briggs Road and will drain into a Lake/Channel system proposed as part of Tract Map 31229. Please note that Tract map 37439 will have to construct the lake/channel system that bisects Tract Map 31229. However, this channel will not be part of the future MDP/ADP since it is in the City of Menifee.
2. The relocation of three high pressure gas lines that are 16", 24", and 30" in diameter for the installation of the box culvert crossing Briggs Road.
3. A trapezoidal earthen channel (Holland Channel) with a length of 5,400 feet that extends from Briggs Road to Leon Road. The channel will have an average bottom width of 100 feet and average depth of 8.5 feet. The channel will implement 4:1 side slopes and two access roads resulting a total approximate width of 250 feet. This channel will require 230,000 cubic yards of material to be excavated.
4. A 450 foot long and 300 foot long 14' by 7' two reinforced concrete box (RCB) culvert system that crosses Leon Road.
5. A trapezoidal earthen channel (Line A) with a length of 3,300 feet that extends from Leon Road at the downstream terminus will extend in a southeasterly direction toward the intersection of Craig Avenue and Eucalyptus Road. The channel will have an average bottom width of 50 feet and average depth of 7 feet. The channel will implement 4:1 side slopes and two access roads resulting in a total approximate width of 146 feet. This channel will require 67,000 cubic yards of material to be excavated.
6. A 200 foot long 8' by 6' two RCB culvert that extends from Line A and crosses Eucalyptus Road to intercept offsite flows from the southeasterly part of the watershed area. Two 48" reinforced concrete pipe (RCP) storm drains are proposed to collect flows near Craig Avenue and Eucalyptus Road and connect to the RCB.
7. A trapezoidal earthen channel (Line B) with a length of 1,100 feet that extends north from the proposed Holland Channel at Leon Road adjacent to the easterly right-of-way of Leon Road. The channel downstream terminus will begin at Leon Road and extend to the north side of Holland Road. The channel will have an average bottom width of 30 feet and average depth of 7 feet. The channel will implement 4:1 side slopes and two access roads. This channel will require 17,000 cubic yards of material to be excavated.
8. A 1,000 foot long 84" RCP that extends from the proposed Line A Channel north along Eucalyptus Road is proposed in order to intercept offsite flows from a watershed area that extend northeasterly of the Eucalyptus Road Holland Road intersection.
9. A 2,000 foot long 54" RCP extending from the RCB crossing Leon Road toward will be required to intercept the offsite flows from a watershed area southeast of the Leon Road and Craig Avenue intersection. The storm drain will be located within Leon Road and extend 900 feet east along Craig Avenue.
10. A 200 foot long double 8' x 6' RCB extending north from the proposed Line B Channel and crossing Holland Road. The culvert will intercept the offsite flows northwest of the Leon Road and Holland Road intersection.

Collectively, these Project components comprise the "Project," and are discussed in greater detail, below. Reference **Exhibit A, *Menifee Valley ADP Ultimate Flood Control Drainage System*, Figure 1, *Vicinity Map***, **Figure 2, *Aerial Photo with Project Components***, and **Figure 3, *Assessor's Parcel Map*** for the locations of the Residential Project site components and the Off-site Project components.

Exhibit A
Menifee Valley ADP Ultimate Flood Control Drainage System

SHEET 1 OF 1

RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

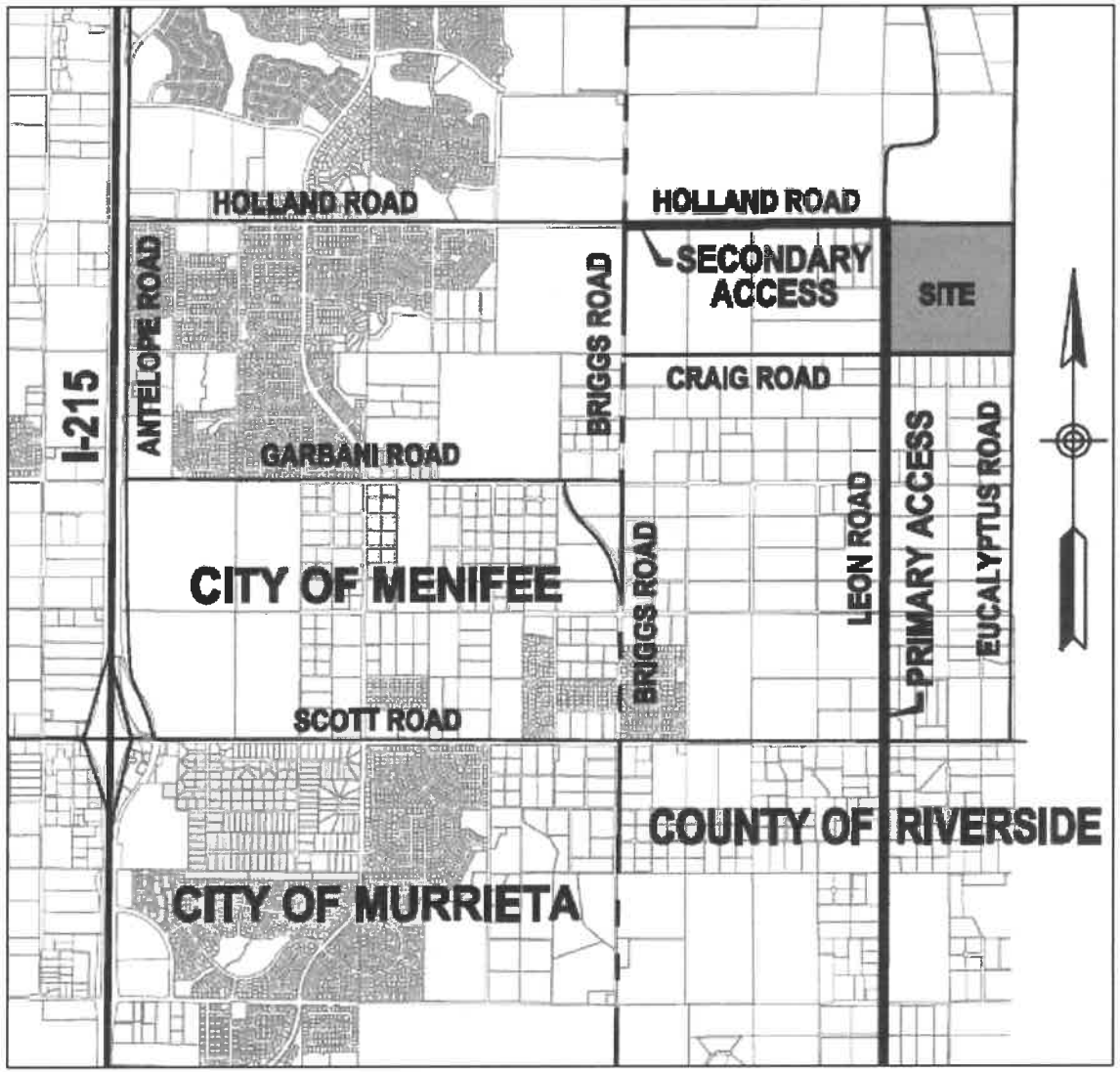
MENIFEE VALLEY AREA DRAINAGE PLAN

Source: JLC Engineering, July 2018

LEGEND:

- CULVERT SYSTEMS
- CHANNEL
- STORM DRAIN SYSTEMS (NOT PART OF MDP)

Figure 1
Vicinity Map

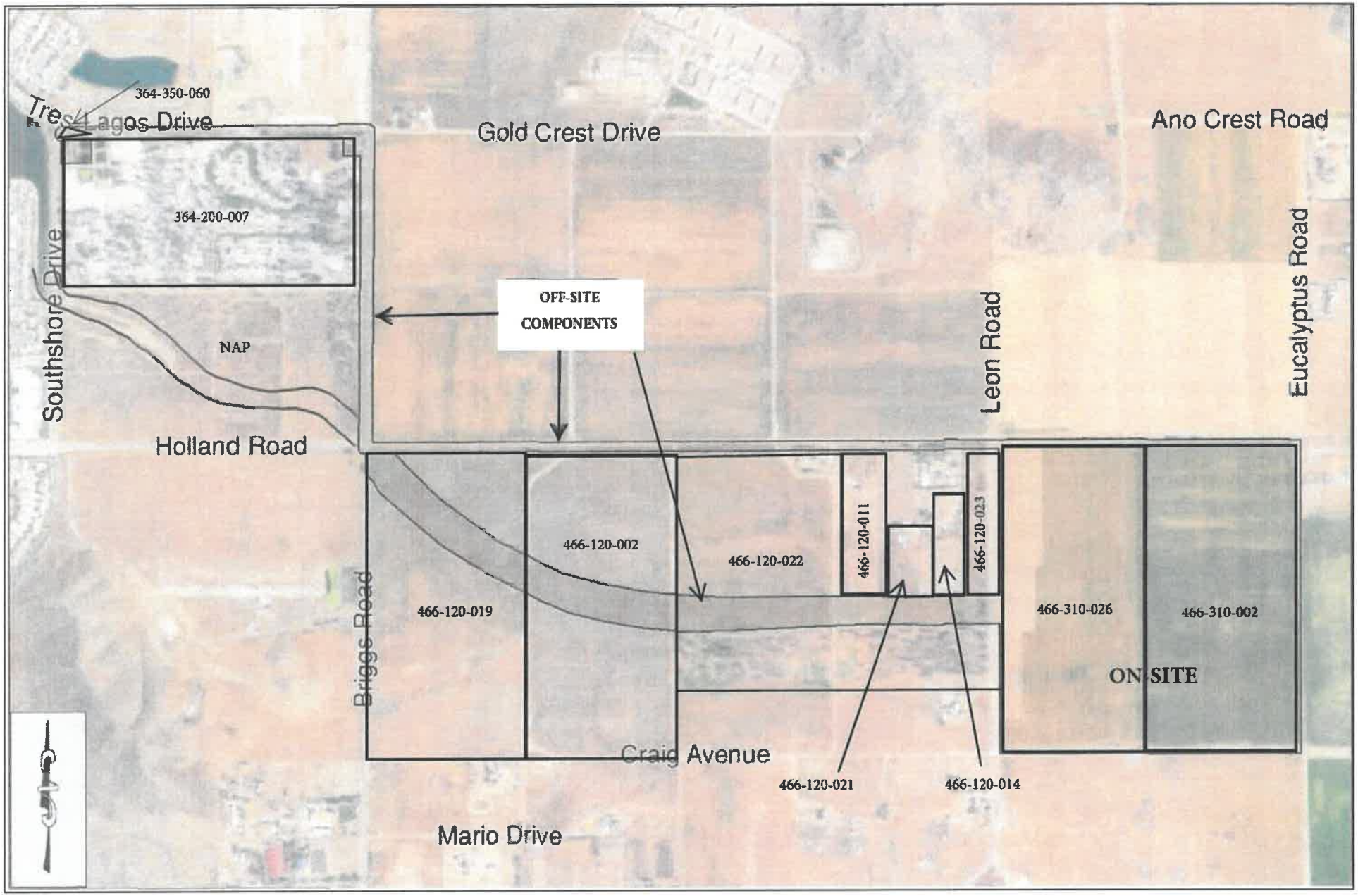


Source: Canterwood TTM 37439 Exhibit, March 2018

Figure 2
Aerial Photo with Project Components

Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public accessed 2018

Figure 3
Assessor's Parcel Map



Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public accessed 2018

2. Residential Project Site Components (Only)

a. CZ 1800007

The current zoning classification on the residential Project site is R-1 (One-Family Dwellings). CZ 1800007 proposes to change the zoning classification on the entire residential Project site of 158.18 gross acres from R-1 to R-4 (Planned Residential). Reference **Figure 4, *CZ 1800007***.

b. TTM 37439

TTM 37439 proposes a subdivision of 158.18 gross acres into 574 single-family residential lots, 25 open space lots, 9 drainage basin lots, and 45.6 acres of Project roadways. Reference **Table 1, *TTM 37439 Specifics***, below. Canterwood includes four (4) individual neighborhoods, with minimum lots sizes of 4,700 sq. ft., 5,000 sq. ft., 5,500 sq. ft., and 6,500 sq. ft.

Lot 575 is an 8.96-acre park with the following amenities: baseball field, soccer fields (2), basketball court, tot lot, picnic shelter, restroom, and parking. Lots 576, 579, 580, 582, 591, 594, and 604 are mini-parks/paseos.

The density of TTM 37439 is 3.6 dwelling units/acre. Reference **Figure 5, *TTM 37439***. It is anticipated that TTM 37439 will be recorded in 4 phases.

Table 1
TTM 37439 Specifics

Type	Area (acres)	Number of Lots
Residential	79.54	574
Open Space	25.81	25
Drainage Basins	7.23	9
Project Roadways	45.60	--
TOTAL	**158.18**	**608**

Source: TTM 37439, March 15, 2018.

c. PPT 180024

A total of 574 single-family residential lots are proposed. Canterwood includes four (4) individual neighborhoods, with minimum lots sizes of 4,700 sq. ft., 5,000 sq. ft., 5,500 sq. ft., and 6,500 sq. ft. Five (5) architectural styles have been provided. A minimum of four (4) architectural elevations and three (3) floor plans are required for each neighborhood comprised of 50 or more homes.

The centerpiece of the community is a minimum 8.96-acre community park located in northwest portion of the Project. Canterwood also features landscape buffers, passive open space areas, ten (10) paseos, and approximately 13,264 linear feet (LF) of trails/paseos and 56,417 LF of public street sidewalks. The minimum 8.96-acre community park provides a variety of active recreational amenities for Canterwood residents and the general public. Active recreational amenities within the community park shall include, at a minimum, the following:

- Lighted ball field;
- Lighted soccer fields;
- Half-court basketball;
- Tot lot;

- Open turf play area(s);
- Picnic area with shade;
- Seating area(s);
- A restroom building; and
- Parking.

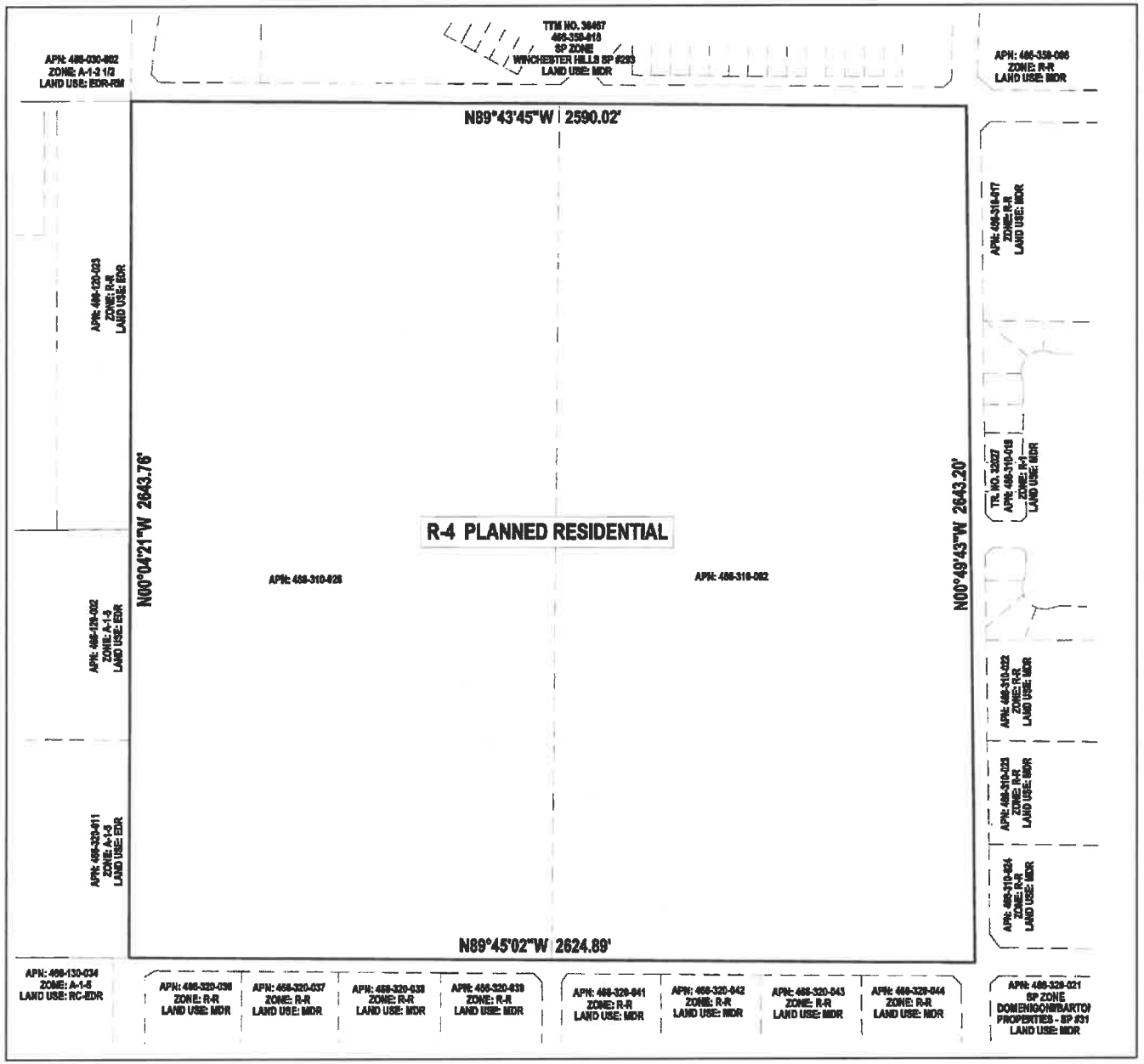
Canterwood includes a comprehensive, interconnected public trail and walkway system that provides residents and visitors with convenient access to the on-site community park and open space. Drainage Channels (Lots 577, 581, and 588) will be flanked on either side by a 16' wide maintenance road/hiking trail (Regional Trail), as well as 3-rail vinyl fencing on the channel side and tubular steel fencing on the outside edge of the trail. Sidewalks will be provided along all Project streets, as well as within the paseos.

Parking will be provided with two car attached garages for each home as well as on-street parking spaces. All homes are designed with driveways, which can also provide parking for additional vehicles, which would assist in minimizing the use of the parking spaces on the private street by residents and guests.

The Project is bordered by Leon Road, Holland Road, Eucalyptus Road, and Craig Avenue. Access to the proposed Project may be taken via any of these streets. Please see Subsection 3.d. Circulation, below, for more details on Project roadways and circulation.

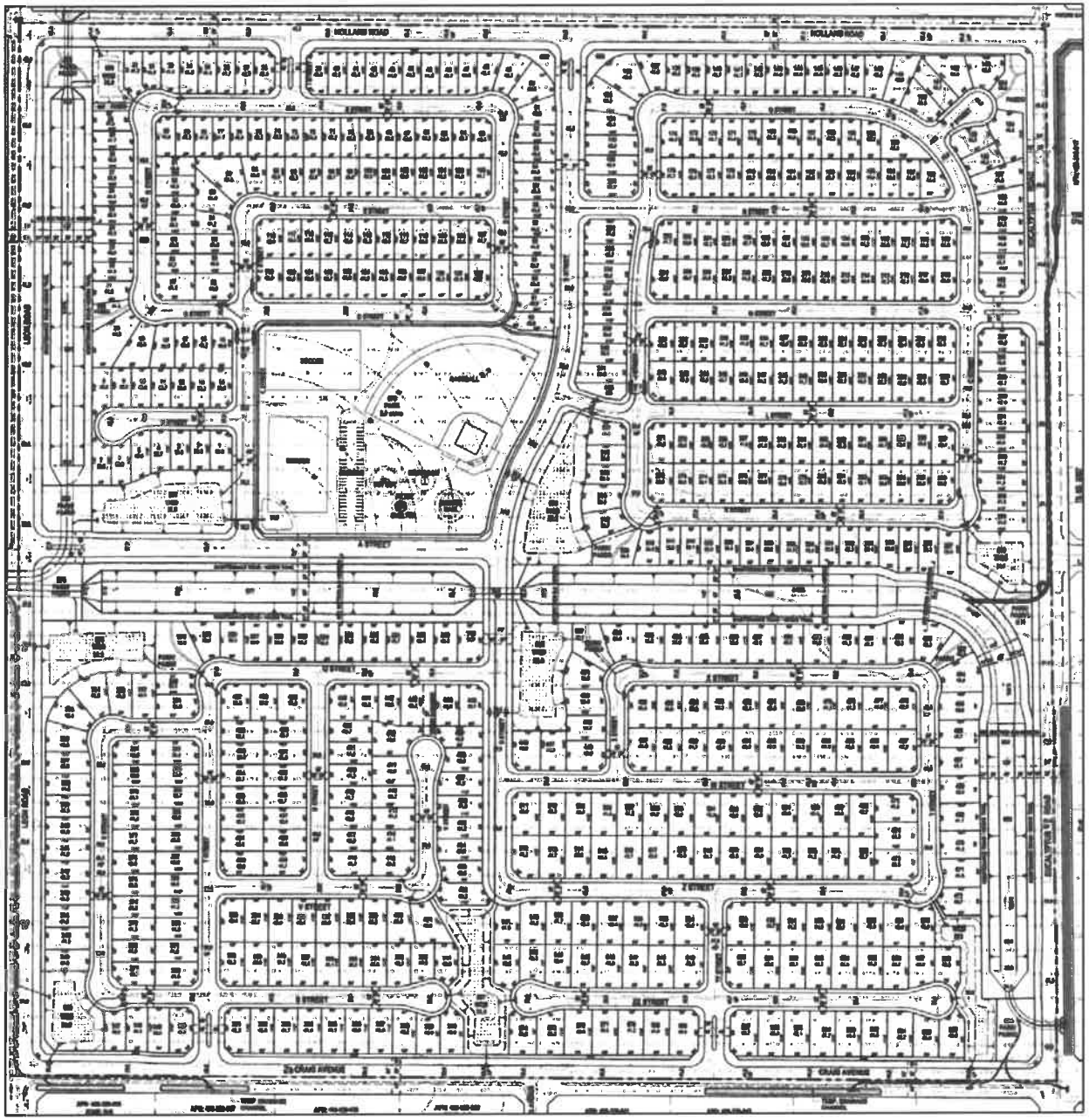
Refer to *Design Manual - Canterwood (Change of Zone No. 1800007, Plot Plan No. 180024, and Tentative Tract Map No. 37439),* prepared by Matthew Fagan Consulting Services, Inc., August 2018 (**Appendix M**) for overall guidelines and additional Plot Plan information.

Figure 4
CZ 1800007



Source: Canterwood Change of Zone Exhibit, March 2018

Figure 5
TTM 37439



Source: Canterwood TTM 37439 Exhibit, March 2018

3. Both Residential Project Site Components and Off-Site Project Components

a. Project Grading

The Project rough grading will involve approximately 175,811 cubic yards (CY) of cut and 418,339 CY of fill. Lot spoil dirt from house foundations, wall footings, driveways, and utilities will generate approximately 72,000 CY of cut. Excavation to create the off-site Holland Channel will generate the remaining 170,528 CY of dirt needed to balance the site.

The site currently ranges in elevation from approximately 1,434 feet above mean sea level (AMSL) on the western side of the Project site to 1,445 AMSL in the northeastern corner of the site.

When graded, the Project will range in elevation from a high of 1,447 AMSL at the intersection of Holland Road and Eucalyptus Road to a low elevation of 1,427 AMSL at the bottom of the Holland Channel where it crosses Leon Road. This demonstrates that the range of site elevation variations will widen from 11' to 20' to facilitate the development of the Project. In order to accomplish this, graded slopes will be utilized to form the graded drainage channel that traverses the central and southeastern portions of the site. Perimeter streets on all four sides will match the grade of surrounding properties and projects. Reference **Figure 6, *TTM 37439 Conceptual Grading Plan***.

As described previously and as shown on **Exhibit A**, the Project will construct a total of three regional flood control trapezoidal earthen channels (i.e. Holland Channel, Line A, and Line B) and underground storm drains that are expected to be included as part of a future Menifee Valley Master Drainage Plan (MDP) and Area Drainage Plan (ADP) to be prepared by Riverside County Flood Control and Water Conservation District. The earthen trapezoidal channels within the Project limits (Lines A and B) will discharge via an underground reinforced concrete box (RCB) culvert crossing Leon Road to an offsite earthen trapezoidal channel (Holland Channel) that will extend from Leon Road and connect to a proposed RCB culvert crossing Briggs Road. The proposed culvert, which is a five barrel 14' wide x 8.5' high reinforced concrete box, crosses Briggs Road and discharges into the Lake/Channel system within approved Tentative Tract 31229. Tentative Tract 31229 has been approved by the County of Riverside and the City of Menifee. Tentative Tract 31229 proposes to construct a private lake/channel system which will accept flows from the proposed culvert. The proposed lake system varies in width from 150 feet to 425 feet. Tentative Tract Map 37439 will construct the proposed regional flood control channels including the trapezoidal earthen channels and RCB/RCP systems shown on **Exhibit A, *Menifee Valley ADP Ultimate Flood Control Drainage System***. There are three total regional trapezoidal earthen channels (i.e. Holland Channel, Line A and Line B) to be constructed by Tentative Tract Map 37439. The total length of the three channels are approximately 9,800' in length and will require approximately 314,000 cubic yards of excavation. The trapezoidal earthen channels will have 4:1 side slopes, depths varying from 6'-8', and a bottom width that varies from 30' to 100'.

The Project will also require off-site grading for the sewer lift station, which will create a level pad, approximately 160' wide by 130' long. The overall grading footprint, including perimeter slopes, will be approximately 230' wide and 160' long. The proposed grading will involve fill thicknesses ranging from 0' to 15' and approximately 6,500 cubic yards of fill, which will be trucked in from the Project site.

Off-site grading associated with street improvements for Holland Road, between Leon Road and Briggs Road, will involve minor street grading (cut or fill thicknesses less than 2') for a graded

width of approximately 58' and a length of 5,275'. Overall earthwork volume is estimated to be 6,000 CY, which will also be trucked in from the Project site.

b. General Construction Assumptions

According to the *Canterwood (Tentative Tract Map No. 37439) Air Quality Impact Analysis* (*AQ Analysis*), prepared by Urban Crossroads, dated August 8, 2018, general construction assumptions, as well as the number and types of construction equipment needed, have been assumed for the Project. These are contained in **Table 2a, *TTM 37439 Construction Duration***, and **Table 2b, *TTM 37439 Construction Equipment*,** below.

Table 2a
TTM 37439 Construction Duration

Phase Name	Start Date	End Date	Days
Phase 1			
Site Preparation	4/1/18	6/22/18	60
Grading	6/23/18	1/25/18	155
Building Construction[1]	1/26/19	12/10/21	750
Paving	7/31/21	12/31/21	110
Architectural Coating	7/31/21	12/31/21	110
Phase 2			
Site Preparation	1/1/22	2/25/22	40
Grading	2/26/22	7/29/22	110
Building Construction[1]	7/30/22	11/15/24	600
Paving	11/16/24	2/28/25	75
Architectural Coating	3/1/25	6/13/25	75

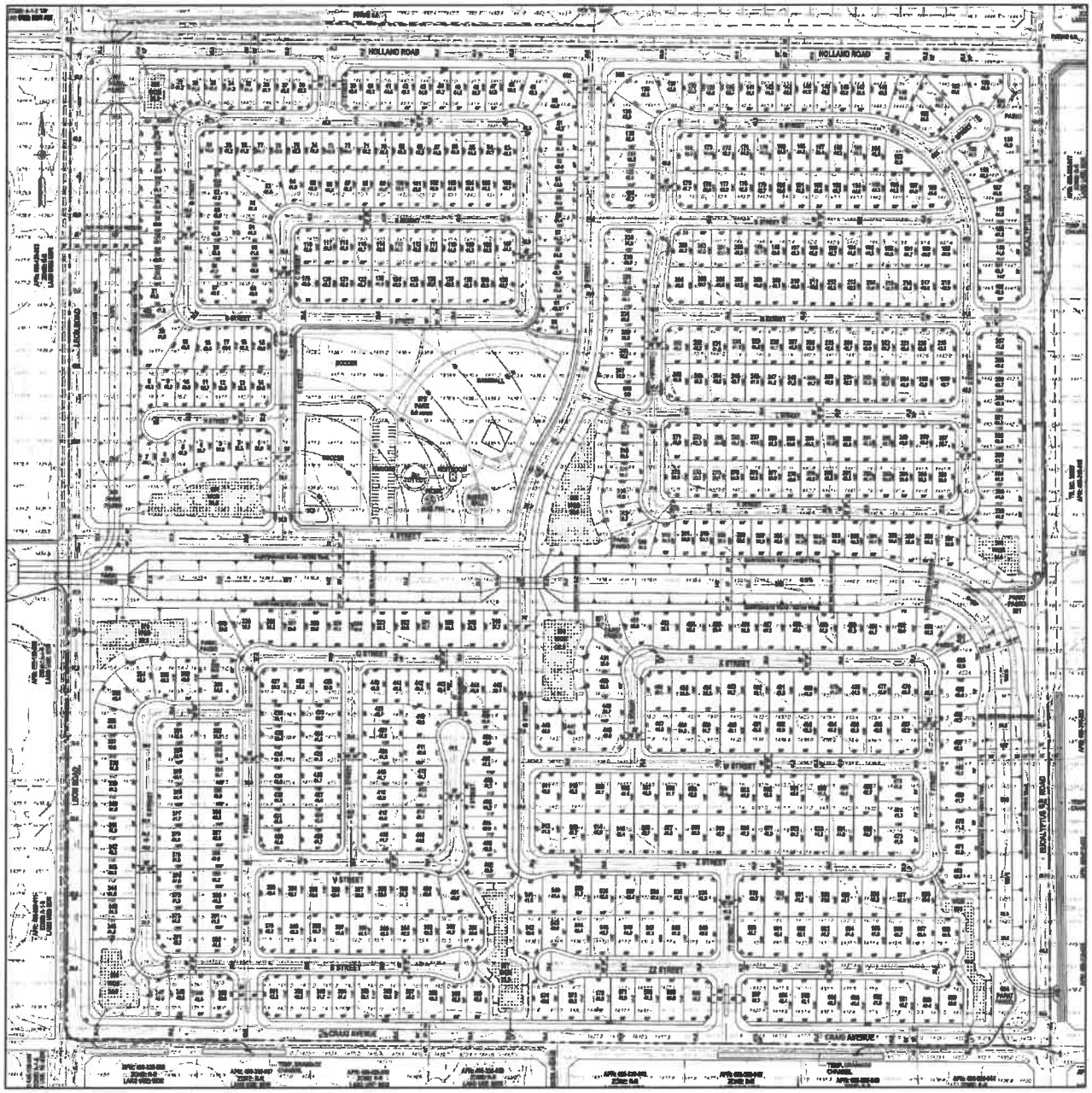
Source: *AQ Analysis* **(Appendix C)**
[1] The number of days for Building Construction was reduced by 2; therefore, the amount of equipment was increased by 2 for both Phases 1 and 2.

Table 2b
TTM 37439 Construction Equipment

Activity	Equipment	Number	Hours per Day
	Phase 1 and 2		
Site Preparation	Rubber Tired Dozers	3	8
	Tractors/Loaders/Backhoes	4	8
	Excavators	2	8
	Graders	1	8
Grading	Rubber Tired Dozers	1	8
	Scrapers	2	8
	Tractors/Loaders/Backhoes	2	8
	Cranes	2	8
	Forklifts	6	8
Building Construction	Generator Sets	2	8
	Tractors/Loaders/Backhoes	6	8
	Welders	2	8
	Paving Equipment	2	8
Paving	Rollers	2	8
	Pavers	2	8
Architectural Coating	Air Compressors	1	8

Source: *AQ Analysis* **(Appendix C)**

Figure 6
TTM 37439 Conceptual Grading Plan



Source: Canterwood TTM 37439 Exhibit, March 2018

c. Drainage / Hydrology / Water Quality

The Project will construct two large channels that will traverse the Project, as well as subsurface storm drain and bioretention basins. The bioretention basins will treat for water quality purposes, and discharge directly into one of the two channels. The Project site is not required to address the hydrologic conditions of concern or mitigate for increased runoff since the Project will construct the Holland Channel from Eucalyptus Avenue to Southshore Drive (which has an existing culvert that discharges into private lakes and ultimately to Salt Creek).

The Project site will construct the proposed Holland Channel (designated as Line A through the Project site) and Line B. The Holland Channel will be constructed from Eucalyptus Avenue to the existing culvert at Southshore Drive. This system will be a combination of box culverts and open channels that will be engineered, unlined channels and will be maintained by RCFC&WCD. This system will discharge into a system that is designated as exempt from addressing the hydrologic conditions of concern per the Riverside County Stormwater & Water Conservation Tracking Tool (http://rivco.permitrack.com/). Therefore, since the Project is constructing an extension from this location to the Project site of a facility that is also engineered, unlined, and maintained, the Project site will not create a hydrologic condition of concern.

The Project site is relatively flat, with the main channel having slopes of 0.1% to 0.3% throughout the Project site. Due to the vertical constraints, the bioretention basins were limited to 18" of soil media, and the majority of the storm drain systems have slopes of 0.3%.

The off-site hydrology analysis utilized the ultimate condition land use to perform the analysis, since these flow rates would be used for the design of the Line A (Holland Channel) and Line B channel infrastructure systems. The offsite area consists of 6 watershed areas designated as Areas "A" through "F". Reference **Figure 7, *Ultimate Condition Off-Site Hydrology Map***. The post-project condition onsite rational method hydrology analysis was performed for the 9 watershed areas, designated as areas "A" through "I". Areas "A" through "I" are the in-tract areas that include the half-street improvements within the perimeter streets surrounding the residential development. The area designations correspond to the downstream tributary basin. The rational method analysis utilized condominium land use (65% impervious) for the Project based upon the average lot sizes, and the basin areas were analyzed as 100% pervious. Reference **Figure 8, *Post Project Condition – On-Site Hydrology Map***.

The Project site will construct subsurface storm drain that will connect to two main channels traversing the Project site. During the preliminary stages, only the main channels (Lines A and B) include Water Surface Profile Gradient Program calculations. The remaining storm drain systems utilized friction slope calculations to size the systems. Systems connecting to Lines A and B utilized downstream water surface elevations obtained from the WSPG calculations. Systems discharging into the onsite basins utilized the 100-year water surface elevations determined by the basin outlet sizing calculations. The laterals utilized the water surface elevations determined by the mainline friction slope calculations. Reference **Figure 9, *Drainage Facilities Map***.

In addition to the Line A and Line B system, which are expected to be incorporated into a future MDP/ADP, three drainage system systems are required to collect offsite flows that enter the Project. These facilities will not be part of the future MDP/ADP and have been designated as Lines 1, 2 and 3. Line 1 connects to the double box system crossing Leon Road (Line A). It collects flows from Basin I, as well as the offsite area tributary to the south east corner of the Leon Road and Craig Avenue Intersection. The system ranges from 54" – 60", with a peak flow rate of 109 cubic feet per second (ft^3/s). The Line 2 and Line 2A system connects to Line A at

the upstream end (to the double box culvert crossing Eucalyptus Road). The system collects flows tributary to the south side of Craig Avenue at the east and west intersections of Craig Avenue and Eucalyptus Road. The pipe size ranges from 60" – 66", with a peak flow rate of 153 ft^3/s. The Line 3 system collects flows tributary to the north east side of Eucalyptus Avenue and connects to the trapezoidal channel of the Line A system. Line 3 consists of a 6' high x 8' wide box culvert and an 84" RCP storm drain, and has a peak flow rate of 180 ft^3/s. The upstream box culvert of the Line A system was also analyzed, since the preliminary WSPG for the Line A system ended at the transition of the trapezoidal channel to the box culvert. Therefore, a friction slope analysis was performed for the upstream box portion.

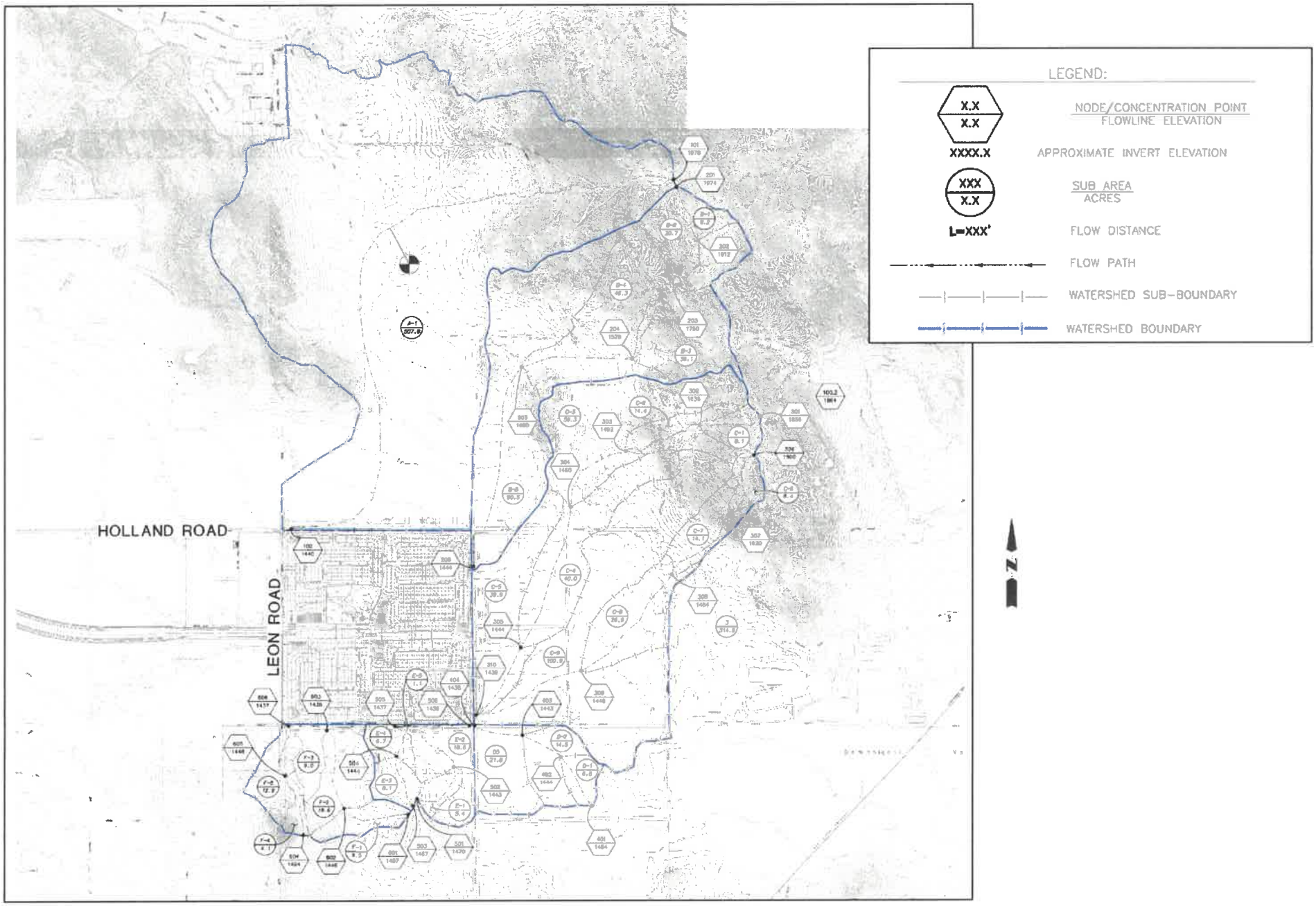
The onsite storm drain systems were analyzed starting with the basin outlet pipes. The upstream water surface elevation for the basin outlet pipes were used to determine the weir flow line elevation. This weir flow line elevation could not be lower than 0.5 feet above the top of soil media within the basin to ensure that the water quality volume did not bypass the bioretention treatment. The basin outlet structures were then sized for the 100-year flow rate (as determined by the rational method hydrology calculations). The preliminary outlet structures were sized using the weir equation, and a weir coefficient equal to 3. The ponded depth of the 100-year flow rate on the outlet weirs was utilized as the downstream water surface elevation for the storm drains discharging into the basins.

The Project site will utilize bioretention basins to treat for water quality purposes. **Figure 10, *WQMP Site Plan.*** The required water quality volume was determined by using the Santa Ana Watershed Best Management Practices Design Volume Spreadsheets. The effective impervious fraction was calculated based upon the tributary land use designations.

The bioretention basins have been designed so that the water quality volume will not pond higher than 6" above the soil media using the Bioretention Basin Design Spreadsheets. Flows in excess of the water quality volume will be conveyed through outlet structures within the basins that incorporate weir structures with flow line inverts at 6" above the soil media. The Riverside County Bioretention Facility – Design Procedure worksheets were utilized to size the Bioretention Basins, however, the bioretention basins are not rectangular shaped bioretention basins but are irregular shaped so the top width is the average width of the basins. All the bioretention basins have 18" of soil media and a minimum 12" of gravel due to the vertical constraints associated with the channel elevations traversing the Project. The bio-retention basins proposed for the Project are to be maintained by the County Facilities District (CFD) that will be formed as part of the Project approval process. All onsite flows will discharge into the proposed channels that will be a part of the future MDP/ADP that will be owned and operated by RCFC&WCD. These proposed channels traverse the Project site and provide the area with regional flood protection.

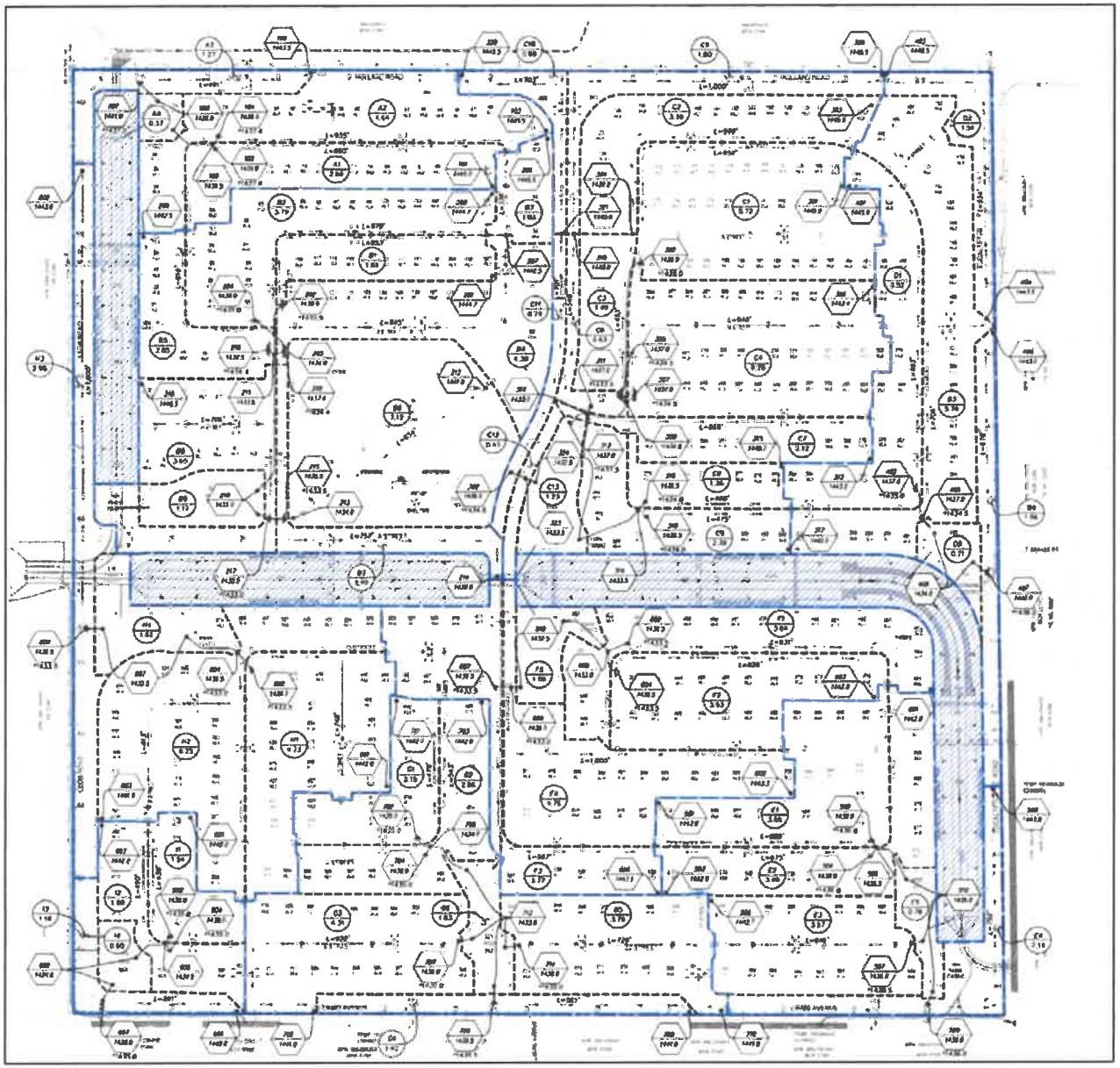
Since the Project will be required to construct the proposed regional flood control channel to the existing lake system in Menifee, the Project site will be exempt from addressing the 1 Hydrologic Conditions of Concern (HCOCs). This is a result of the Project having flood control facilities that will be engineered and maintained systems from the Project site to Canyon Lake.

Figure 7
Ultimate Condition Off-Site Hydrology Map



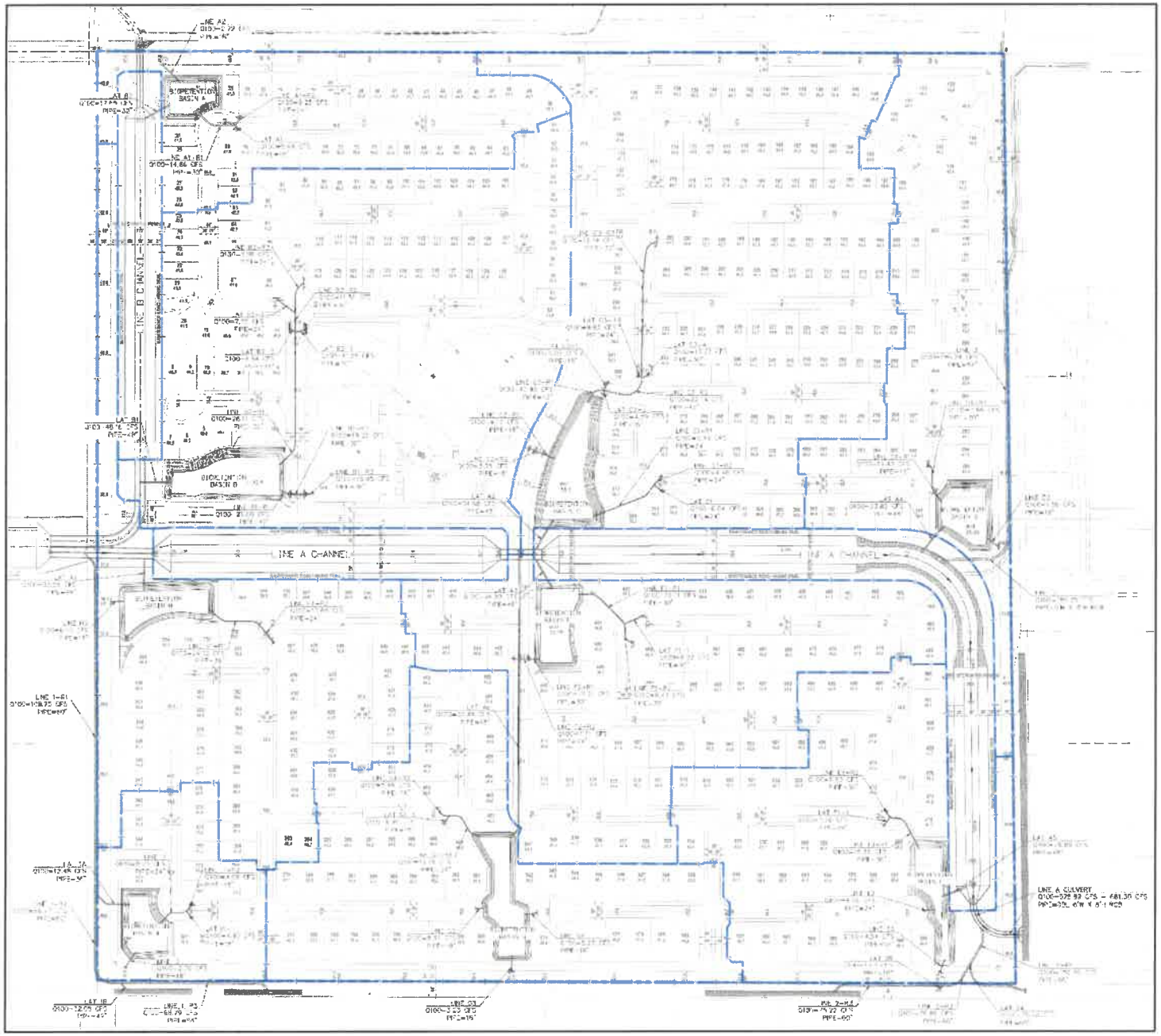
Source: Canterwood Hydrology Report March 2018 (**Appendix H2**)

Figure 8
Post Project Condition – On-Site Hydrology Map



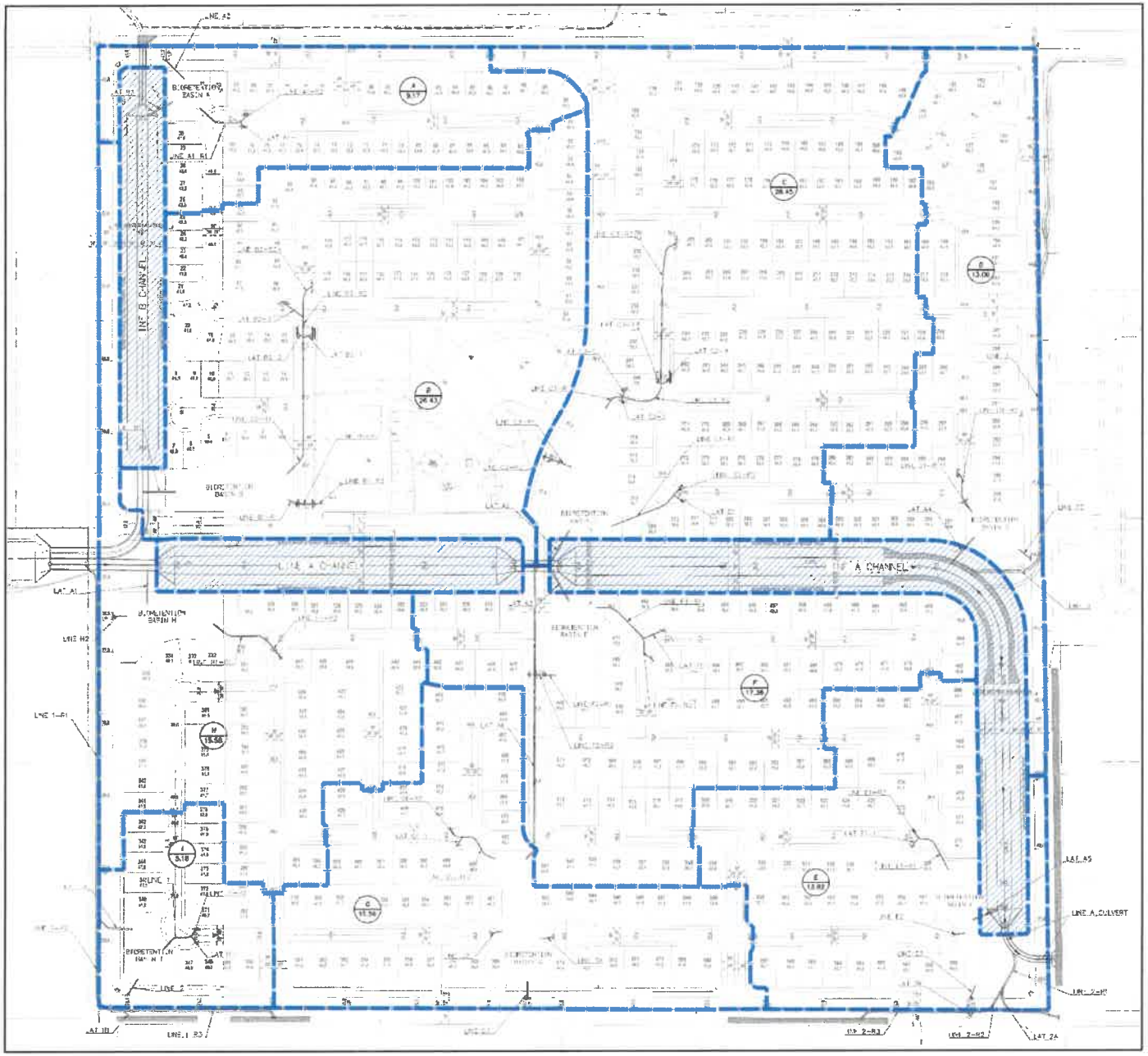
Source: Canterwood Hydrology Report March 2018 (**Appendix H2**)

Figure 9
Drainage Facilities Map



Source: Canterwood Hydrology Report March 2018 (**Appendix H2**)

Figure 10
WQMP Site Plan



Source: Canterwood WQMP Report September 2017 (**Appendix H1**)

d. Circulation

The following are descriptions of the Riverside County General Plan Roadway Network, and existing conditions and proposed improvements for the Project as depicted in the *Canterwood (Tentative Tract Map No. 37439) Traffic Impact Analysis* (*TIA*), prepared by Urban Crossroads, dated March 14, 2018. Reference **Figure 11, *Existing Number of Through Lanes and Intersection Controls***, and **Figure 12, *Riverside County General Plan Roadway Network***.

- Holland Road

Holland Road is classified as a "Major Highway" on the Riverside County General Plan Roadway Network. According to **Figure 13, *Riverside County General Plan Roadway Cross-Sections***, a Major Highway is a 4-lane roadway with a 118' ROW, a 76' wide roadway, a 12' wide painted median, with a 21' wide parkway on both sides of the roadway. Currently, Holland Road is a 2-lane, unimproved, undivided roadway, adjacent to the Residential Project Site Components and the Off-Site Project Components. Holland Road currently has an existing 60' ROW. The Project proposes to dedicate an additional 29' adjacent to the Residential Project Site Components (between Eucalyptus and Leon Roads). Project improvement would include an additional 8' of pavement, 6" curb, and a 21' wide parkway with a 5' wide meandering sidewalk that is separated from the curb by the parkway. Reference **Figure 14, *Holland/Leon Road (Residential Project Site Component)***. Holland Road will be improved to 32' of pavement between Leon Road and Briggs Road. An AC berm (either regular or rolled) shall be installed to control drainage. No curb, gutter, sidewalks or streetlights shall be installed along this segment of improvements.

- Leon Road

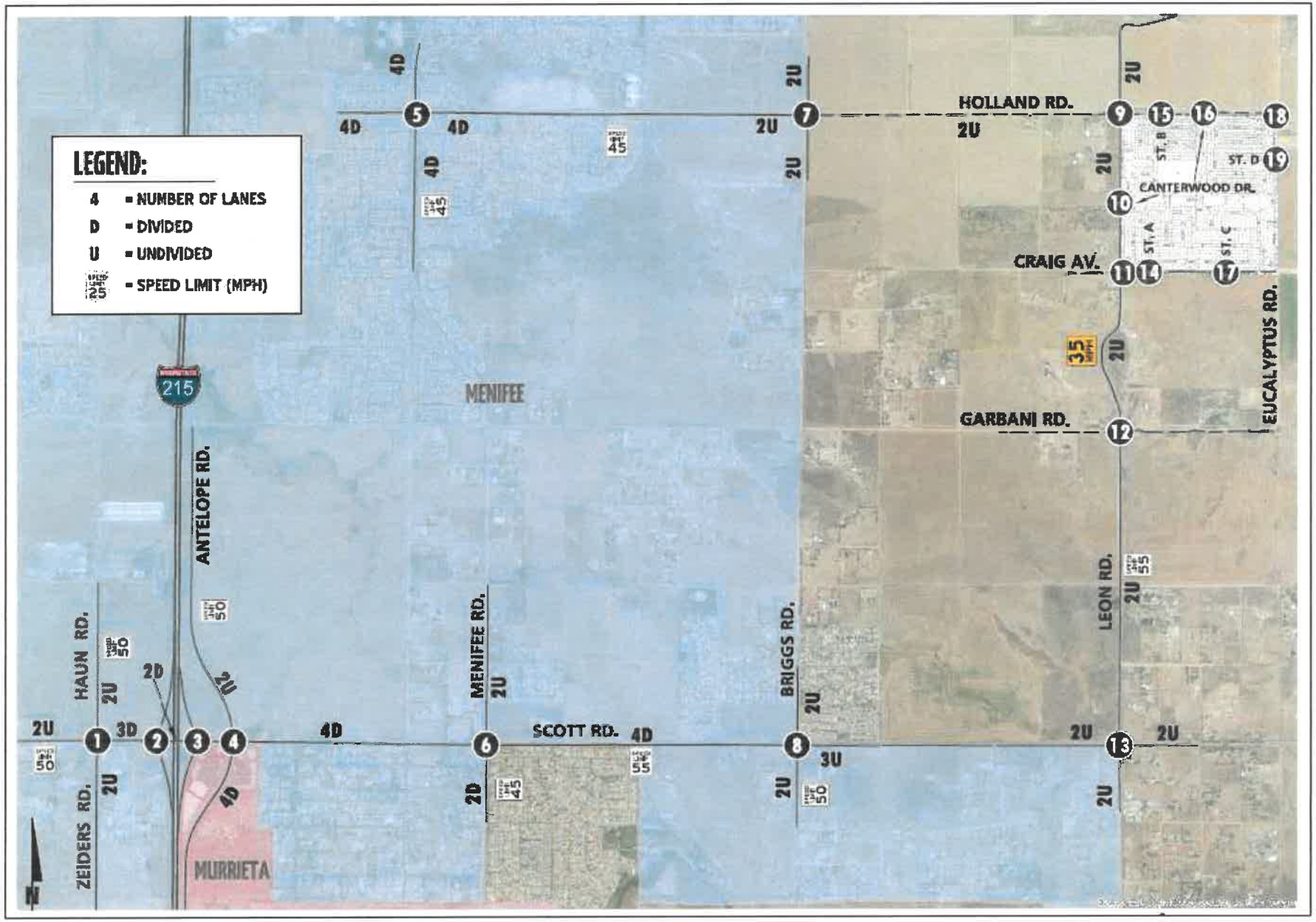
Leon Road is classified as an "Arterial Highway" on the Riverside County General Plan Roadway Network. According to **Figure 13,** an Arterial Highway is a 4-lane roadway with a 128' ROW, an 86' wide roadway, an 18' wide curbed median, with a 21' wide parkway on both sides of the roadway.

Currently, Leon Road is a 2-lane, improved, undivided roadway, adjacent to the Residential Project Site Component. Leon Road currently has an existing 60' ROW. The Project proposes to dedicate an additional 29' adjacent to the Residential Project Site Components (between Eucalyptus and Leon Roads. Project improvement would include an additional 8' of pavement, 6" curb, and a 21' wide parkway with a 5' wide meandering sidewalk that is separated from the curb by the parkway. Reference **Figure 14**.

- Craig Avenue

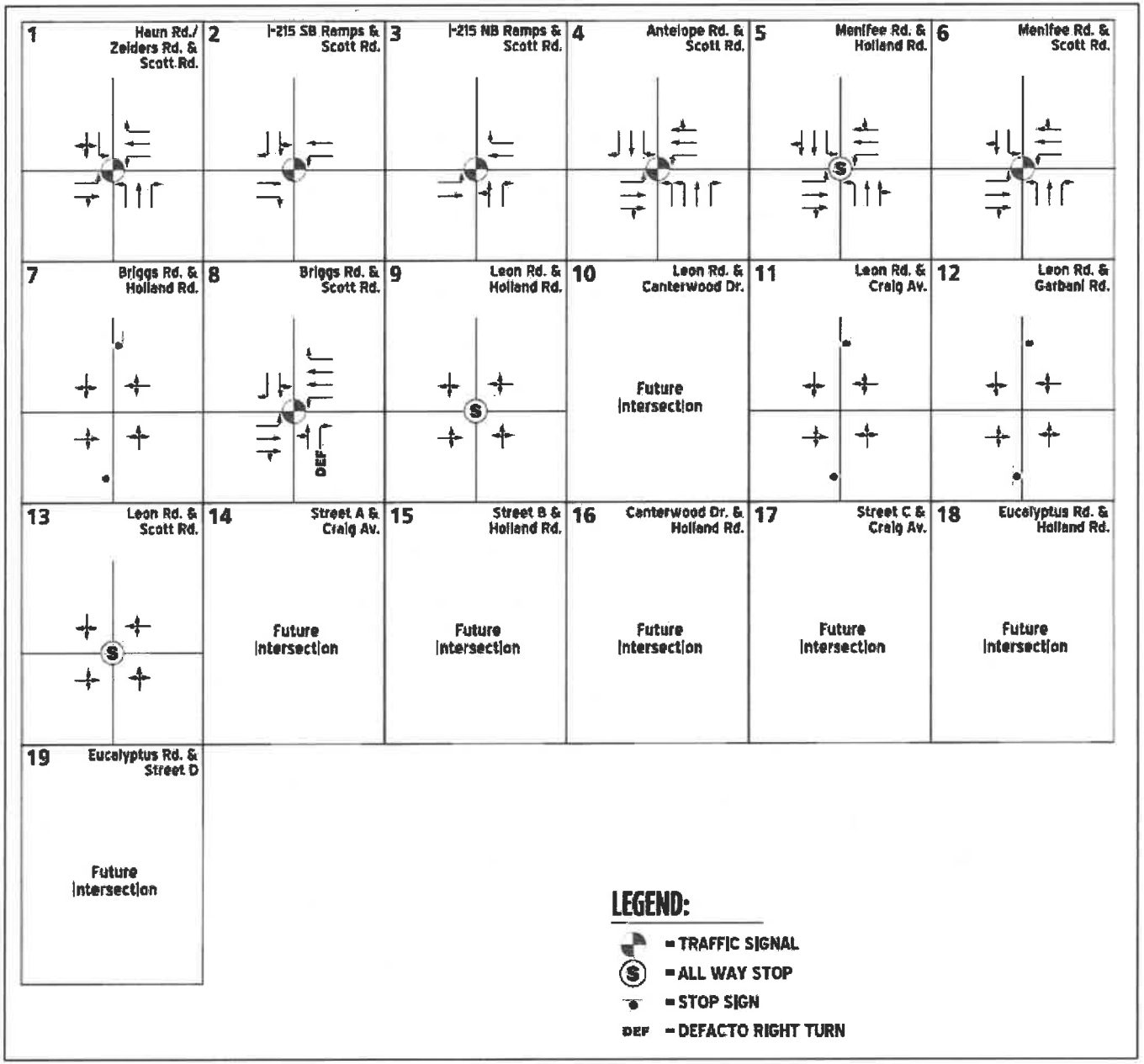
Craig Avenue is classified as a "Secondary Highway" on the Riverside County General Plan Roadway Network. According to **Figure 13,** a Secondary Highway is a 4-lane roadway with a 100' ROW, a 64' wide roadway, no median, with an 18' wide parkway on both sides of the roadway.

Figure 11
Existing Number of Through Lanes and Intersection Controls



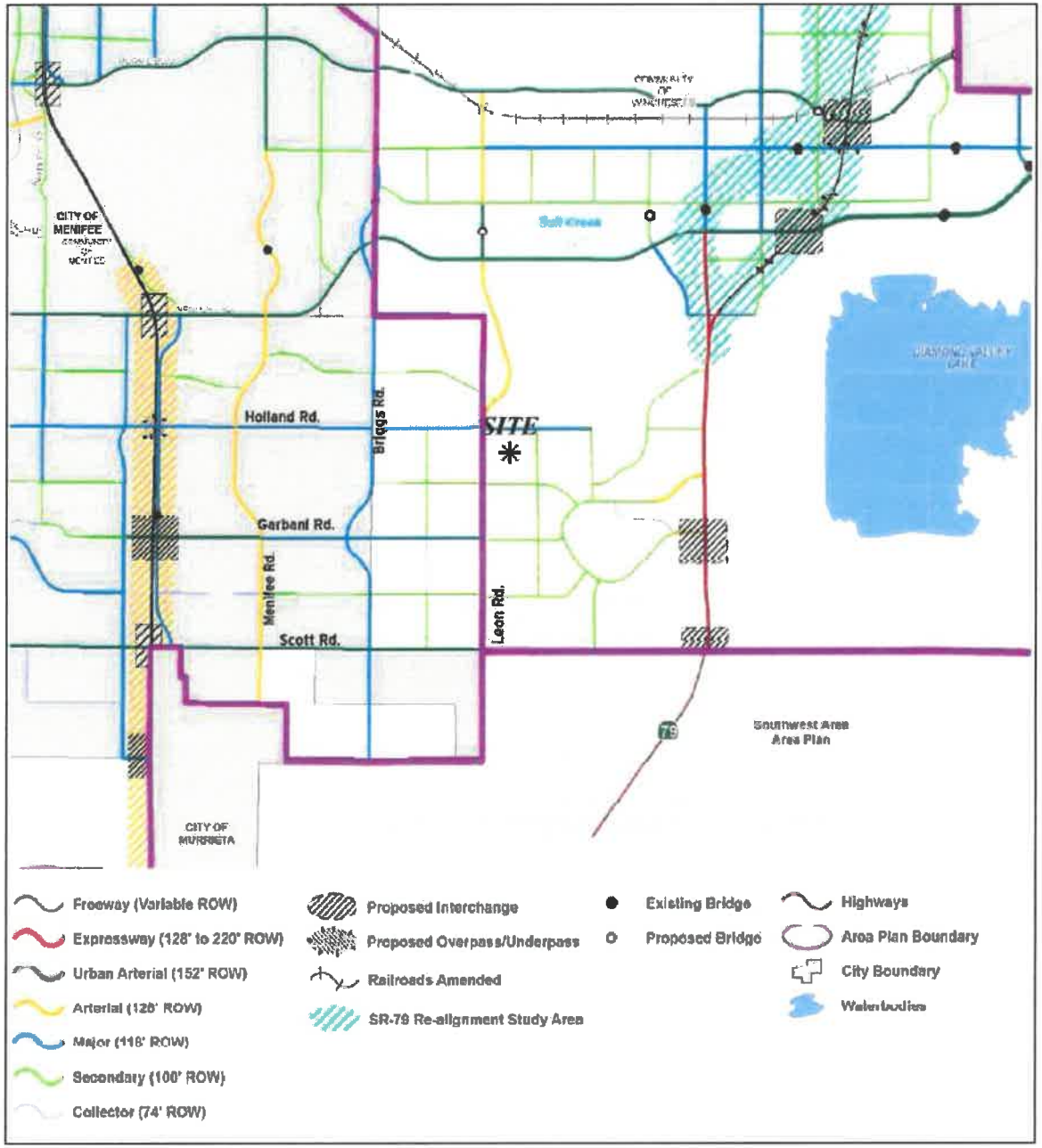
Source: Canterwood *TIA* (**Appendix K**)

Figure 11, continued
Existing Number of Through Lanes and Intersection Controls



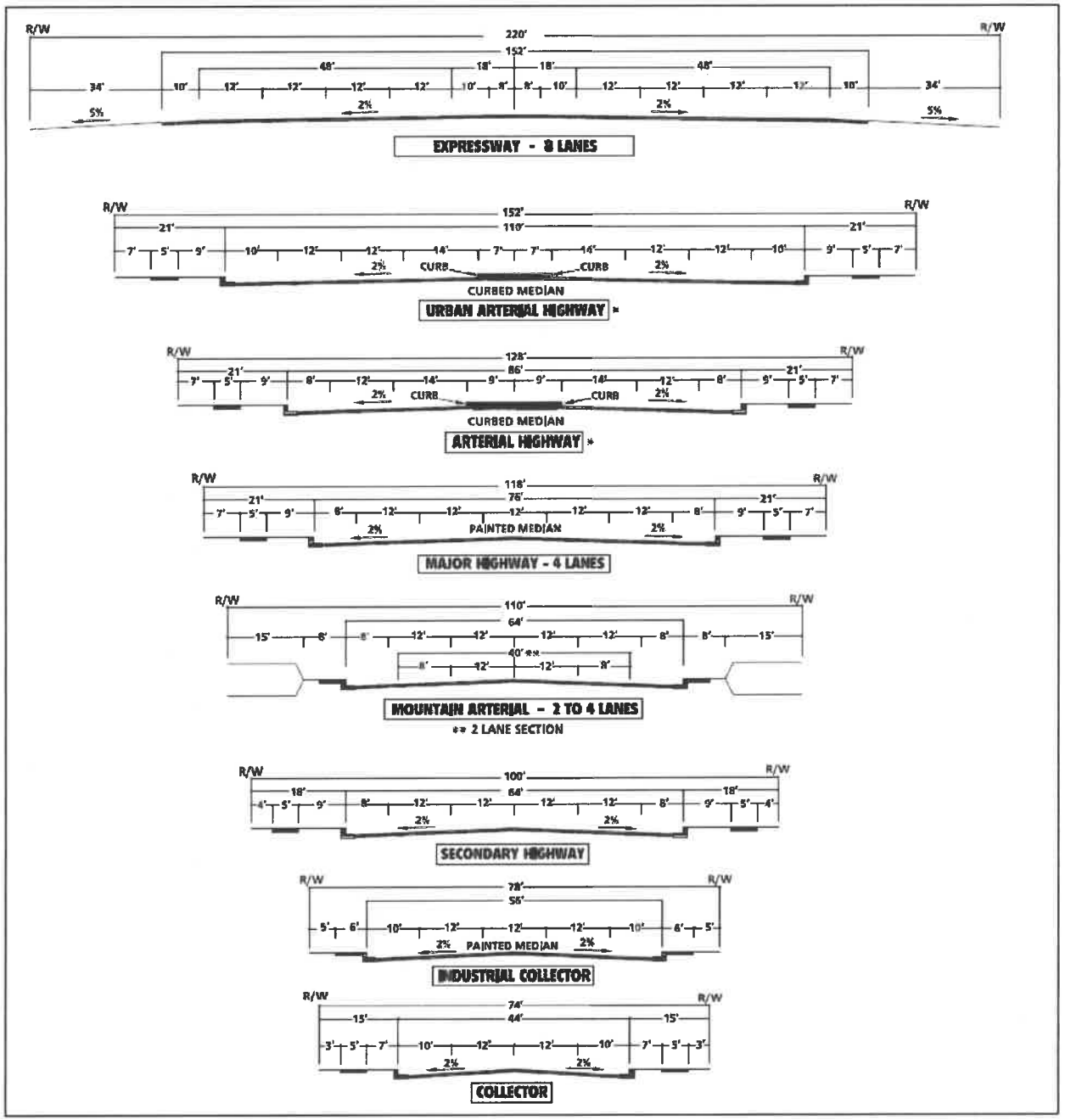
Source: Canterwood *TIA* (**Appendix K**)

Figure 12
Riverside County General Plan Roadway Network



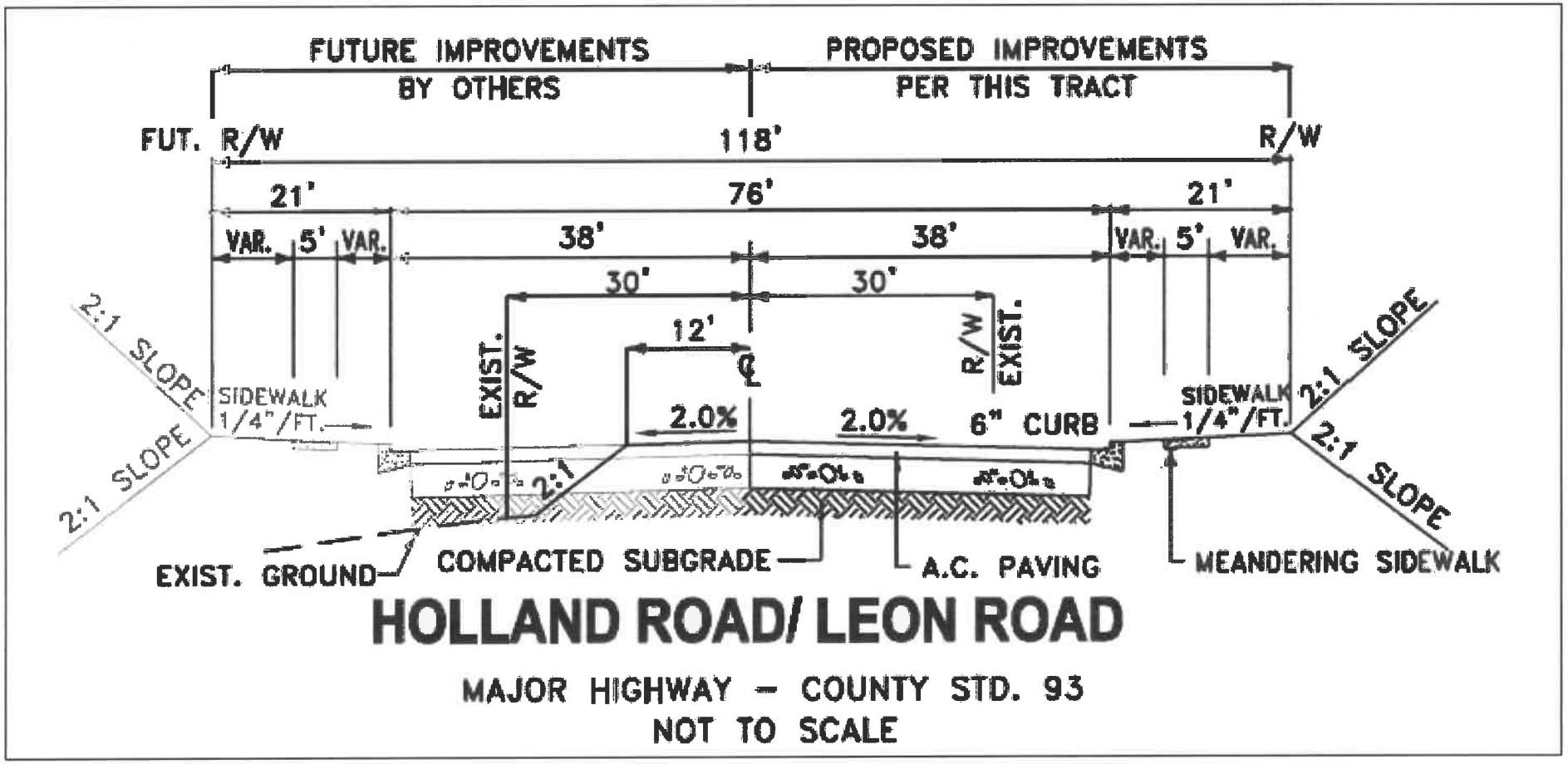
Source: Canterwood *TIA* (**Appendix K**)

Figure 13
Riverside County General Plan Roadway Cross-Sections



Source: Canterwood *TIA* (**Appendix K**)

Figure 14
Holland/Leon Road (Residential Project Site Component)



Source: Canterwood TTM 37439 Exhibit, March 2018

Currently, Craig Avenue is a 2-lane, unimproved, undivided roadway, adjacent to the Residential Project Site Component. Craig Avenue currently has an existing 44' ROW. The Project proposes to dedicate an additional 60' adjacent to the Residential Project Site Components (between Eucalyptus and Leon Roads). Project improvement would include an additional 32' of pavement, 6" curb, and an 18' wide parkway with a 5' wide meandering sidewalk that is separated from the curb by the parkway.

Reference **Figure 15, *Craig Avenue***.

- Eucalyptus Road

Eucalyptus Road is classified as a "Secondary Highway" on the Riverside County General Plan Roadway Network. According to **Figure 13,** a Secondary Highway is a 4-lane roadway with a 100' ROW, a 64' wide roadway, no median, with an 18' wide parkway on both sides of the roadway.

Currently, Eucalyptus Road is a 2-lane, unimproved, undivided roadway, adjacent to the Residential Project Site Component. Eucalyptus Road currently has an existing 44' ROW. The Project proposes to dedicate an additional 50' adjacent to the Residential Project Site Components (between Craig and Briggs Roads). Project improvement would include a 32' of pavement, no median, a 6" curb, and an 18' wide parkway with a 5' wide meandering sidewalk that is separated from the curb by the parkway.

Reference **Figure 16, *Eucalyptus Road***.

- On-Site - Internal Roadways

The Project provides a hierarchy of roadways on-site. Streets "A" and "B" provide the main ingress and egress for the Project to the adjacent roadways, Leon Road and Holland Road, respectively. Additional ingress and egress for the Project is provided via internal streets accessing Craig Avenue and Eucalyptus Road. Streets "C" and "D" provide access to the 8.96-acre park. All remaining streets ("E" – "Z" and "YY" and "ZZ") take access from Streets "A" and "B." In addition, entrances to Streets "A," "B," "M," "T," "Y," and "YY" will have a modified section.

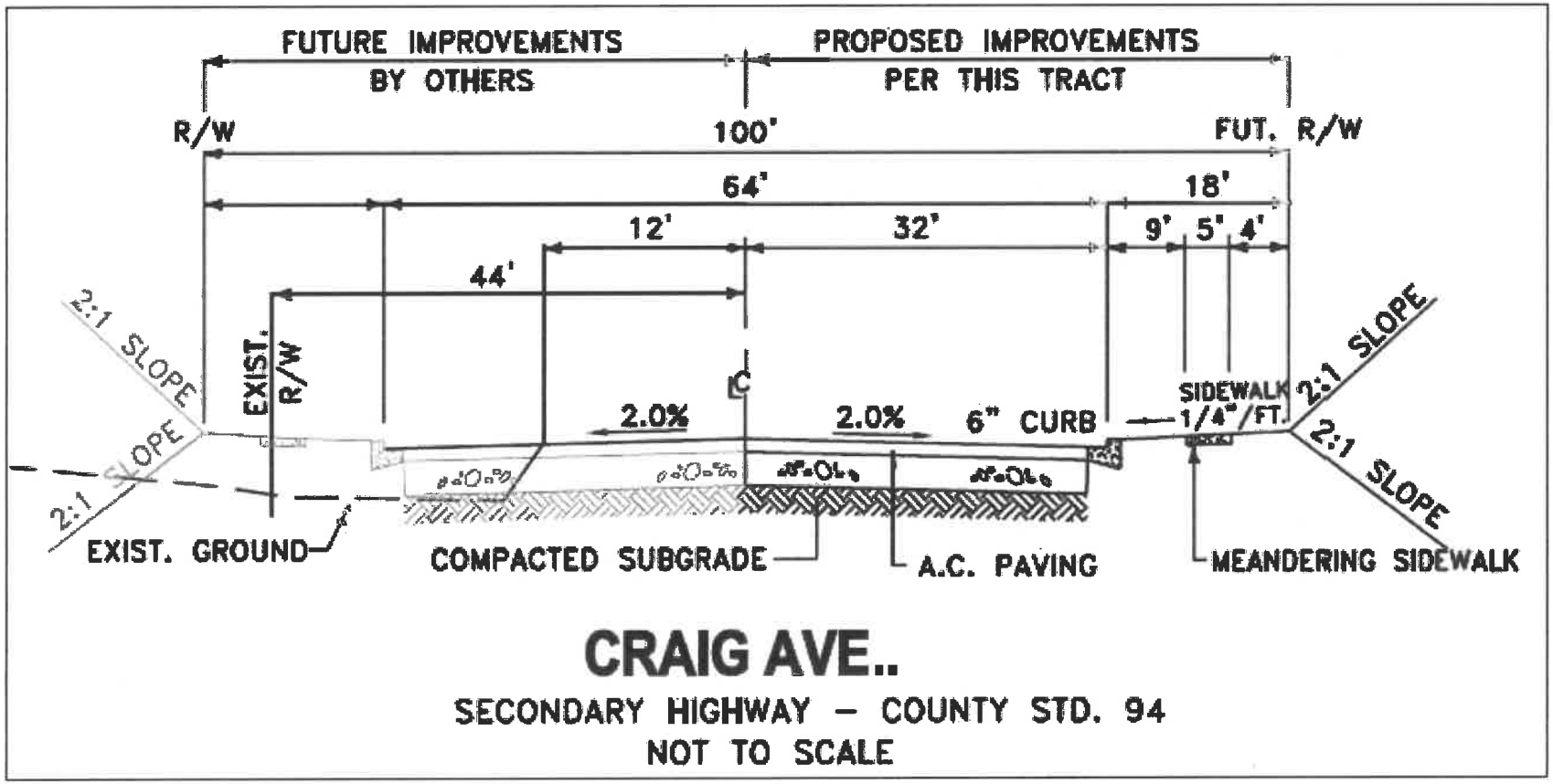
Streets "A" and "B" will have a 74' ROW, 44' of pavement, 6" curb, and an 11' wide parkway with a 5' wide sidewalk that is separated from the curb by the parkway. Reference **Figure 17, *Streets "A" and "B"***.

Streets "C" and "D" will have a 66' ROW, 44' of pavement, 6" curb, and a 15' wide parkway with a 5' wide meandering sidewalk that is separated from the curb by the parkway. Reference **Figure 18, *Streets "C" and "D"***.

Streets "D" – "Z" and "ZZ" and "YY" will have a 56' ROW, 36' of pavement, a 6" curb, and a 10' wide parkway with a 5' wide sidewalk that is separated from the curb by the parkway. Reference **Figure 19, *Streets "D" – "Z" and "ZZ" and "YY"***.

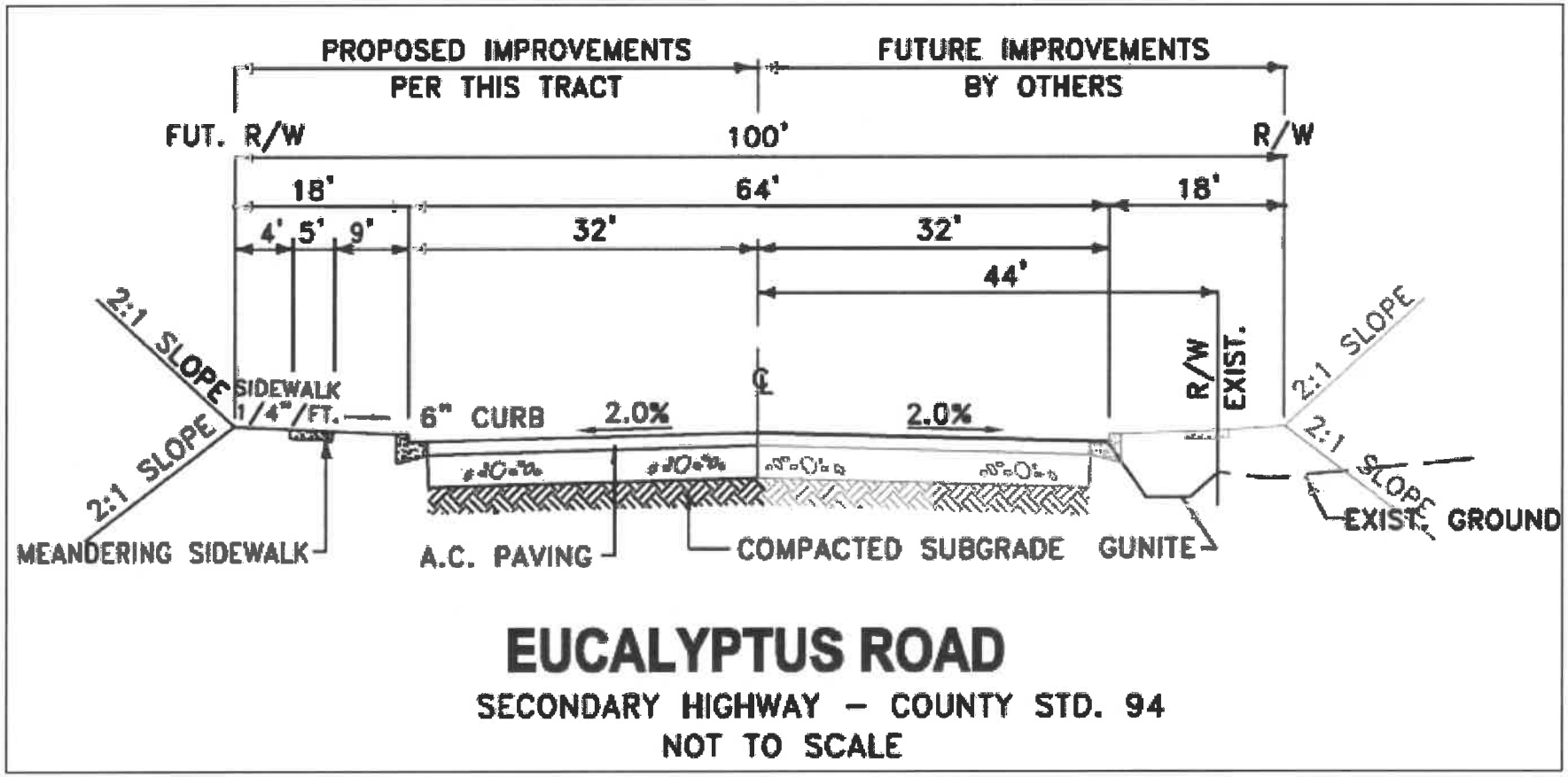
Entrances to Streets "A," "B," "M," "T," "Y," and "YY" will have an 80' ROW, 40' of pavement, a 10' wide curbed median, a 6" curb, and a 15' wide parkway with a 5' wide sidewalk that is separated from the curb by the parkway. Reference **Figure 20, *Entrances to Streets "A," "B," "M," "T," "Y," and "YY"***.

Figure 15
Craig Avenue



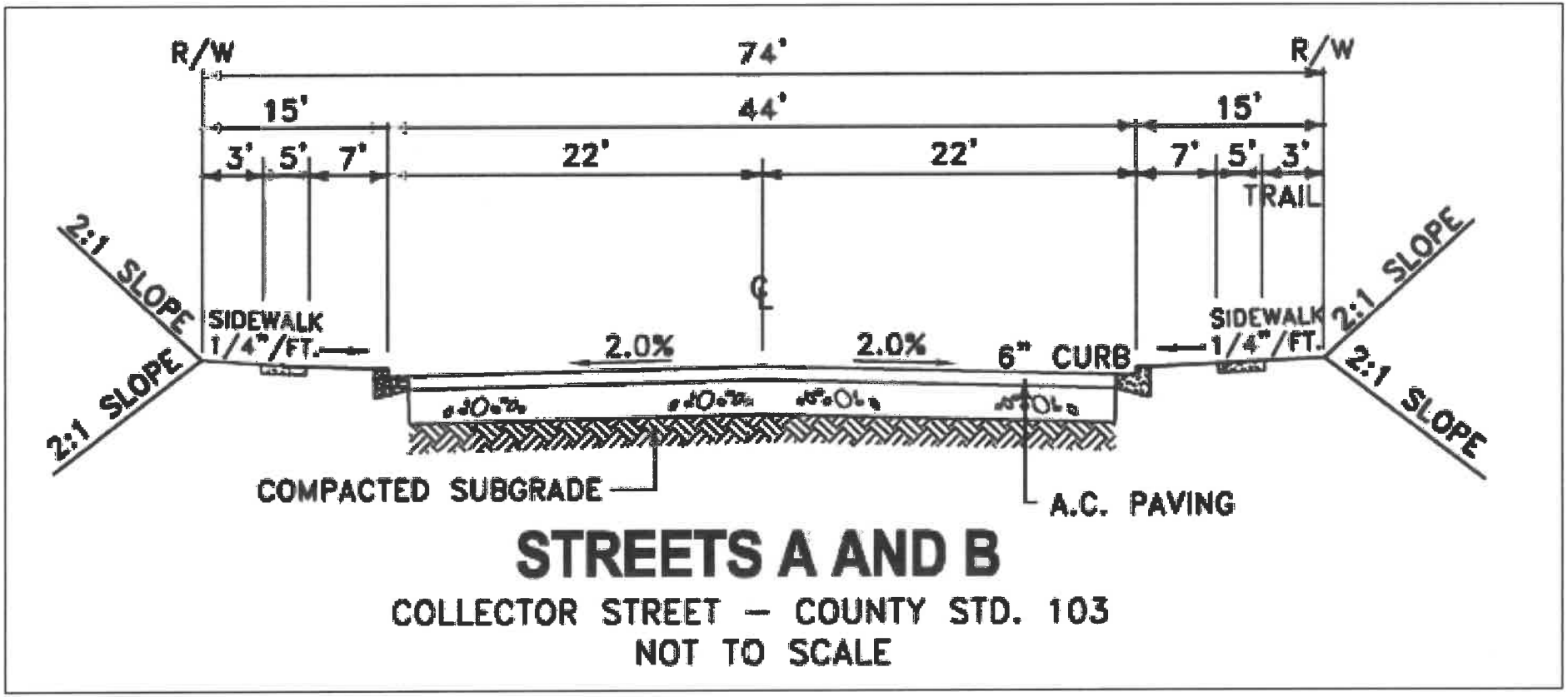
Source: Canterwood TTM 37439 Exhibit, March 2018

Figure 16
Eucalyptus Road



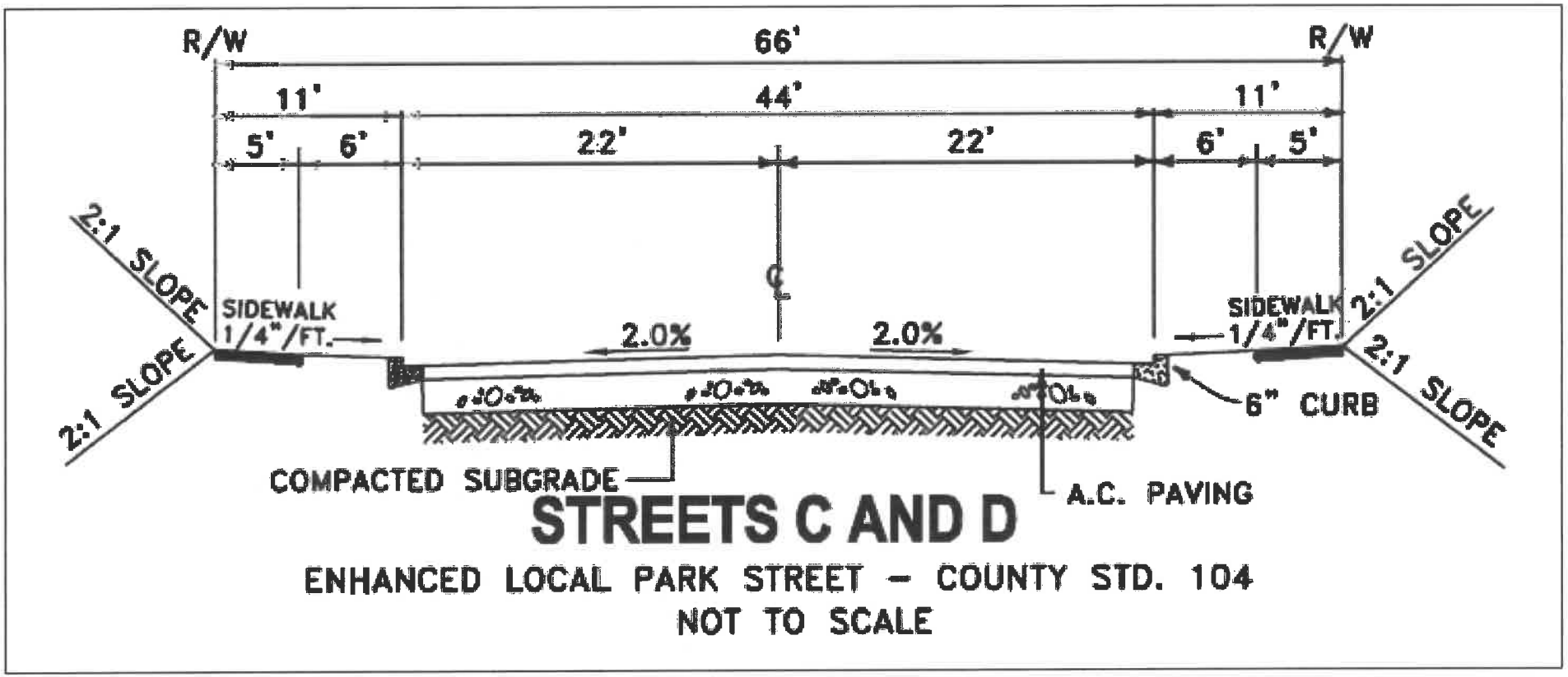
Source: Canterwood TTM 37439 Exhibit, March 2018

Figure 17
Streets "A" and "B"



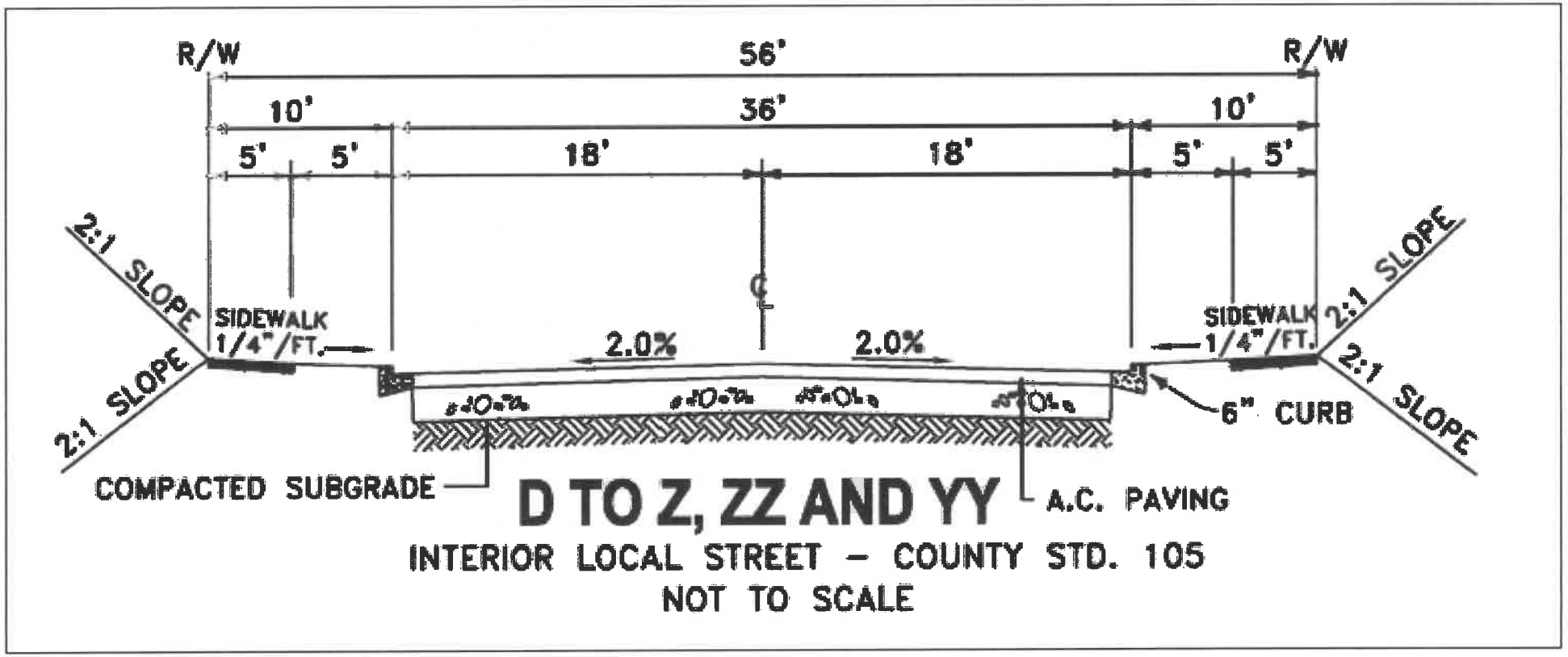
Source: Canterwood TTM 37439 Exhibit, March 2018

Figure 18
Streets "C" and "D"



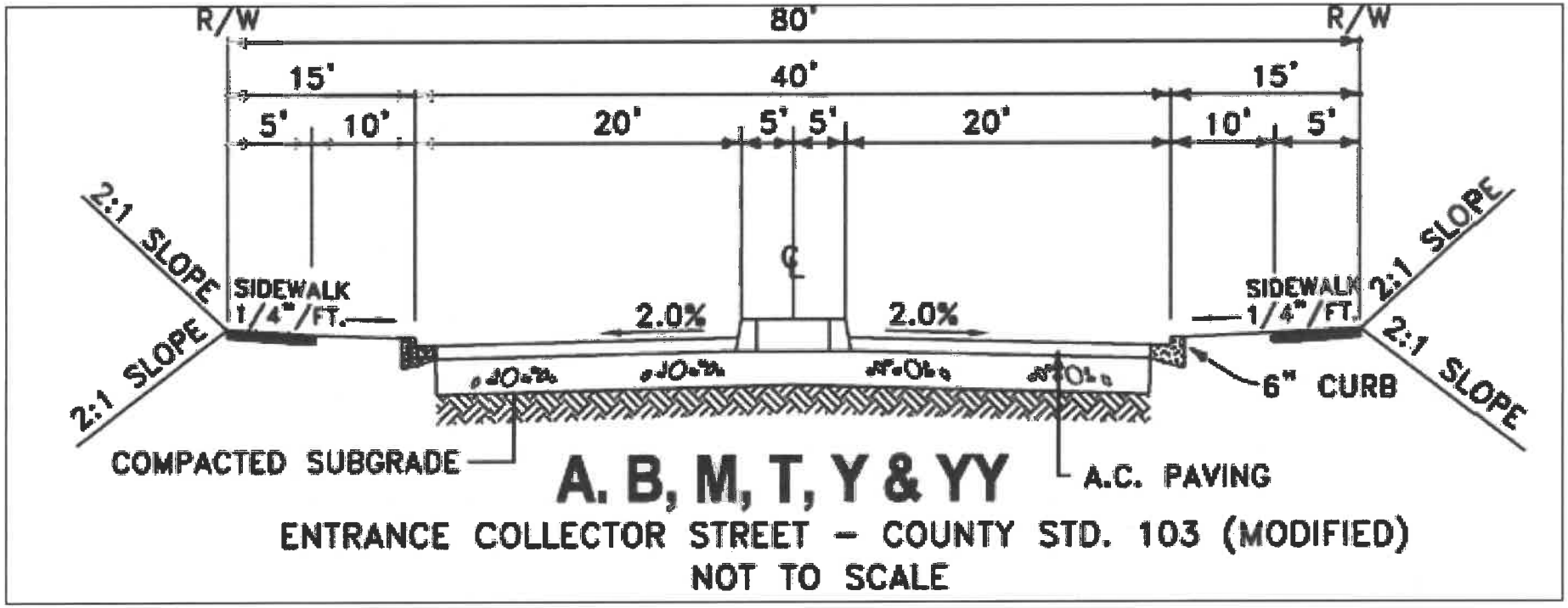
Source: Canterwood TTM 37439 Exhibit, March 2018

Figure 19
Streets "D" – "Z" and "ZZ" and "YY"



Source: Canterwood TTM 37439 Exhibit, March 2018

Figure 20
Entrances to Streets "A," "B," "M," "T," "Y," and "YY"



Source: Canterwood TTM 37439 Exhibit, March 2018

Alternative modes of transportation include sidewalks, trails, paseos and transit. Sidewalks, trails, paseos were described above in 2.a. Drainage Channels (Lots 577, 581, and 588) will be flanked on either side by a 16' wide maintenance road/hiking trail. The proposed maintenance road and hiking trails will be maintained by the County CFD. Sidewalks will be provided along all Project streets, as well as within the paseos. A "Regional Trail: Urban/Suburban" (Trail Detail: Parks – 3001) will be installed along both Holland and Eucalyptus Roads along the Residential Project Site Components frontage. This is a 20'-wide (minimum) section, located outside of the ROW, with a 4'-wide (minimum) buffer separated from a 10'-wide (minimum) trail by a 48" high (minimum) split rail PVC fence; with another 2'-wide (minimum) buffer. The minimum overhead clearance shall be 12'. The trail will be a minimum 6" thick layer of decomposed granite. Reference **Figure 21, *Regional Trail: Urban/Suburban***.

Class II bicycle lanes, which are defined by pavement striping and signage to delineate a portion of a roadway for bicycle travel will be provided within the Craig Avenue and Leon Road frontages. All other bicycle lanes within the Residential Project Site Components will be Class III. Class III bicycle lanes are un-striped and provide for shared use with motor vehicle traffic.

Riverside Transit Agency (RTA) provides bus services along Antelope Road, Menifee Road and Scott Road via Route 61. RTA Route 208 has services along the I-215 Freeway. At the current time, there are no existing transit routes that could potentially serve the Project. Transit service is reviewed and updated by the RTA periodically to address ridership, budget and community demand needs. Changes in land use can affect these periodic adjustments, which may lead to either enhanced or reduced service where appropriate.

e. Utilities

All utilities and public services are currently available on, or adjacent to, the proposed Project site. Utility and Service providers are as follows:

- Electricity: Southern California Edison
- Water: Eastern Municipal Water District
- Sewer: Eastern Municipal Water District
- Cable: Time Warner Cable
- Gas: Southern California Gas
- Telephone: Verizon
- School: Menifee Valley Unified School District

Reference **Figure 7, *TTM 37439 Conceptual Grading Plan***, and *Map My County (**Appendix A**)*.

- <u>Sewer and Water Facilities</u>

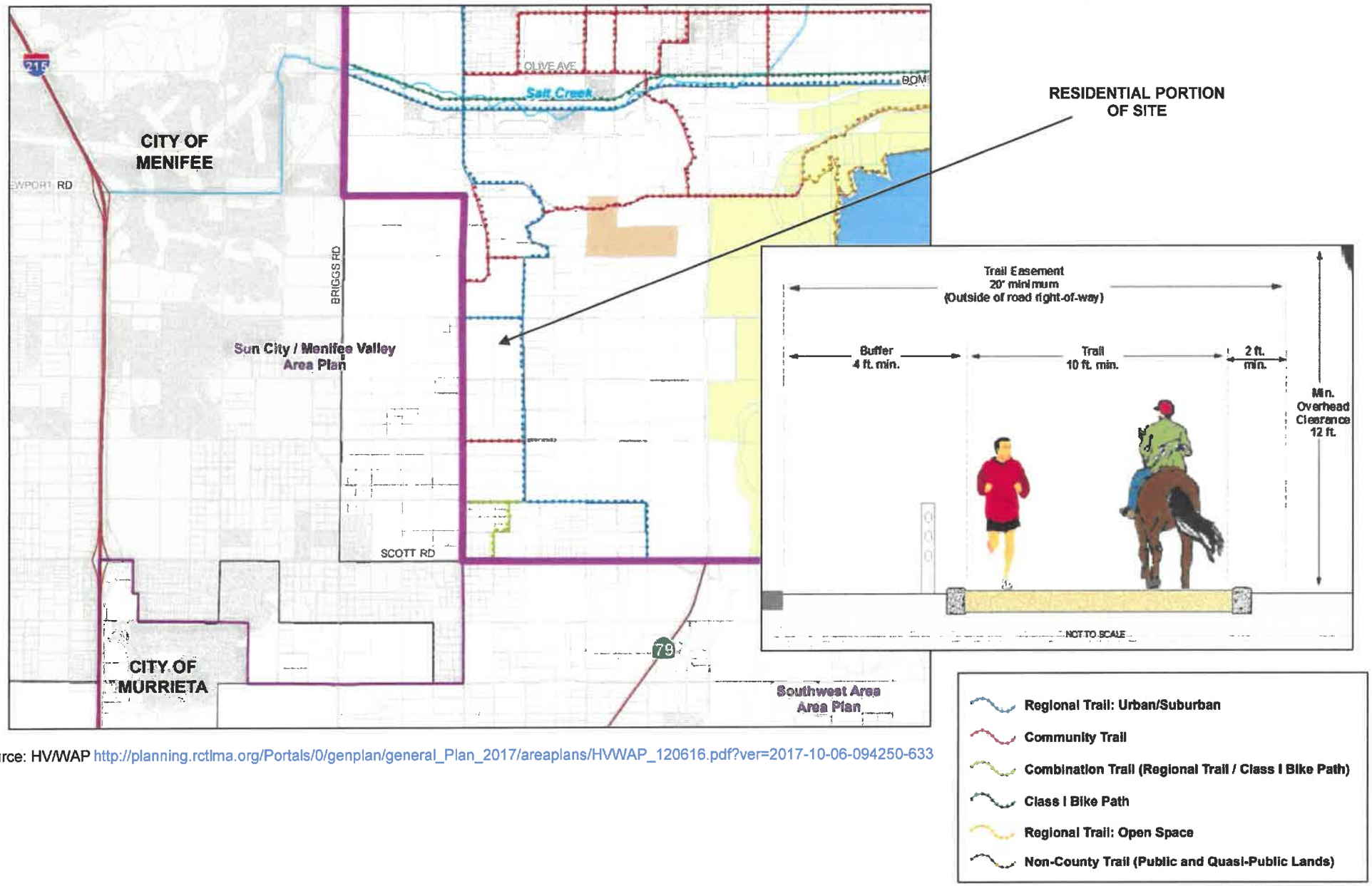
The proposed Project will tie into an existing 48" Eastern Municipal Water District (EMWD) water line in Leon Road and an existing 30" EMWD water line in Craig Avenue. 10,850 linear feet of sewer line, which will extend from Leon Road on the western boundary of the residential Project site, proceed 5,780' westerly within an EMWD easement to the intersection of Holland and Briggs Roads, then proceed 2,690' northerly within the Briggs Road ROW, finally proceeding 2,380' westerly within the Tres Lagos Drive ROW where it will terminate into a proposed sewer lift station located on the south side of Tres Lagos Drive, at the northwesterly corner of the Wilderness Lakes RV Resort, in the City of Menifee. The EMWD sewer easement will be within the proposed Holland Channel and will require shared access within the future RCFC&WCD right-of-way.

The lift station would be constructed on an approximately 0.22 acre site. It is anticipated that the lift station would include a wet well, valve vault, provisions for odor control, a control building with electrical facilities and emergency standby generator, and an electrical service panel and transformer.

The lift station would have two 20 horsepower (HP) pumps installed (one duty and one standby). These pumps would utilize electrical energy on an annual basis. This station would also have an 80 kilowatt (KW) emergency diesel generator to be used during electrical power outages.

To calculate power usage, it is assumed that one 20 HP pump will run approximately 11 hours per day on average to meet ultimate average flows.

Figure 21
Regional Trail: Urban/Suburban



Source: HV/WAP http://planning.rctlma.org/Portals/0/genplan/general_Plan_2017/areaplans/HVWAP_120616.pdf?ver=2017-10-06-094250-633

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

B. Total Project Area:

Residential Acres: 79.54 **Lots:** 574 **Units:** N/A **Projected No. of Residents:** 1,733
Commercial Acres: N/A **Lots:** N/A **Sq. Ft. of Bldg. Area:** N/A **Est. No. of Employees:** N/A
Total Open Space Acres: 25.81
Open Space – Recreation Acres: 25.81
Open Space – Conservation Acres: N/A
Public Facilities Acres (K-8 School): N/A
Major Circulation Acres:

- Residential Project Site Components: 45.60 acres
- Off-Site Project Components Holland Road between Leon and Briggs Roads: approximately 3.65 acres (30' width x 5,300 linear feet/43,560)

Industrial Acres: N/A

C. Assessor's Parcel No(s):

1. Residential Project Site Components

466-310-026 and 466-310-002.

2. Off-Site Project Components

466-120-023, 466-120-014, 466-120-021, 466-120-011, 466-120-022, 466-120-002, 466-120-019, and 364-200-007.

Reference **Figure 3, *Assessor's Parcel Map***.

D. Street References:

1. Residential Project Site Components

West of Eucalyptus Road; north of Craig Avenue; east of Leon Road; and south of Holland Road.

2. Off-Site Project Components

- Sewer: westerly within the Holland Road right-of-way (ROW), westerly within the EMWD easement, westerly within the Tres Lagos Drive ROW where it will terminate into an existing sewer lift station located on the south side of Tres Lagos Drive, at the northwesterly corner of the Wilderness Lakes RV Resort, in the City of Menifee.
- Offsite Drainage Trapezoidal Earthen drainage facilities: The trapezoidal earthen channel will extend from the existing Reinforced Concrete Box culver at Southshore Drive and extend to the south east, within Tract Map 31229 (Nautical Cove) Project Site to Holland Road and Briggs Road. A culvert system will be proposed under the intersection of Holland and Briggs Roads, where the culvert crosses diagonally. The channel will extend to the east from Briggs Road and Holland Road to Leon Road. In closing the channel will commence downstream at the Summerhouse residential community, south of Tres Lagos Drive and terminate at Leon Road.
- Holland Road roadway improvements: along Holland Road south of the San Pedro Farms Project (TTM 36467) between Leon Road and Briggs Road.

E. Section, Township & Range Description:

1. Residential Project Site Components

Section 8, Township 6 South, Range 2 West.

2. Off-Site Project Components

Section 7, Township 6 South, Range 2 West.
Section 1, Township 6 South, Range 3 West.
Section 8, Township 6 South, Range 2 West.

F. Brief description of the existing environmental setting of the Project site and its surroundings:

The Project is located in unincorporated Riverside County, California east of the City of Menifee. The Project area is separated from the coastline approximately 34 miles across the Santa Ana Mountain range. Regional access to the area is provided to the general area in a north-south direction by the Interstate 215 (I-215) freeway and by Highway 79, and State Route 74 in an east-west direction.

The Project area is located in the eastern portion of the Menifee Valley, one of the many tectonically controlled valleys within the valley-and-ridge systems found in the Perris Block. These structurally depressed troughs are filled with non-marine sediments of upper Pliocene through Recent age, while the ridges are typically composed of plutonic igneous rocks, metasedimentary rocks, and late-stage intrusive dikes.

The Perris Block is defined as a region between the San Jacinto and Elsinore-Chino fault zones, bounded on the north by the Cucamonga (San Gabriel) Fault and on the south by a vaguely delineated boundary near the southern end of the Temecula Valley. It is considered to have been active since Pliocene time. The Project area lies across the level valley floor, away from the flanks of any of the ridge systems. In this area, the valley trends nearly east-west and is likely to be more erosional than tectonic in origin.

1. Residential Project Site Components

The Residential Project site consists of a generally square-shaped tract of agricultural land in Assessor's Parcel Numbers (APN) 466-310-002 and -026, bounded by Holland Road on the north, Eucalyptus Road on the east, Craig Avenue on the south, and Leon Road on the west. The Project site is approximately 158.18 gross acres. The terrain is generally level, with elevations ranging between approximately 1,425 feet and 1,440 feet above mean sea level (AMSL). Portions of the agricultural fields at the main Project site are planted in such crops as potatoes and cilantro. The field to the west of Leon Road, where the flood-control channel right-of-way lies, is currently used for cattle grazing.

Current land use is vacant; adjacent land use is vacant to the north, vacant and agricultural to the east, vacant to the south, and vacant and residential to the west. It lies one mile east of the eastern boundary of the City of Menifee, which runs along Briggs Road in this area. The surrounding area is rural in character and dominated by large expanses of agricultural fields with scattered farmsteads and single family residential land uses.

2. Off-Site Project Components

The site of the proposed offsite trapezoidal earthen drainage channel (Holland Channel) lies immediately to the west of the proposed residential development and is also composed of flat agricultural land that is being used primarily growing crops but contains several farmhouses and a dairy farm in the eastern portion.

The proposed offsite trapezoidal earthen drainage channel spans a distance of 1.5 miles stretching from Leon Road at the east to Southshore Drive to the west. The proposed trapezoidal earthen drainage channel bounded at east by Leon Road, at the north by Holland Road, at the south by Craig Avenue and at the west by Southshore Drive. The proposed trapezoidal earthen drainage channel area is relatively flat, tilled agricultural land with a total relief of approximately 9 feet, sloping gently to the southwest.

The off-site sewer will be installed within the Holland Road, Briggs Road, and Tres Lagos Road ROWs. All three of these roadways have generally flat topographies, similar to the adjacent properties. Only Briggs Road is paved. The Holland Road off-site roadway improvements will also be located within the existing ROW. With the exception of homes located southwesterly of the intersection of Leon and Holland Roads, and the Wilderness Lakes RV Resort, located southwesterly of the intersection of Briggs Road and Tres Lagos Road, adjacent properties are either vacant or have agricultural uses.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies: Project consistency with the Goals and Policies contained in the following General Plan Elements will be analyzed in the Draft Environmental Impact Report (DEIR):

1. Land Use;
2. Circulation;
3. Multipurpose Open Space;
4. Safety;
5. Noise;
6. Housing;
7. Air Quality; and
8. Healthy Communities.

B. General Plan Area Plan(s):

1. **Residential Project Site Components:** Harvest Valley/Winchester Area Plan (HV/WAP).

2. **Off-Site Project Components:** Sun City/Menifee Valley (SC/MVAP).

C. Foundation Component(s): Community Development.

D. Land Use Designation(s):

1. **Residential Project Site Components:**
   - Existing – Medium Density Residential (MDR).
   - Proposed – N/A (No change to the General Plan Land Use Designation is proposed).

2. **Off-Site Project Components:**
   - Existing – Estate Density Residential (EDR).

- Proposed – N/A (No change to the General Plan Land Use Designation is proposed).

E. General Plan Policy Overlay(s): none

F. General Plan Policy Area(s): None.

1. **Residential Project Site Components:** Highway 79 Policy Area.

2. **Off-Site Project Components:** Highway 79 Policy Area and Estate Density Residential & Rural Residential Policy Area.

G. Adjacent and Surrounding:

1. **Area Plan(s):**

   a. **Residential Project Site Components:** Harvest Valley / Winchester Area Plan (HV/WAP).

   b. **Off-Site Project Components:** Sun City/Menifee Valley (SC/MVAP).

2. **Foundation Component(s):** Community Development (CD) and Rural Community (RC).

3. **Land Use Designation(s):**

   a. **Residential Project Site Components (all CD):**
      - North: Medium Density Residential (MDR).
      - South: Medium Density Residential (MDR).
      - East: Medium Density Residential (MDR).
      - West: Estate Density Residential (EDR).

   b. **Off-Site Project Components (CD and RC):**
      - North: Estate Density Residential (CD: EDR).
      - South: Estate Density Residential (RC: EDR).
      - East: Medium Density Residential (CD MDR).
      - West: 2.1-5 du/ac Residential (2.1-5R) – City of Menifee.

4. **General Plan Policy Overlay(s):** None.

5. **General Plan Policy Area(s):** Highway 79 Policy Area and Estate Density Residential & Rural Residential Policy Area.

B. Adopted Specific Plan Information:

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

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

C. Existing Zoning:

1. **Residential Project Site Components:** One-Family Dwellings (R-1).

2. **Off-Site Project Components:** Light Agriculture, 5-acre minimum lot size (A-1-5).

D. Proposed Zoning:

1. **Residential Project Site Components:** Planned Residential (R-4).

2. **Off-Site Project Components:** None.

B. Adjacent and Surrounding Zoning:

1. **Residential Project Site Components:**
   - North: Specific Plan (SP) – (Specific Plan 293 - Winchester Hills).
   - South: Rural Residential (R-R).
   - East: Rural Residential (R-R) and One-Family Dwellings (R-1).
   - West: Rural Residential (R-R) and Light Agriculture, 5-acre minimum lot size (A-1-5).

2. **Off-Site Project Components:**
   - North:
     - County of Riverside: Rural Residential (R-R), and Light Agriculture, 5-acre minimum lot size (A-1-5).
     - City of Menifee: Rural Residential (R-R).
   - South:
     - County of Riverside: Rural Residential (R-R), and Light Agriculture, 5-acre minimum lot size (A-1-5).
     - City of Menifee: Light Agriculture, 2½-acre minimum lot size (A-1-2½).
   - East:
     - County of Riverside: Rural Residential (R-R), One-Family Dwellings (R-1), and Light Agriculture, 2½-acre minimum lot size (A-1-2½).
     - City of Menifee: N/A.
   - West:
     - County of Riverside: Light Agriculture, 5-acre minimum lot size (A-1-5).
     - City of Menifee: Menifee East Specific Plan (SP).

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below ☒ 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.

- ☒ Aesthetics
- ☒ Agriculture Resources
- ☒ Air Quality
- ☒ Biological Resources
- ☒ Cultural Resources
- ☒ Geology/Soils
- ☒ Greenhouse Gas Emissions
- ☒ Hazards & Hazardous Materials
- ☒ Hydrology/Water Quality
- ☒ Land Use/Planning
- ☐ Mineral Resources
- ☒ Noise
- ☐ Paleontological Resources
- ☒ Population/Housing
- ☐ Public Services
- ☒ Recreation
- ☒ Transportation/Traffic
- ☒ Tribal Cultural Resources
- ☒ Utilities/Service Systems
- ☐ Other (Cumulative Impacts)
- ☐ Other
- ☒ Mandatory Findings of Significance

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 **NOTHING FURTHER IS REQUIRED** because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards and (b) have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, including revisions or mitigation measures that are imposed upon the proposed project.
☐ 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
	10-2-2018
Russell Brady, Project Planner For Charissa Leach, P.E., Assistant TLMA Director	
Printed Name	

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?	☐	☐	☐	☒
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?	☒	☐	☐	☐

Source(s): Harvest Valley/Winchester Area Plan (*HVWAP*) – *HVWAP* Figure 10, *Harvest Valley/Winchester Area Plan Scenic Highways*; Sun City/Menifee Valley Area Plan (*SCMVAP*) – *SCMVAP* Figure 8, *Sun City/Menifee Valley Area Plan Scenic Highways*; Riverside County General Plan (*General Plan*); *Map My County,* (**Appendix A**); Site Photos taken by Angie Douvres on April 18, 2018 (**Appendix B**); Countywide Design Standards & Guidelines; and **Figure 1-1, *General Plan Land Use Map (Project Site and Surrounding)*.**

Findings of Fact:

a) *Would the Project have a substantial effect upon a scenic highway corridor within which it is located?*

No Impact

The Project site is located in both the *HVWAP* and the *SCMVAP*.

Per the *HVWAP,* State Route 74 (SR 74) from the Orange County border to the western edge of the San Bernardino National Forest has been designated as an Eligible State Scenic Highway. SR 74 passes through Homeland, Romoland, and Green Acres. SR 74 continues east out of the *HVWAP* to the Palms to Pines Highway, an official State Scenic Highway. Menifee Road/McCall Road is a County Eligible Scenic Highway that runs from SR 74 south out of the *HVWAP*, into the *SCMVAP*, and eventually connects with Interstate 215 (I-215).

Per the *SCMVAP,* I-215 from McCall Boulevard to the southerly *SCMVAP* boundary is a County Eligible Scenic Highway.

At its closest point, the Project is located approximately 4.75 miles south of SR 74, 3.3 miles southerly of Menifee Road/McCall Road, and approximately 1.45 miles east of I-215.

Based on the Project's distance from these to scenic highways/scenic highway corridors, implementation of the proposed Project will not have a substantial effect upon a scenic highway corridor within which it is located. No impacts will occur.

No additional analysis will be required in the EIR.

b) *Would the Project 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?*

Potentially Significant Impact

A field reconnaissance of the Project site was conducted on April 18, 2018 by Angie Douvres. During the field reconnaissance site photographs (**Appendix B)** were taken of the Project site and the surrounding environs.

The Project is located in an area that currently is predominantly agricultural in nature, with a few residences on large lots. However, as shown below, is in an area that will be ultimately developed with suburban development, based on existing General Plan Land Use designations:

a. Residential Project Site Components (all CD):
- North: Medium Density Residential (MDR).
- South: Medium Density Residential (MDR).
- East: Medium Density Residential (MDR).
- West: Estate Density Residential (EDR).

b. Off-Site Project Components (CD and RC):
- North: Estate Density Residential (CD: EDR).
- South: Estate Density Residential (RC: EDR).
- East: Medium Density Residential (CD MDR).
- West: 2.1-5 du/ac Residential (2.1-5R) – City of Menifee.

Reference **Figure 1-1, *General Plan Land Use Map (Project Site and Surrounding)***.

Depending on the timing of the Project and other development in the immediate Project area, there may be the potential for short-term visual impacts as the area transitions from the current development state to the future development state envisioned under the General Plan.

The Project will be required to comply to the Countywide Design Standards & Guidelines (Guidelines). The Guidelines were adopted by the Board of Supervisors (BOS) on January 13, 2004 and were amended on August 20, 2014. The amended version of the Guidelines will apply to the Residential Project site components of the proposed Project.

Adherence to the Guidelines (**Standard Condition SC-AES-1**, below) is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

In order to ensure a comprehensive discussion as to whether the Project would 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, this issue will be analyzed in the EIR.

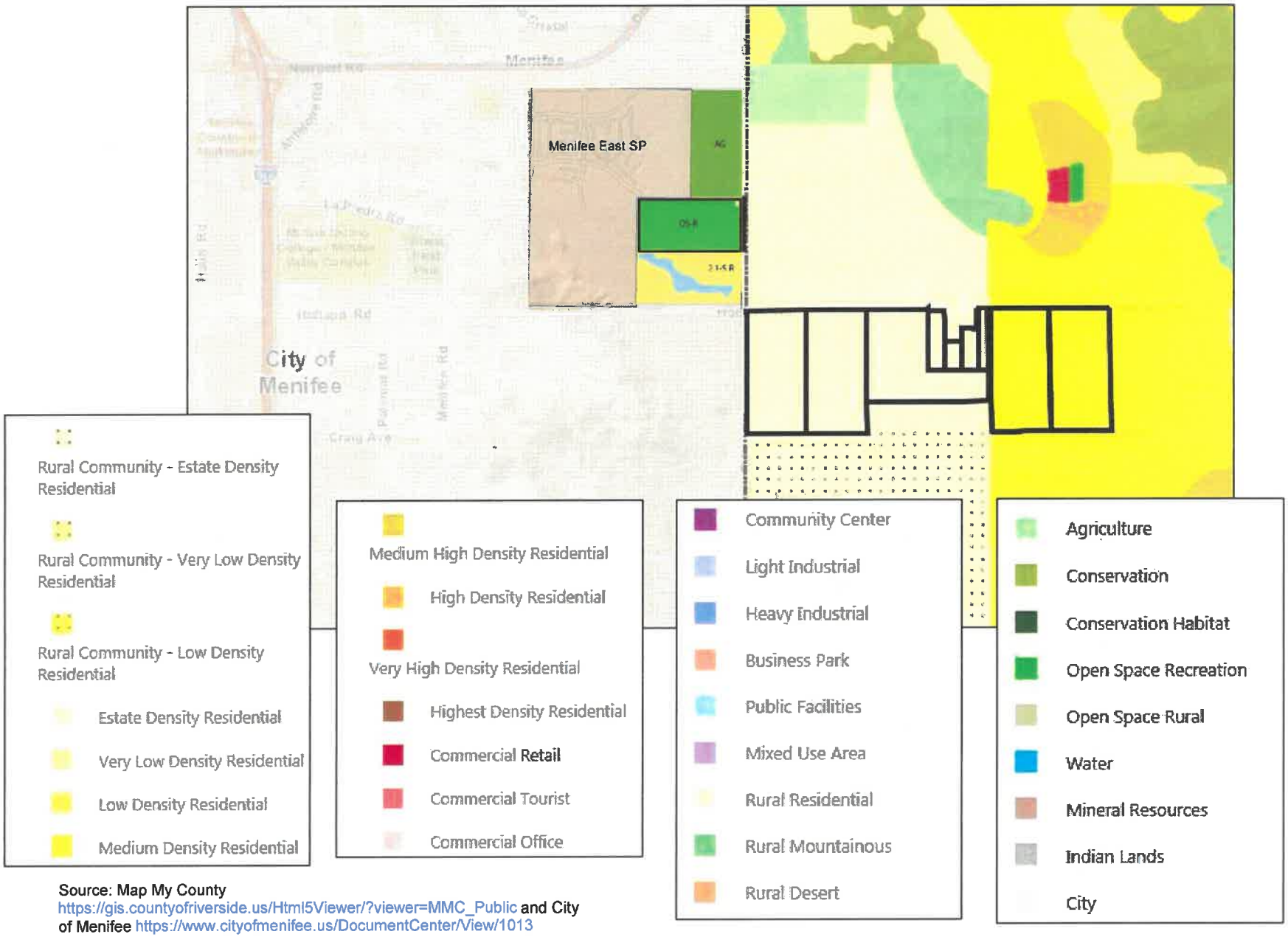
Standard Conditions and Requirements:

SC-AES-1 The Project shall be consistent with the Countywide Design Standards & Guidelines which are in effect at the time of map design and at building permit issuance.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

Figure 1-1
General Plan Land Use Map (Project Site and Surrounding)



Source: Map My County https://gis.countyofriverside.us/Html5Viewer/?viewer=MMC_Public and City of Menifee https://www.cityofmenifee.us/DocumentCenter/View/1013 accessed 2018

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS. Would the Project:				
2. Mt. Palomar Observatory. a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?	☐	☐	☒	☐

Source(s): *HVWAP*, Figure 7, *HVWAP Mt. Palomar Nighttime Lighting Policy Area*; *SCMVAP* Figure 5, *SCMVAP Mt. Palomar Nighttime Lighting Policy Area*; *Map My County*, (**Appendix A**); and Ordinance No. 655 (An Ordinance of the County of Riverside Regulating Light Pollution).

Findings of Fact:

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

Less Than Significant Impact

According to *HVWAP*, Figure 7, *HVWAP Mt. Palomar Nighttime Lighting Policy Area*; and *SCMVAP* Figure 5, *SCMVAP Mt. Palomar Nighttime Lighting Policy Area*; the Project site is located within Zone B of the designated Special Lighting Area that surrounds the Mt. Palomar Observatory. At its closest point the Project site is approximately 25.3 miles northwest from the Observatory.

The following Policies are contained in the *HVWAP* and the *SCMVAP*, respectively:

- **HVWAP 9.1:** Adhere to the lighting requirements specified in Riverside County Ordinance No. 655 for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Mount Palomar Observatory; and
- **SCMVAP 5.1:** Adhere to the County of Riverside lighting requirements for standards that are intended to limit light leakage and spillage that may interfere with the operations of the Palomar Observatory.

Ordinance No. 655 was adopted by the County Board of Supervisors on June 7, 1988 and went into effect on July 7, 1988. The intent of Ordinance No. 655 is to restrict the permitted use of certain light fixtures emitting into the night sky undesirable light rays which have a detrimental effect on astronomical observation and research at the Palomar Observatory. Ordinance No. 655 contains approved materials and methods of installation, definitions, general design requirements, requirements for lamp source and shielding, prohibitions and exceptions.

Adherence to Ordinance No. 655 (**Standard Condition SC-AES-2**, below) is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Outdoor lighting sources include: parking lot lights, wall mounted lights and illuminated signage. With conformance with Ordinance No. 655, any impacts are expected to be less than significant from implementation of the Project.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

SC-AES-2 Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high-pressure sodium vapor lighting with shields or cutoff luminaries, shall be utilized. Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way. The Project will be conditioned that, prior to the issuance of building permits, all new construction which introduces light sources be required to have shielding or other light pollution-limiting characteristics such as hood or lumen restrictions.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS. Would the Project:				
3. Other Lighting Issues. a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐
b) Expose residential property to unacceptable light levels?	☐	☐	☒	☐

Source(s): *HVWAP*, Figure 7, *HVWAP Mt. Palomar Nighttime Lighting Policy Area*; *SCMVAP* Figure 5, *SCMVAP Mt. Palomar Nighttime Lighting Policy Area*; *Map My County,* (**Appendix A**); and Ordinance No. 655; Ordinance No. 915 (An Ordinance of the County of Riverside Regulating Outdoor Lighting); and **Figure 2, *Aerial Photo with Project Components***.

Findings of Fact:

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

Less Than Significant Impact

Currently, there are no light sources at the Project site. New lighting sources will be created from light and glare associated with construction activities. These additional artificial light sources are typically associated with security lighting since all exterior construction activities are limited to daylight hours in the City. In addition, workers, either arriving to the site before dawn, or leaving the site after dusk, will generate additional construction light sources. The amount and intensity of light anticipated from these construction sources would generally be similar to the lighting of adjacent developed residential areas. Additionally, these impacts will be temporary, of short-duration, and will cease when Project construction is completed.

The Project will result in new sources of light and glare from the addition of residential units, as well as vehicular lighting from cars traveling on adjacent roadways under the proposed Project. Once operational, the Project will be required to comply with Ordinance No. 655 and Ordinance

No. 915, which restricts lighting hours, types, and techniques of lighting. Outdoor lighting sources include: house lights, streetlights, wall mounted lights. Ordinance No. 655 requires the use of low-pressure sodium fixtures and requires hooded fixtures to prevent spillover light or glare, and has been discussed in detail in Section 2.a, above.

Ordinance No. 915 requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. The Project will be required to comply with the County of Riverside conditions of approval that requires lighting restrictions (**Standard Condition SC-AES-2**, above, and **Standard Condition SC-AES-3**, below). These are typically standard conditions of approval and are not considered unique mitigation pursuant to CEQA. With conformance with Ordinance No. 655 and Ordinance No. 915 (trough adherence to **Standard Condition SC-AES-2** and **Standard Condition SC-AES-3**), any impacts will be less than significant from implementation of the Project.

No additional analysis will be required in the EIR.

b) *Would the Project expose residential property to unacceptable light levels?*

Less Than Significant Impact

The closest existing residences are located 581 feet immediately to the east of the Project site, 297 feet west of the Project site and 354 feet southwest of the Project site. As discussed in Threshold 2.a., above, construction impacts will be temporary, of short-duration, and will cease when Project construction is completed. Once inhabited, lighting will be required to be in conformance with Ordinance No. 655, and Ordinance No. 915. Any impacts will be less than significant with the incorporation of **Standard Condition SC-AES-2** and **Standard Condition SC-AES-3**.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

SC-AES-2 Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high-pressure sodium vapor lighting with shields or cutoff luminaries, shall be utilized. Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way. The Project will be conditioned that, prior to the issuance of building permits, all new construction which introduces light sources be required to have shielding or other light pollution-limiting characteristics such as hood or lumen restrictions.

SC-AES-3 The Project shall comply with Ordinance No. 915 which requires all outdoor luminaires to be located, adequately shielded, and directed such that no direct light falls outside the parcel of origin, onto the public right-of-way. Ordinance No. 915 also prohibits blinking, flashing and rotating outdoor luminaires, with a few exceptions. Prior to the issuance of building permits, all new construction which introduces light sources, shall be required to shield any outdoor luminaire by opaque components or materials, such that light rays are limited to the parcel of origin and the light source is not visible from another property or public right-of-way.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE RESOURCES. Would the Project:				
4. Agriculture. a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☒	☐	☐	☐
b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?	☒	☐	☐	☐
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	☒	☐	☐	☐
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☒	☐	☐	☐

Source(s): *Map My County, (***Appendix A**); **Figure 2, *Aerial Photo with Project Components***; Assembly Bill 2881; and Ordinance No. 625 (An Ordinance of the County of Riverside Providing a Nuisance Defense for Certain Agricultural Activities, Operations, and Facilities and Providing Public Notification Thereof).

Findings of Fact:

a) *Would the Project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?*

Potentially Significant Impact

The California Department of Conservation's (CDC) Farmland Mapping and Monitoring Program (FMMP) was established in 1982 to track changes in agricultural land use and to help preserve areas of Important Farmland. It divides the state's land into eight categories based on soil quality and existing agricultural uses to produce maps and statistical data. These are used to help preserve productive farmland and to analyze impacts on farmland. Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance are all Important Farmland and are collectively referred to as Important Farmland in this Initial Study. The highest rated Important Farmland is Prime Farmland. Farmland maps are updated and released every two years.

Map My County utilizes the FMMP for its data. According to *Map My County* the proposed Project site is designated as:

- Other Lands;
- Prime Farmland;
- Unique Farmland, Farmland of Local Importance, and Farmland of Statewide Importance (Farmland); and

- Urban-Built Up Land.

The Project will convert these lands to non-agricultural use. The existing General Plan Land Use designations for the Project components are Medium Density Residential (MDR) and Estate Density Residential (EDR). Neither of these are agricultural General Plan Land use designations. The Project site is shown on the maps prepared pursuant to the FMMP of the California Resources Agency as Prime Farmland; Unique Farmland, Farmland of Local Importance, and Farmland of Statewide Importance.

In order to ensure a comprehensive discussion as to whether the Project would 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, this issue will be analyzed in the EIR.

b) *Would the Project conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve?*

Potentially Significant Impact

As stated in Section 4.a, above the zoning classifications for the Project components are:

- One-Family Dwellings (R-1);
- Rural Residential (R-R); and
- Light Agriculture, 2½-acre minimum lot size (A-1-2½).

The Residential Project Site Components are located on two parcels with a R-1 zoning classification. The Project proposes to change this zoning classification to Planned Residential (R-4). Neither of these are an agricultural zoning classification.

The Residential Project Site Components are not located on land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.

The Off-Site Project Components are located on parcels classified as R-R and A-1-2½, as well as within exiting roadway ROWs. The parcels classified as R-R and A-1-2½ are used for cattle grazing. There is no proposal to change the zoning of the A-1-2½ parcels.

The Off-Site Project Components are not located on land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve.

In order to ensure a comprehensive discussion as to whether the Project would conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve, this issue will be analyzed in the EIR.

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

Potentially Significant Impact

Land zoned for "primarily agricultural purposes" means any land lying within any one of the following zone classifications established by the Riverside County Land Use Ordinance, Ordinance No. 348:

- A-1 Zone (Light Agriculture);

- A-P Zone (Light Agriculture with Poultry);
- A-2 Zone (Heavy Agriculture);
- A-D Zone (Agriculture-Dairy); or
- C/V Zone (Citrus/Vineyard).

As stated above in Section IV.b, the Residential Project Site Components are located on two parcels with a R-1 zoning classification and the Project proposes to change this zoning classification to Planned Residential (R-4). The Off-Site Project Components are located on parcels classified as R-R and A-1-2½ and located are also within exiting roadway ROWs.

The demarcation between the R-1 (existing)/R-4 (proposed) and A-1-2½ zoned parcels is Leon Road. Therefore, the Project will cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm").

In order to ensure a comprehensive discussion as to whether the Project would cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm"), this issue will be analyzed in the EIR.

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

Potentially Significant Impact

In order to ensure a comprehensive discussion as to whether the Project would involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, this issue will be analyzed in the EIR.

Standard Conditions and Requirements:

No standard conditions or requires apply.

Mitigation:

To be determined if necessary in the EIR.

Monitoring:

To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE RESOURCES. Would the Project:				
5. Forest. a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 122220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	☐	☐	☐	☒
b) Result in the loss of forest land or conversion	☐	☐	☐	☒

of forest land to non-forest use?				
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?	☐	☐	☐	☒

Source(s): *Map My County, (***Appendix A**); **Figure 2, *Aerial Photo with Project Components***; and Project Site Visit – April 10, 2018 by Matthew Fagan.

Findings of Fact:

a) *Would the Project 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))?*

No Impact

The Residential Project Site Components are located on two parcels with a R-1 zoning classification. The Project proposes to change this zoning classification to Planned Residential (R-4). The Off-Site Project Components are located on parcels classified as R-R and A-1-2½ and located are also within exiting roadway ROWs.

The surrounding zoning classifications are:

- **Residential Project Site Components:**
  - North: Specific Plan (S-P) – (Specific Plan 293 - Winchester Hills).
  - South: Rural Residential (R-R).
  - East: Rural Residential (R-R) and One-Family Dwellings (R-1).
  - West: Rural Residential (R-R) and Light Agriculture, 5-acre minimum lot size (A-1-5).

- **Off-Site Project Components:**
  - North:
    - County of Riverside: Rural Residential (R-R), and Light Agriculture, 5-acre minimum lot size (A-1-5).
    - City of Menifee: Rural Residential (R-R).
  - South:
    - County of Riverside: Rural Residential (R-R), and Light Agriculture, 5-acre minimum lot size (A-1-5).
    - City of Menifee: Light Agriculture, 2½-acre minimum lot size (A-1-2½).
  - East:
    - County of Riverside: Rural Residential (R-R), One-Family Dwellings (R-1), and Light Agriculture, 2½-acre minimum lot size (A-1-2½).
    - City of Menifee: N/A.
  - West:
    - County of Riverside: Light Agriculture, 5-acre minimum lot size (A-1-5).
    - City of Menifee: Menifee East Specific Plan (SP).

Public Resources Code Section 12220(g) identifies forest land as:

> "*Land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more*

forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits."

The Project site and surrounding properties are not currently being defined, zoned, managed, or used as forest land as identified in Public Resources Code Section 12220(g). No impacts will occur.

No additional analysis will be required in the EIR.

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

No Impact

As discussed in Section 5.a, above, there is no forest land on the Project site or surrounding properties. Therefore, there will be no loss of forest land or conversion of forest land to non-forest use as a result of the Project. No impacts will occur.

No additional analysis will be required in the EIR.

c) *Would the Project 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?*

No Impact

There are no other changes in the existing environment, which, due to their location or nature, could result in conversion of *forest land to non-forest use* (other than those discussed in Sections V.a and V.b, above). No impact will occur.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

No standard conditions or requirements apply.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY. Would the Project:				
6. Air Quality Impacts. a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☒	☐	☐	☐
d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions?	☒	☐	☐	☐
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	☒	☐	☐	☐
f) Create objectionable odors affecting a substantial number of people?	☒	☐	☐	☐

Source(s): *Canterwood (Tentative Tract Map No. 37439) Air Quality Impact Analysis,* prepared by Urban Crossroads, Inc., August 8, 2018 (*AQ Analysis*, **Appendix C**); and South Coast Air Quality Management District Final 2016 Air Quality Management Plan.

Note: Any tables or figures in this section are from the *AQ Analysis*, unless otherwise noted.

Findings of Fact:

a) Would the Project conflict with or obstruct implementation of the applicable air quality plan?

Potentially Significant Impact

The Project is located in the South Coast Air Basin (Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment. As shown in **Table 6-1, *Attainment Status of Criteria Pollutants in the Basin***, below, the Basin is in nonattainment for the following criteria pollutants: ozone [O_3], coarse particulate matter [PM_{10}], and fine particulate matter [$PM_{2.5}$]). These are considered criteria pollutants, because they are three of several prevalent air pollutants known to be hazardous to human health (an area designated as nonattainment for an air pollutant is an area that does not achieve national and/or state ambient air quality standards for that pollutant).

Table 6-1
Attainment Status of Criteria Pollutants in the Basin

Criteria Pollutant	State Designation	Federal Designation
Ozone – 1 hour standard	Nonattainment	Nonattainment (Extreme)
Ozone – 8 hour standard	Nonattainment	Nonattainment (Extreme)
PM_{10}	Nonattainment	Attainment (Maintenance)
$PM_{2.5}$	Nonattainment	Nonattainment (Serious)
Carbon Monoxide (CO)	Attainment	Attainment (Maintenance)
Nitrogen Dioxide (NO_X)	Attainment	Attainment (Maintenance)
Sulfur Dioxide (SO_X)	Attainment	Attainment
Lead (Pb)[1]	Attainment	Nonattainment (Partial)

[1] The Federal nonattainment designation for lead is only applicable towards the Los Angeles County portion of the SCAB.

In March 2017, the AQMD released the Final 2016 AQMP. The 2016 AQMP continues to evaluate current integrated strategies and control measures to meet the National Ambient Air Quality Standards (NAAQS), as well as, explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels. The 2016 AQMP incorporates scientific and technological information and planning assumptions, including the Southern California Association of Governments *2016-2040 Regional Transportation Plan/Sustainable Communities Strategy* (2016 RTP/SCS), and updated emission inventory methodologies for various source categories.

In order to ensure a comprehensive discussion as to whether the Project would conflict with or obstruct implementation of the 2016 Air Quality Management Plan, this issue will be analyzed in the EIR.

b) *Would the Project violate any air quality standard or contribute substantially to an existing or projected air quality violation?*

Potentially Significant Impact

The County evaluates project air quality emissions based on the quantitative emission thresholds originally established in the SCAQMD's CEQA Air Quality Handbook. SCAQMD's significance thresholds for impacts to regional air quality are shown in **Table 6-2, *SCAQMD Air Quality Significance Thresholds – Mass Daily Thresholds***, below.

Table 6-2
SCAQMD Air Quality Significance Thresholds – Mass Daily Thresholds

Pollutant	Emissions (pounds)	
	Construction	Operational
Oxides of Nitrogen (NO_X)	100	55
Volatile Organic Compounds (VOC)	75	55
Coarse Particulate Matter (PM_{10})	150	150
Fine Particulate Matter ($PM_{2.5}$)	55	55
Oxides of Sulfur (SO_X)	150	150
Carbon Monoxide (CO)	550	550
Lead (Pb)	3	3

The Project has the potential to result in result in emissions of NO_X, VOC, PM_{10}, $PM_{2.5}$, SO_X, CO and Pb, during construction and operations.

Therefore, in order to ensure a comprehensive discussion as to whether the Project would violate any air quality standard or contribute substantially to an existing or projected air quality violation, these issues will be analyzed in the EIR.

c) *Would the Project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?*

Potentially Significant Impact

Cumulatively considerable means that the incremental effects the Project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. As shown in **Table 6-1**, above, the Basin is in nonattainment for the following criteria pollutants: ozone (O_3), coarse particulate matter (PM_{10}), and fine particulate matter ($PM_{2.5}$).

Therefore, in order to ensure a comprehensive discussion as to whether the Project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors), this issue will be analyzed in the EIR.

d) *Would the Project expose sensitive receptors which are located within 1 mile of the Project site to project substantial point source emissions?*

Potentially Significant Impact

Sensitive receptor locations near the Project site include existing residential homes in the vicinity of the Project. The nearest sensitive receptors are existing residential homes located 237 feet west of the Project site.

The proposed Project could actively disturb approximately 1.5 acres per day during the site preparation during Phase 1 and 2 and 3.0 acres per day during the grading phase of construction for both Phase 1 and 2. This could result in impacts to adjacent residences for emissions of CO, NO_2, PM_{10}, and $PM_{2.5}$.

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the Project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin.

In order to ensure a comprehensive discussion as to whether the Project would involve the expose sensitive receptors which are located within 1 mile of the Project site to project substantial point source emissions, this issue will be analyzed in the EIR.

e) *Would the Project involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?*

Potentially Significant Impact

The Project is located adjacent to agriculturally zoned land and existing uses. In order to ensure a comprehensive discussion as to whether the Project would involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter, this issue will be analyzed in the EIR.

f) *Would the Project create objectionable odors affecting a substantial number of people?*

Potentially Significant Impact

Heavy-duty equipment in the Project area during construction will emit odors. Closest residence is located immediately to the west of the Project site (approximately 15 feet).

Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills or various heavy industrial uses. The Project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts.

An odor control area shall be included as part of the lift station. Said area will include plumbing and electrical for the odor control system. Copper airlines will be piped from the odor control area to a wet well for a compressor that will aerate the wet well. In addition, a PVC line will be provided from the odor control area to a manhole upstream of the wet well that would allow a liquid odor control tank to feed odor control chemicals into the system.

In order to ensure a comprehensive discussion as to whether the Project would create objectionable odors affecting a substantial number of people, this issue will be analyzed in the EIR.

Standard Conditions and Requirements:

To be determined if necessary in the EIR.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES. Would the Project:				
7. Wildlife & Vegetation. a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	☒	☐	☐	☐
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	☒	☐	☐	☐
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service?	☒	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

Source(s): Ordinance No. 810.2 (An Ordinance of the County of Riverside to Establish the Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee); Title 14 of the California Code of Regulations (Sections 670.2 or 670.5); Title 50, Code of Federal Regulations (Sections 17.11 or 17.12); Ordinance No. 559 (An Ordinance of the County of Riverside Regulating the Removal of Trees); and Project Biologist.

Findings of Fact:

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

Potentially Significant Impact

The Project study area is within the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP), which is the adopted Habitat Conservation Plan for the Project site.

Biological resources report(s) will be prepared for the proposed Project, which will identify any potential biological resources that may be located within the Project site. The biological resources report(s) will be prepared pursuant to County of Riverside protocols as it pertains to timing and nature of site surveys. This biological resources report(s) will also determine if the Project will conflict with the provisions of the MSHCP.

The proposed Project is located within the boundary of the adopted Habitat Conservation Plan (HCP) for the endangered Stephens' kangaroo rat (SKR) implemented by the Riverside County Habitat Conservation Agency (RCHCA). The SKR HCP mitigates impacts from development on the SKR by establishing a network of preserves and a system for managing and monitoring them. Through implementation of the SKR HCP, more than $45 million has been dedicated to the establishment and management of a system of regional preserves designed to ensure the persistence of SKR in the plan area. This effort has resulted in the permanent conservation of approximately 50% of the SKR occupied habitat remaining in the HCP area. Through direct funding and in-kind contributions, SKR habitat in the regional reserve system is managed to ensure its continuing ability to support the species. The proposed Project is located within the SKR HCP area and will be required to comply with applicable provisions of this plan.

The County adopted County of Riverside Ordinance Amendment 663.10, an amendment to Ordinance No. 663, establishing the Riverside County Stephens' Kangaroo Rat Habitat Conservation Plan Fee Assessment Area and Setting Mitigation Fees. The mitigation fees are as follows: All applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation as determined through the environmental review process shall pay a Mitigation Fee of $500.00 per gross acre of parcels proposed for development. However, for single-family residential development, wherein all lots within the development are greater than one-half (1/2) acre in size, a Mitigation Fee of $250.00 per residential unit shall be paid; and for agricultural development which requires a development permit excluding the construction of single-family residences in connection with said agricultural development, a Mitigation Fee of $100.00 or one percent (1%) of the valuation of the buildings to be constructed, whichever is greater shall be paid, provided that at no time shall such fee exceed the amount required to be paid if a fee of $500.00 per gross acre were applied to the parcel proposed for agricultural development. The determination of value or valuation of an agricultural building shall be made by the building official.

The Project will be required to pay the applicable SKR Fee. Payment of this fee is a standard condition and is not considered unique mitigation under CEQA.

As outlined in Section 6 of the MSHCP, "Payment of the mitigation fee and compliance with the requirements of Section 6.0 are intended to provide full mitigation under the California Environmental Quality Act (CEQA), National Environmental Policy Act (NEPA), Federal Endangered Species Act, and California Endangered Species Act for impacts to the species and habitats covered by the MSHCP pursuant to agreements with the U.S. Fish and Wildlife Service, the California Department of Fish and Wildlife and/or any other appropriate participating regulatory agencies and as set forth in the Implementing Agreement for the MSHCP."

The Western Riverside County Multiple Species Habitat Conservation Plan Mitigation Fee has been established to provide mitigation for biological impacts from projects within the MSHCP area. All building permit applicants may pay their Western Riverside County MSHCP mitigation fees at any time after having an approved land development permit for the County of Menifee

Planning Division (ex: conditional use permit, public use permit, plot plan) and have also paid for building permit plan review or permit fees.

The Project will be required to pay the applicable MSHCP Fee. Payment of this fee is a standard condition and is not considered unique mitigation under CEQA.

There is no Natural Conservation Community Plan, or other approved local, regional, or state conservation plan that is applicable to the Project site.

In order to ensure a comprehensive discussion as to whether the Project would conflict with the provisions of the MSHCP (adopted Habitat Conservation Plan), this issue will be analyzed in the EIR.

b) *Would the Project 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)?*

Potentially Significant Impact

Biological resources report(s) will be prepared for the proposed Project, which will identify any potential biological resources that may be located within the Project site. This includes endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12), as applicable for the biology on the Project site. The biological resources report(s) will be prepared pursuant to appropriate protocols as it pertains to timing and nature of site surveys. This biological resources report(s) will also determine if the Project will 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).

Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) pertains to "Plants of California Declared to Be Endangered, Threatened or Rare," and "Animals of California Declared To Be Endangered or Threatened," respectively.

Title 50, Code of Federal Regulations (Sections 17.11 or 17.12) pertains to "Endangered and threatened wildlife," and "Endangered and threatened plants," respectively.

In order to ensure a comprehensive discussion as to whether the Project would have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12), as applicable, this issue will be analyzed in the EIR.

c) *Would the Project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?*

Potentially Significant Impact

Biological resources report(s) will be prepared for the proposed Project, which will identify any potential biological resources that may be located within the Project site. This includes species identified as a candidate, sensitive, or special status species in local or regional plans, policies,

or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service, as applicable for the biology on the Project site. The biological resources report(s) will be prepared pursuant to appropriate protocols as it pertains to timing and nature of site surveys. This biological resources report(s) will also determine if the Project will have a substantial adverse effect, either directly or through habitat modifications, on these species.

In order to ensure a comprehensive discussion as to whether the Project would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service, as applicable for the biology on the Project site, this issue will be analyzed in the EIR.

d) *Would the Project 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?*

Potentially Significant Impact

The Project study area has the potential to support songbird and raptor nests due to the presence of shrubs, ground cover, and trees on-site. Nesting activity typically occurs from February 15 to August 31. Disturbing or destroying active nests is a violation of the MBTA (16 U.S.C. 703 et seq.). In addition, nests and eggs are protected under Fish and Wildlife Code Section 3503. As such direct impacts to breeding birds (e.g. through nest removal) or indirect impacts (e.g. by noise causing abandonment of the nest) is considered a potentially significant impact. The Project will be required to comply with the MBTA.

Biological resources report(s) will be prepared for the proposed Project, which will identify any potential biological resources that may be located within the Project site. This includes 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, as applicable for the biology on the Project site. The biological resources report(s) will be prepared pursuant to appropriate protocols as it pertains to timing and nature of site surveys. This biological resources report(s) will also determine if the Project will 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.

In order to ensure a comprehensive discussion as to whether the Project would 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, as applicable for the biology on the Project site, this issue will be analyzed in the EIR.

e) *Would the Project 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 Wildlife or U. S. Fish and Wildlife Service?*

Potentially Significant Impact

Biological resources report(s) will be prepared for the proposed Project, which will identify any potential biological resources that may be located within the Project site. This includes riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U. S. Fish and Wildlife Service, as applicable for the biology on the Project site. The biological resources report(s) will

be prepared pursuant to appropriate protocols as it pertains to timing and nature of site surveys. This biological resources report(s) will also determine if the Project will have a substantial adverse effect, either on riparian habitat or any other sensitive natural community.

In order to ensure a comprehensive discussion as to whether the Project would 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 Wildlife or U. S. Fish and Wildlife Service, as applicable for the biology on the Project site, this issue will be analyzed in the EIR.

f) *Would the Project 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?*

Potentially Significant Impact

Biological resources report(s) will be prepared for the proposed Project, which will identify any potential biological resources that may be located within the Project site. This includes federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.), as applicable for the biology on the Project site. The biological resources report(s) will be prepared pursuant to appropriate protocols as it pertains to timing and nature of site surveys. This biological resources report(s) will also determine if the Project will have a substantial adverse effect on these wetlands through direct removal, filling, hydrological interruption, or other means.

In order to ensure a comprehensive discussion as to whether the Project would 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, as applicable for the biology on the Project site, this issue will be analyzed in the EIR.

g) *Would the Project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

No Impact

There are no oak trees on the Project site. The County's Oak Tree Management Guidelines would not be applicable. The provisions of Ordinance No. 559 would not apply since the Project site is not above 5,000 feet in elevation. No other tree preservation policy or ordinance apply.

Therefore, implementation of the Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impacts will occur.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

To be determined if necessary in the EIR.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES. Would the Project:				
8. Historic Resources. a) Alter or destroy an historic site?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	☒	☐	☐	☐

Source(s): Public Resources Code (PRC) §5020.1(j); and Title 14 California Code of Regulations (CCR) §15064.5(a)(1)-(3)).

Findings of Fact:

a) *Would the Project alter or destroy an historic site?*

Potentially Significant Impact

A cultural resources report will be prepared for the proposed Project, which will identify any potential historical resources that may be located within the Project site. The cultural resources report will be prepared pursuant to County of Riverside protocol, which will include archival research (literature and records search), historic research, and a site survey. This cultural resources report will also determine if the Project will alter or destroy an historic site.

In order to determine if implementation of the Project will alter or destroy an historic site, this issue will be analyzed in the DEIR.

b) *Would the Project cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?*

Potentially Significant Impact

A cultural resources report will be prepared for the proposed Project, which will identify any potential historical resources that may be located within the Project site. The cultural resources report will be prepared pursuant to County of Riverside protocol, which will include archival research (literature and records search), historic research, and a site survey. This cultural resources report will also determine if any potential historic resources (if identified) are deemed as significant, as defined in *California Code of Regulations, Section 15064.5.*

According to Public Resources Code (PRC) §5020.1(j), "'historical resource' includes, but is not limited to, any object, building, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California."

The California Environmental Quality Act (CEQA) guidelines state that the term "historical resources" applies to any such resources listed in or determined to be eligible for listing in the California Register of Historical Resources, included in a local register of historical resources, or determined to be historically significant by the lead agency (Title 14 CCR §15064.5(a)(1)-(3)). Regarding the proper criteria for the evaluation of historical significance, CEQA guidelines mandate that "generally a resource shall be considered by the lead agency to be 'historically significant' if the resource meets the criteria for listing on the California Register of Historical

Resources" (Title 14 CCR §15064.5(a)(3)). A resource may be listed in the California Register if it meets any of the following criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history. (PRC §5024.1(c))

In order to determine if implementation of the Project will cause a substantial adverse change in the significance of a historical resource as defined in *California Code of Regulations, Section 15064.5*, this issue will be analyzed in the DEIR.

Standard Conditions and Requirements:

No standard conditions or requirements are applicable.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES. Would the Project:				
9. Archaeological Resources. a) Alter or destroy an archaeological site?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	☒	☐	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
d) Restrict existing religious or sacred uses within the potential impact area?	☒	☐	☐	☐

Source(s): Public Resources Code (PRC) §5020.1(j); Title 14 California Code of Regulations (CCR) §15064.5(a)(1)-(3)); and Assembly Bill 52.

Findings of Fact:

a) *Would the Project alter or destroy an archaeological site?*

Potentially Significant Impact

A cultural resources report will be prepared for the proposed Project, which will identify any potential archaeological resources that may be located within the Project site. The cultural resources report will be prepared pursuant to County of Riverside protocol, which will include archival research (literature and records search), historic research, and a site survey. This

cultural resources report will also determine if the Project will alter or destroy an archaeological site.

In order to determine if implementation of the Project will alter or destroy an archaeological site, this issue will be analyzed in the DEIR.

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

Potentially Significant Impact

A cultural resources report will be prepared for the proposed Project, which will identify any potential archaeological resources that may be located within the Project site. The cultural resources report will be prepared pursuant to County of Riverside protocol, which will include archival research (literature and records search), historic research, and a site survey. This cultural resources report will also determine if any potential archaeological resources (if identified) are deemed as significant, as defined in *California Code of Regulations, Section 15064.5.*

According to Section 15064.5(c):

- When a project will impact an archaeological site, a lead agency shall first determine whether the site is an historical resource, as defined in State CEQA Guidelines Section 15064.5(a);
- If a lead agency determines that the archaeological site is an historical resource, it shall refer to the provisions of Section 21084.1 of the Public Resources Code, and Section 15064.5(c). Section 15126.4 of the Guidelines, and the limits contained in Section 21083.2 of the Public Resources Code do not apply;
- If an archaeological site does not meet the criteria defined in Section 15064.5(a), but does meet the definition of a unique archeological resource in Section 21083.2 of the Public Resources Code, the site shall be treated in accordance with the provisions of section 21083.2; and
- If an archaeological resource is neither a unique archaeological nor an historical resource, the effects of the project on those resources shall not be considered a significant effect on the environment.

In order to determine if implementation of the Project will cause a substantial adverse change in the significance of a historical resource as defined in *California Code of Regulations, Section 15064.5*, this issue will be analyzed in the DEIR.

c) *Would the Project disturb any human remains, including those interred outside of formal cemeteries?*

Less Than Significant Impact

Project implementation will require excavation on previously disturbed sites in an area that was occupied during the prehistoric and historic period. Due to historic human presence, activity, and use of the Project site, the potential for buried human remains to be disturbed is considered low. However, if human remains are encountered during construction, all work shall cease, and the Riverside County Coroner's Office shall be contacted pursuant to procedures set forth in Section 7050.5 of the Health and Safety Code. Standard Condition **SC-CUL-1** is required to reduce potentially significant impacts to previously unknown human remains that may be unexpectedly discovered during Project implementation to a less than significant level. **SC-CUL-1** requires that in the unlikely event that human remains are uncovered the contractor is

required to halt work in the immediate area of the find and to notify the County Coroner, in accordance with Health and Safety Code § 7050.5. **SC-CUL-1** is not considered unique mitigation under CEQA. Any impacts will be considered less than significant with adherence to **SC-CUL-1**.

No additional analysis will be required for this issue in the EIR.

d) *Would the Project restrict existing religious or sacred uses within the potential impact area?*

Potentially Significant Impact

A cultural resources report will be prepared for the proposed Project, which will identify any potential religious or sacred uses that may be located within the Project site. The cultural resources report will be prepared pursuant to County of Riverside protocol. This cultural resources report will include a scared lands file search and tribal scoping which will also determine if the Project will restrict any existing religious or sacred uses within the Project site.

Through the preparation of the cultural resources report, and the AB52 process, it will be determined if any religious or sacred uses are identified within the Project site. In order to determine if implementation of the Project will restrict existing religious or sacred uses within the potential impact area, this issue will be analyzed in the DEIR.

Standard Conditions and Requirements:

SC-CUL-1 If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS. Would the Project:				
10. 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(s): *General Plan* Figure S-2, *Earthquake Fault Study Zones*, (p. S-15); *Map My County,* (**Appendix A**); and *Geotechnical Investigation and Infiltration Testing Tentative Tract Map 37439,* prepared by RMA GeoScience, March 20, 2018 (*Geo Investigation* **Appendix E**).

Note: Any tables or figures in this section are from the *Geo Investigation*, unless otherwise noted.

Findings of Fact:

a) *Would the Project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death due to being located within an Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones?*

No Impact

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone. There are no faults geologically mapped within or projecting toward the Project site and the Project site is not within a County Fault Hazard Zone. No impacts will occur.

No additional analysis will be required in the EIR.

b) *Would the Project 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?*

No Impact

The Project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the Project site.

The nearest known faults to the Project site are shown in **Table 10-1, *Regional Faults in the Vicinity of the Project Site that are Capable of Producing a Moment Magnitude Exceeding 6.0***, below, with the closest fault, the Elsinore-Temecula Fault, being 10.5 miles away from the Project site.

Table 10-1
Regional Faults in the Vicinity of the Project Site that are Capable of Producing a Moment Magnitude Exceeding 6.0

Fault Name	Approximate Distance (miles/kilometers)	Maximum Magnitude	Slip Rate (millimeters/year)
Elsinore – Temecula	10.5/16.9	6.8	5.00
San Jacinto – San Jacinto Valley	11.67/18.8	6.9	12.00
San Jacinto – Anza	12.4/20.0	7.2	12.00
Elsinore – Glen Ivy	13.5/21.7	6.8	5.00
Elsinore – Julian	20.9/33.7	7.1	5.00
San Jacinto – San Bernardino	25.1/40.4	6.7	12.00
San Andreas	27.5/44.2	7.4	24.00

Therefore, there is no potential for rupture of a known 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 on the Project site. No impacts will occur.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

No standard conditions or required are applicable.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS. Would the Project:				
11. Liquefaction Potential Zone. a) Be subject to seismic-related ground failure, including liquefaction?	☐	☐	☒	☐

Source(s): *Geotechnical Investigation and Infiltration Testing Tentative Tract Map 37439,* prepared by RMA GeoScience, March 20, 2018 (*Geo Investigation* **Appendix E**); and Ordinance No. 457 (An Ordinance of the County of Riverside Relating to the Building Requirements and Adopting the 1997 Edition of The Uniform Administrative Code Adopted by The International Conference of Building Officials; The 2001 California Building Code Including the Appendix and Standards Adopted by The California Building Standards Commission; the 1997 Edition of The Uniform Housing Code Adopted by The International Conference Of Building Officials; the 1997 Edition of The Uniform Code For The Abatement Of Dangerous Buildings Adopted by The International Conference of Building Officials; the 2001 California Plumbing Code, including the Appendix and Standards Adopted by The California Building Standards Commission; the 2001 California Mechanical Code, including the appendix and Standards Adopted by The California Building Standards Commission;

the 2000 Edition Of The Uniform Swimming Pool, Spa and Hot Tub Code Adopted by The International Association of Plumbing and Mechanical Officials; the 2001 California Electrical Code Adopted by The California Building Standards Commission; the 1997 Edition of The Uniform Sign Code Adopted by The International Conference of Building Officials; and The 1997 Edition of The Code for Building Conservation Adopted by The International Conference Of Building Officials as the Standards of Said Ordinance).

Findings of Fact:

a) *Would the Project be subject to seismic-related ground failure, including liquefaction?*

Less Than Significant Impact

Liquefaction commonly occurs when three conditions are present simultaneously: (1) high groundwater; (2) relatively loose, cohesionless (sandy) soil; and (3) earthquake-generated seismic waves. The presence of these conditions may cause a loss of shear strength and, in many cases, the settlement of subsurface soils.

No groundwater was encountered in any of the test pits that were excavated at the site to a maximum depth of 9' below existing grade or the borings that were excavated to 21' below existing grade. No groundwater was encountered by previous consultants in borings excavated to 50' below existing grade in 2004. Therefore, groundwater is not considered "high."

The Project site is underlain by the following soils, as shown on **Figure 11-1, *Geotechnical Map***:

- Topsoil/Disturbed Native Soils (Af);
- Native Alluvial Soil (Qof_a); and
- Quartz Diorite (Kdvg).

These three (3) soils are described in greater detail, below. Please reference **Figures 11-2a, *Boring Locations for the Residential Project Site Components***, and **11-2b, *Boring Locations for the Off-Site Project Components***, which correspond to the descriptions, below.

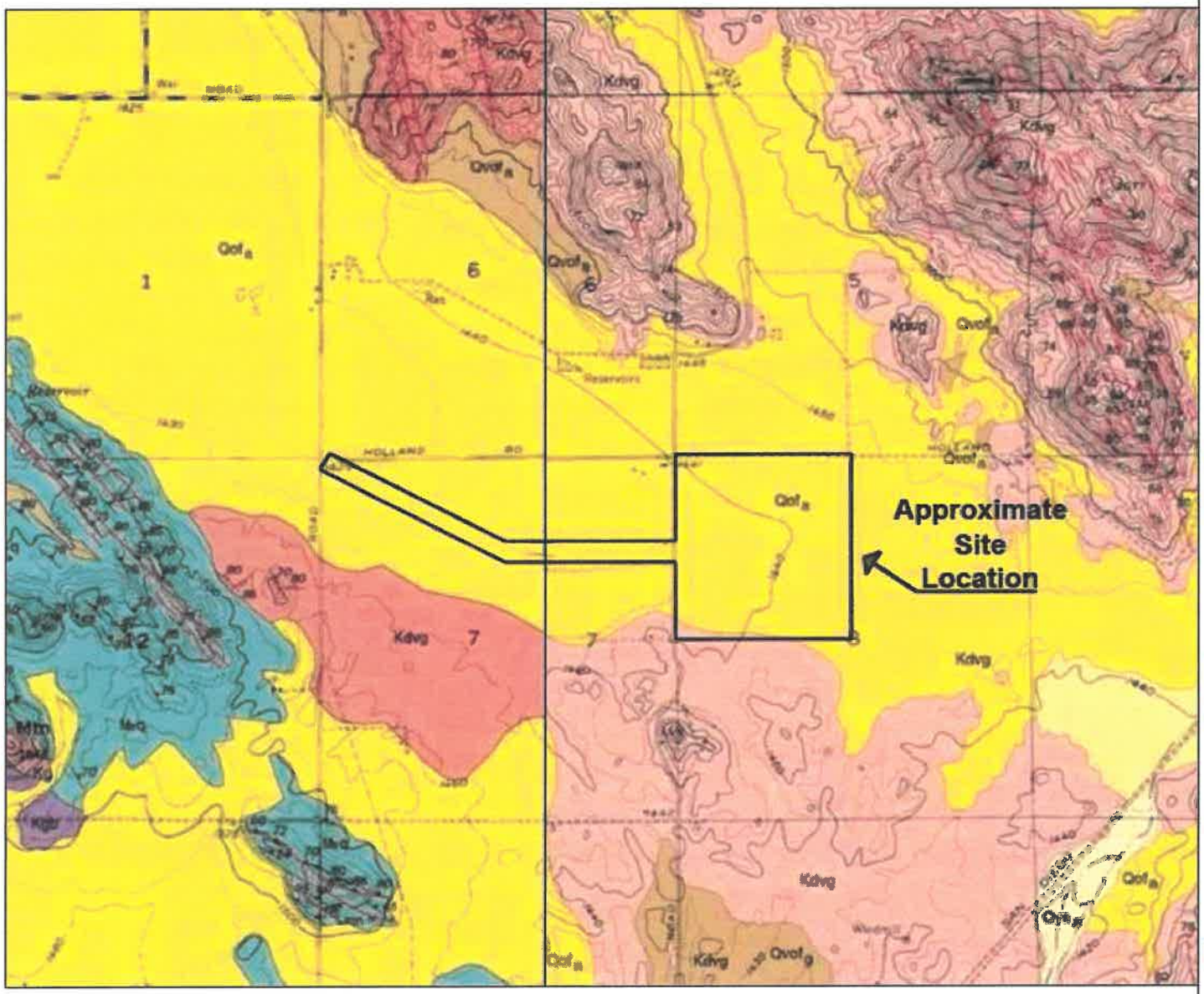
1. Topsoil/Disturbed Native Soil (Af).

Tilled agricultural topsoil was exposed in all borings and test pits throughout the Project site to a depth of approximately 2'-3' below existing ground surface. The topsoil consists of light brown, silty fine sand that contains small quantities of organics from fertilization. The maximum depth of topsoil/fill encountered was 3'.

2. Native Alluvial Soil (Qof_a).

Native soil, exposed in all 4 test pits and 5 exploratory borings, as well as the 26 test pits and 19 borings excavated by previous consultants, consists of reddish brown to dark brown, clayey fine to medium sand that is in a moist to damp and dense to very dense condition, and grades to coarser material at depth. Minor porosity was observed in more clayey materials. Maximum depth of soil encountered during the site investigation was 21', and maximum depth documented in reports by previous consultants is 50'.

Figure 11-1
Geotechnical Map



DESCRIPTION OF MAP UNITS

VERY YOUNG SURFICIAL DEPOSITS—Sediment recently transported and deposited in channels and washes, on surfaces of alluvial fans and alluvial plains, and on hillslopes. Soil-profile development is non-existent. Includes:

Qw — **Very young wash deposits (late Holocene)**—Unconsolidated bouldery to sandy alluvium of active and recently active washes

Qv — **Very young alluvial valley deposits (late Holocene)**—Active and recently active fluvial deposits along valley floors. Consists of unconsolidated sandy, silty, or clay-bearing alluvium

YOUNG SURFICIAL DEPOSITS—Sedimentary units that are slightly consolidated to cemented and slightly to moderately dissected. Alluvial fan deposits (Qyf series) typically have high coarse/fine clast ratios. Younger surficial units have upper surfaces that are capped by slight to moderately developed pedogenic-soil profiles (A/C to $A/AC/B_{cambric}C_{ox}$ profiles). Includes:

Qyf — **Young alluvial fan deposits (Holocene and late Pleistocene)**—Unconsolidated deposits of alluvial fans and headward drainages of fans. Consists predominantly of gravel, sand, and silt. Trunk drainages and proximal parts of fans contain higher percentage of coarse-grained sediment than distal parts. Restricted to small area north of Double Butte

Qya — **Young alluvial channel deposits (Holocene and late Pleistocene)**—Fluvial deposits along canyon floors. Consists of unconsolidated sand, silt, and clay-bearing alluvium

Qyv — **Young alluvial valley deposits (Holocene and late Pleistocene)**—Fluvial deposits along valley floors. Consists of unconsolidated sand, silt, and clay-bearing alluvium

OLD SURFICIAL DEPOSITS—Sedimentary units that are moderately consolidated and slightly to moderately dissected. Older surficial deposits have upper surfaces that are capped by moderately to well-developed pedogenic soils ($A/AB/BC_{ox}$ profiles and Bt horizons as much as 1 to 2 m thick and maximum hues in the range of 10YR 5/4 and 6/4 through 7.5YR 6/4 to 4/4 and mature Bt horizons reaching 5YR 5/6). Includes:

Qof — **Old alluvial fan deposits (late to middle Pleistocene)**—Reddish brown, gravel and sand alluvial fan deposits; indurated, commonly slightly dissected. In places includes thin alluvial fan deposits of Holocene age

Qoa — **Old alluvial channel deposits (late to middle Pleistocene)**—Fluvial sediments deposited on canyon floors. Consists of moderately indurated, commonly slightly dissected gravel, sand, silt, and clay-bearing alluvium. Locally capped by thin, discontinuous alluvial deposits of Holocene age. Restricted to single occurrance north of Railroad Canyon Reservoir

VERY OLD SURFICIAL DEPOSITS—Sediments that are slightly to well consolidated to indurated, and moderately to well dissected. Upper surfaces are capped by moderate to well developed pedogenic soils ($A/AB/BC_{ox}$ profiles having Bt horizons as much as 2 to 3 m thick and maximum hues in the range of 7.5YR 6/4 and 4/4 to 2.5YR 5/6)

Qvof — **Very old alluvial fan deposits (middle to early Pleistocene)**—Mostly well-dissected, well-indurated, reddish-brown alluvial fan deposits. Grain size chiefly sand and gravel

Qvoa — **Very old alluvial channel deposits (middle to early Pleistocene)**—Fluvial sediments deposited on canyon floors. Consists of moderately to well-indurated, reddish-brown, mostly very dissected gravel, sand, silt, and clay-bearing alluvium. In places, includes thin, discontinuous alluvial deposits of Holocene age. Deposits in Quail Valley area contain rounded cobbles

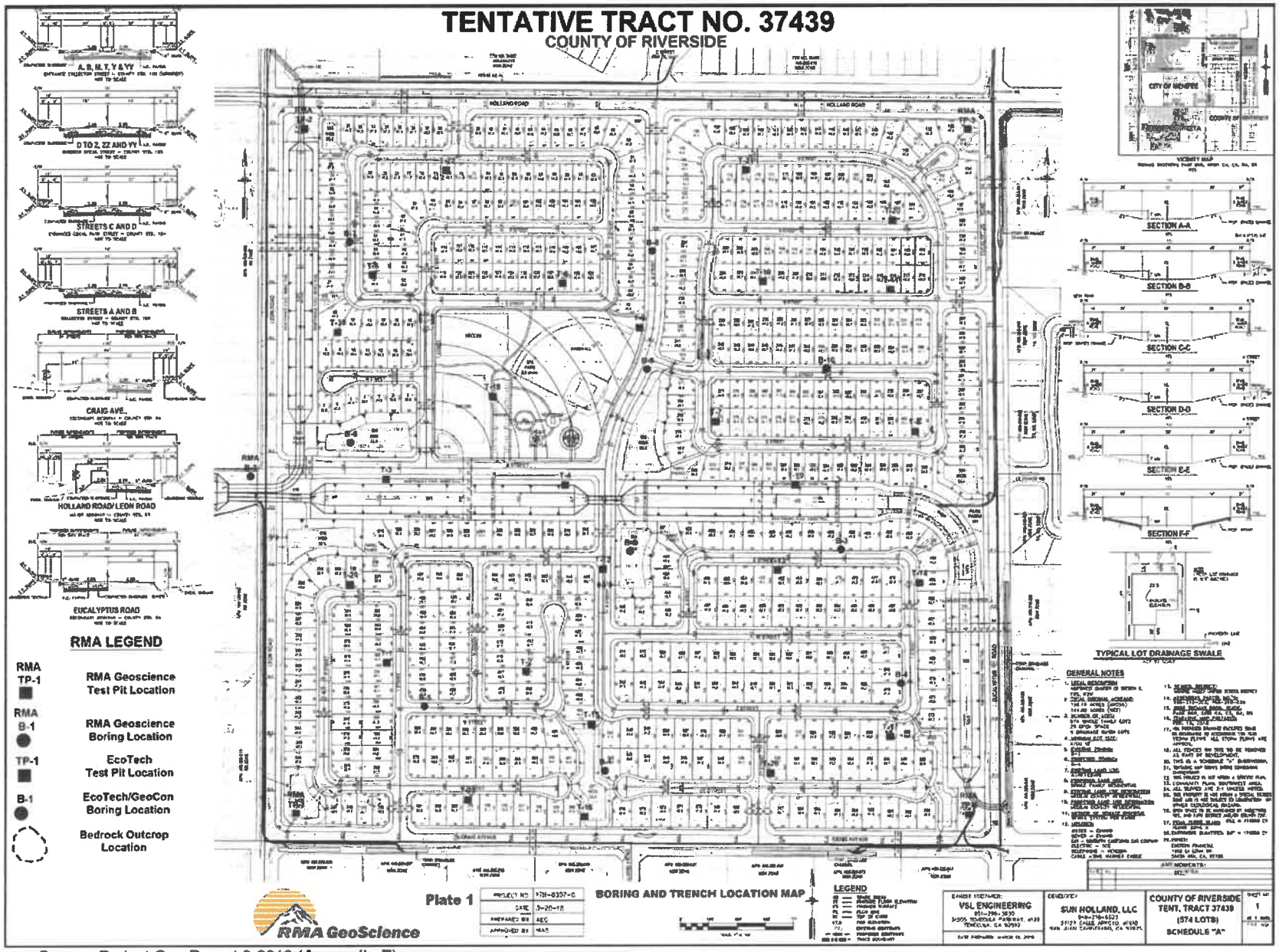
Kgb — **Gabbro (Cretaceous)**—Mainly hornblende gabbro. Includes Virginia quartz-norite and gabbro of Dudley (1935), and San Marcos gabbro of Larsen (1948). Typically brown-weathering, medium-to very coarse-grained hornblende gabbro; very large poikilitic hornblende crystals are common, and very locally gabbro is pegmatitic. Much is quite heterogeneous in composition and texture. Includes norite and diorite composition rocks

Kdvg — **Granodiorite to tonalite**—Relatively uniform, massive hornblende biotite granodiorite grading into tonalite. Principal rock type of Dennenigoni Valley pluton. Contains some mafic rich rocks in southern part of pluton. Common accessory minerals are sphene, sphene, apatite, and magnetite-ilmenite. Minute rutile crystals impart bluish opalescence to quartz. Small masses of epidote and red tourmaline rock occur locally and appear to replace granodiorite to tonalite. Contains moderately abundant to abundant equant mafic inclusions. Zircon age is 117.8 Ma_{cj} and 112.8 Ma_{pc} (pers comm W. Premo) and $^{40}Ar/^{39}Ar$ age of 104 Ma for biotite and 95.5 Ma for potassium feldspar

Mzq — **Quartz-rich rocks (Mesozoic)**—Quartzite and quartz-rich metasandstone

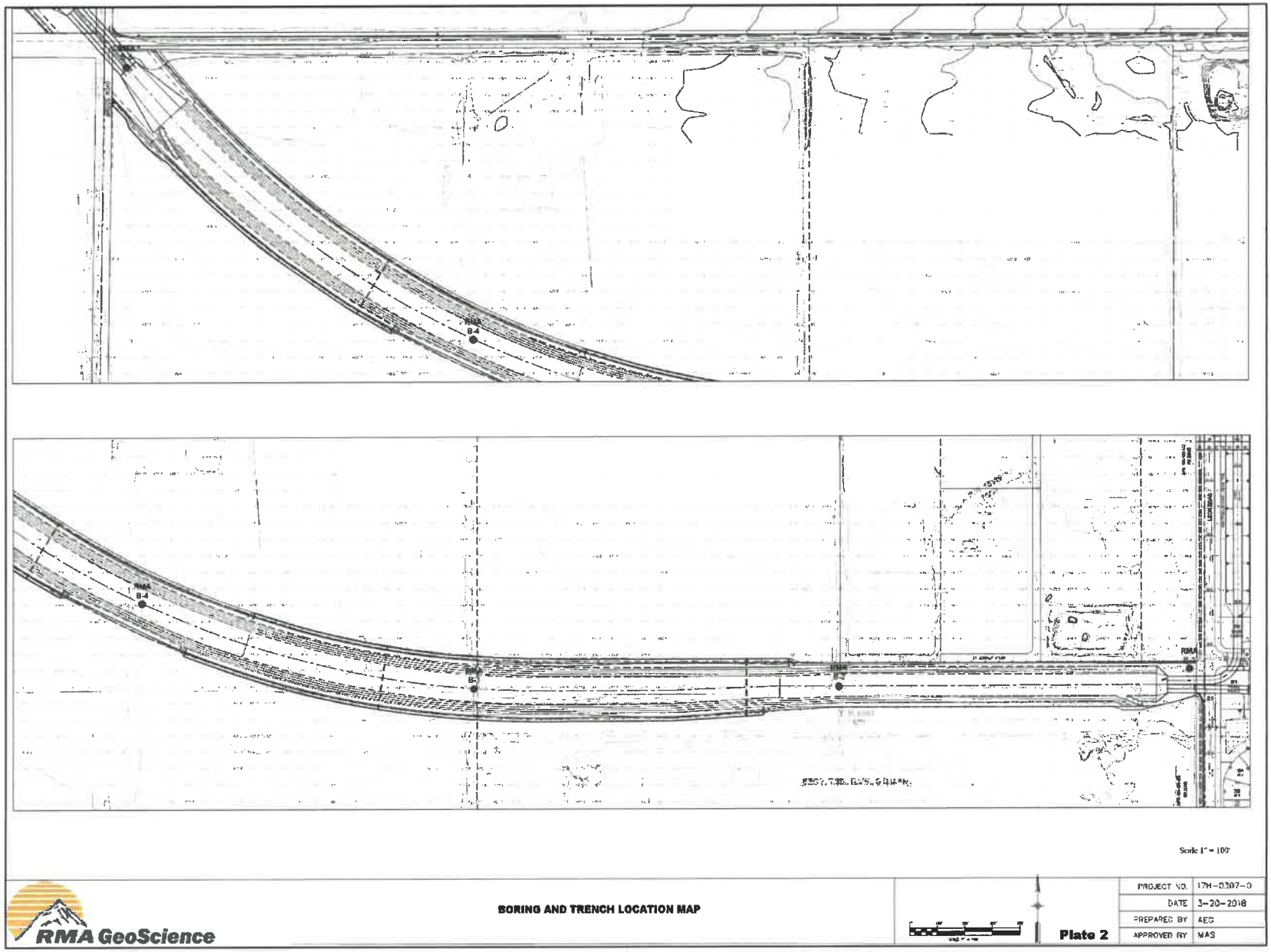
Source: Project Geologist sent April 30, 2018

Figure 11-2a
Boring Locations for the Residential Project Site Components



Source: Project Geo Report 3-2018 (**Appendix E**)

Figure 11-2b
Boring Locations for the Off-Site Project Components



Source: Project Geo Report 3-2018 (**Appendix E**)

3. Quartz Diorite (Kdvg).

Bedrock was not encountered in test pits or borings but is exposed at the surface in the southwest corner of the site, and highly weathered bedrock is documented at a depth of 35'. The bedrock consists of light gray to whitish gray, medium-grained quartz diorite. The rock is mostly massive with some minor fracturing on the exposed face and was slowly excavated by a backhoe with considerable difficulty.

Due to the dense, cohesive soils underlying the site and lack of groundwater encountered to at least 50' below ground surface, liquefaction potential is considered minimal.

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction 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. This is reflected in **Standard Condition SC-GEO-1**, below. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, **Standard Condition SC-GEO-2**, below, requires compliance with the *Geo Investigation*.

With adherence to **Standard Condition SC-GEO-1** and **Standard Condition SC-GEO-2**, any potential impacts to the Project from seismic-related ground failure, including liquefaction, will be reduced to less than significant level.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

SC-GEO-1 The Project shall comply with the most recent version of Ordinance 457. In addition, all proposed buildings shall be subject to the seismic design criteria of the California Building Code (in effect prior to grading permit issuance, prior to building permit issuance, and prior to building final), which contains seismic safety provisions with the aim of preventing building collapse during a design earthquake, so that occupants would be able to evacuate after the earthquake.

SC-GEO-2 Prior to the issuance of a grading and/or building permit, the Project applicant shall submit plans that demonstrate compliance with the geotechnical conclusions and recommendations contained in the *Geo Investigation* as it pertains to:

- General Earthwork and Grading;
- Earthwork Shrinkage and Subsidence;
- Removal Recommendations;
- Slopes;
- Seismic Design Parameters;
- Liquefaction and Secondary Earthquake Hazards;
- Foundations;
- Lateral Load Resistance;
- Interior Slab on Grade;
- Miscellaneous Concrete Flatwork;
- Cement Type and Corrosion Potential;
- Temporary Slopes;
- Utility Trench Backfill;
- Preliminary Pavement Sections;

- Drainage and Moisture Proofing;
- Geotechnical Observations;
- Plan Review; and
- On-Site Stormwater Disposal.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS. Would the Project:				
12. Ground-shaking Zone. a) Be subject to strong seismic ground shaking?	☐	☐	☒	☐

Source(s): *Geotechnical Investigation and Infiltration Testing Tentative Tract Map 37439,* prepared by RMA GeoScience, March 20, 2018 (*Geo Investigation* **Appendix E**); and Ordinance No. 457.

Findings of Fact:

a) *Would the Project be subject to strong seismic ground shaking?*

Less Than Significant Impact

The proposed Project will be subject to ground shaking impacts should a major earthquake in the area occur. Potential impacts include injury or loss of life and property damage. The Project site is subject to strong seismic ground shaking as are virtually all properties in Southern California.

The Project the site is not located within an Alquist-Priolo Earthquake Fault Zone, and there are not any known faults (active, potentially active, or inactive) on-site. As shown in **Table 10-1**, above, the closest active fault, the Elsinore-Temecula Fault, is located 10.5 miles away from the Project site.

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction 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. This is reflected in **Standard Condition SC-GEO-1**, below. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, **Standard Condition SC-GEO-2**, below, requires compliance with the *Geo Investigation*.

With adherence to **Standard Condition SC-GEO-1** and **Standard Condition SC-GEO-2**, any exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking, would be reduced to less than significant level.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

SC-GEO-1 The Project shall comply with the most recent version of Ordinance 457. In addition, all proposed buildings shall be subject to the seismic design criteria of the California Building Code (in effect prior to grading permit issuance, prior to building permit issuance, and prior to building final), which contains seismic safety provisions with the aim of preventing building collapse during a design earthquake, so that occupants would be able to evacuate after the earthquake.

SC-GEO-2 Prior to the issuance of a grading and/or building permit, the Project applicant shall submit plans that demonstrate compliance with the geotechnical conclusions and recommendations contained in the *Geo Investigation* as it pertains to:

- General Earthwork and Grading;
- Earthwork Shrinkage and Subsidence;
- Removal Recommendations;
- Slopes;
- Seismic Design Parameters;
- Liquefaction and Secondary Earthquake Hazards;
- Foundations;
- Lateral Load Resistance;
- Interior lab on Grade;
- Miscellaneous Concrete Flatwork;
- Cement Type and Corrosion Potential;
- Temporary Slopes;
- Utility Trench Backfill;
- Preliminary Pavement Sections;
- Drainage and Moisture Proofing;
- Geotechnical Observations;
- Plan Review; and
- On-Site Stormwater Disposal.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS. Would the Project:				
13. Landslide Risk. a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards?	☐	☐	☒	☐

Source(s): *Geotechnical Investigation and Infiltration Testing Tentative Tract Map 37439,* prepared by RMA GeoScience, March 20, 2018 (*Geo Investigation* **Appendix E**); and Ordinance No. 457.

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

The *Geo Investigation* did not identify any on- or off-site landslide, or rockfall hazards. The topography surrounding the Project site to the north, south, east and west are similar to that of the Project. Based on a review of **Figure 11-1, *Geotechnical Map***, soil characteristics for properties adjacent to the Project site are anticipated to be similar to the to that of the Project to the north, east and west Native Alluvial Soil (Qof_a), with Quartz Diorite/bedrock (Kdvg) to the south. Any steeper slopes are located approximately 0.37 miles to the north of the Project site and 1.0 miles northeast of the Project site. These are located at a distance far enough from the Project site such that they will not pose any off-site landslide, or rockfall hazards.

Lateral Spreading is defined as lateral movement of soil, often as a result of liquefaction during an earthquake. As discussed in Section 11, above, due to the dense, cohesive soils underlying the site and lack of groundwater encountered to at least 50' below ground surface, liquefaction potential is considered minimal.

Hydroconsolidation or soil collapse typically occurs in recently deposited, Holocene-age soils that accumulated in an arid or semiarid environment. Soils prone to collapse are commonly associated with alluvial fan and debris flow sediments deposited during flash floods. These soils are typically dry and contain minute pores and voids. When collapsible soils become saturated, their grains are rearranged and lose cementation, resulting in substantial and rapid settlement under relatively light loads. An increase in surface water infiltration, such as from irrigation, or a rise in the groundwater table, combined with the weight of a building or structure, can initiate rapid settlement and cause foundations and walls to crack. Typically, differential settlement of structures occurs when landscaping is heavily irrigated near the structure's foundation.

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction 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. This is reflected in **Standard Condition SC-GEO-1**, below. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, **Standard Condition SC-GEO-2**, below, requires compliance with the *Geo Investigation*.

With adherence to **Standard Condition SC-GEO-1** and **Standard Condition SC-GEO-2**, any exposure of people or structures to lateral spreading, or collapse, would be reduced to less than significant level.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

SC-GEO-1 The Project shall comply with the most recent version of Ordinance 457. In addition, all proposed buildings shall be subject to the seismic design criteria of the California Building Code (in effect prior to grading permit issuance, prior to building permit issuance, and prior to building final), which contains seismic safety provisions with the aim of preventing building collapse during a design earthquake, so that occupants would be able to evacuate after the earthquake.

SC-GEO-2 Prior to the issuance of a grading and/or building permit, the Project applicant shall submit plans that demonstrate compliance with the geotechnical conclusions and recommendations contained in the *Geo Investigation* as it pertains to:

- General Earthwork and Grading;
- Earthwork Shrinkage and Subsidence;
- Removal Recommendations;
- Slopes;
- Seismic Design Parameters;
- Liquefaction and Secondary Earthquake Hazards;
- Foundations;
- Lateral Load Resistance;
- Interior Slab on Grade;
- Miscellaneous Concrete Flatwork;
- Cement Type and Corrosion Potential;
- Temporary Slopes;
- Utility Trench Backfill;
- Preliminary Pavement Sections;
- Drainage and Moisture Proofing;
- Geotechnical Observations;
- Plan Review; and
- On-Site Stormwater Disposal.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS. Would the Project:				
14. Ground Subsidence. a) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence?	☐	☐	☒	☐

Source(s): *General Plan Safety Element*; *General Plan* Figure S-7 Documented Subsidence Areas Map, (p. S-29); *Map My County, (***Appendix A**); *Geotechnical Investigation and Infiltration Testing Tentative Tract Map 37439,* prepared by RMA GeoScience, March 20, 2018 (*Geo Investigation* **Appendix E**).

Findings of Fact:

a) *Would the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in ground subsidence?*

Less Than Significant Impact

Subsidence refers to the sudden sinking or gradual downward settling and compaction of soil and other surface material with little or no horizontal motion. It may be caused by a variety of human and natural activities, including earthquakes.

Subsidence typically occurs throughout a susceptible valley. In addition, differential displacement and fissures occur at or near the valley margin, and along faults. In the County of Riverside, the worst damage to structures as a result of regional subsidence may be expected at the valley margins. Alluvial valley regions are especially susceptible.

As discussed in Section 11, Liquefaction Potential Zones, above, the Project site s underlain with Topsoil/Disturbed Native Soil (Af), Native Alluvial Soil (Qof_a), and Quartz Diorite (Kdvg). Since the site is underlain by dense, cohesive alluvial soils, seismically induced settlement is considered a minimal design concern during a design seismic event.

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction 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. This is reflected in **Standard Condition SC-GEO-1**, below. CBC requirements are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes. In addition, **Standard Condition SC-GEO-2**, below, requires compliance with the *Geo Investigation*.

With adherence to **Standard Condition SC-GEO-1** and **Standard Condition SC-GEO-2**, should the Project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the Project, and potentially result in ground subsidence, any impacts would be reduced to less than significant level.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

SC-GEO-1 The Project shall comply with the most recent version of Ordinance 457. In addition, all proposed buildings shall be subject to the seismic design criteria of the California Building Code (in effect prior to grading permit issuance, prior to building permit issuance, and prior to building final), which contains seismic safety provisions with the aim of preventing building collapse during a design earthquake, so that occupants would be able to evacuate after the earthquake.

SC-GEO-2 Prior to the issuance of a grading and/or building permit, the Project applicant shall submit plans that demonstrate compliance with the geotechnical conclusions and recommendations contained in the *Geo Investigation* as it pertains to:

- General Earthwork and Grading;
- Earthwork Shrinkage and Subsidence;
- Removal Recommendations;
- Slopes;
- Seismic Design Parameters;
- Liquefaction and Secondary Earthquake Hazards;
- Foundations;
- Lateral Load Resistance;
- Interior lab on Grade;
- Miscellaneous Concrete Flatwork;
- Cement Type and Corrosion Potential;
- Temporary Slopes;
- Utility Trench Backfill;
- Preliminary Pavement Sections;

- Drainage and Moisture Proofing;
- Geotechnical Observations;
- Plan Review; and
- On-Site Stormwater Disposal.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS. Would the Project:				
15. Other Geologic Hazards. a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	☐	☐	☐	☒

Source(s): Google Maps; and **Figure 2, *Aerial Photo with Project Components***

Findings of Fact:

a) Would the Project be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?

No Impact

The Project site is located approximately 32 miles from the nearest coastline; therefore, the negligible risk associated with tsunamis is not a design consideration. In addition, the site not located adjacent to a body of water; therefore, seiches are not a design consideration for the site. Based on this information, implementation of the proposed Project would not be subject to geologic hazards, such as tsunami, or seiche. There are no volcanic hazards in proximity of the Project site. Any mudflows associated with a tsunami, seiche, or volcanic hazards are not applicable to the Project. The proposed trapezoidal earthen channel on the Project site will convey flows from easterly of the Project onto any proposed trapezoidal earthen channel on the Nautical Cove Project (TTM 31229) and ultimately flow into the easterly lake of the Summerhouse residential community, south of Tres Lagos Drive. It is not anticipated that any mudflows would be conveyed in this channel. No impacts will occur.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

No standard conditions or required are applicable.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS. Would the Project:				
16. Slopes. a) Change topography or ground surface relief features?	☐	☐	☒	☐
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	☐	☐	☐	☒
c) Result in grading that affects or negates subsurface sewage disposal systems?	☐	☐	☐	☒

Source(s): *Map My County, (***Appendix A**); *Geotechnical Investigation and Infiltration Testing Tentative Tract Map 37439,* prepared by RMA GeoScience, March 20, 2018 (*Geo Investigation* **Appendix E**); Ordinance No. 457; and **Figure 6, *TTM 37439 Conceptual Grading Plan***.

Findings of Fact:

a) Would the Project change topography or ground surface relief features?

Less Than Significant Impact

The Project rough grading will involve approximately 175,811 cubic yards (CY) of cut and 418,339 CY of fill. Lot spoil dirt from house foundations, wall footings, driveways, and utilities will generate approximately 72,000 CY of cut. Excavation to create the off-site Holland Channel will generate the remaining 170,528 CY of dirt needed to balance the site.

The site currently ranges in elevation from approximately 1,434 feet above mean sea level (AMSL) on the western side of the Project site to 1,445 AMSL in the northeastern corner of the site.

When graded, the Project will range in elevation from a high of 1,447 AMSL at the intersection of Holland Road and Eucalyptus Road to a low elevation of 1,427 AMSL at the bottom of the Holland Channel where it crosses Leon Road. This demonstrates that the range of site elevation variations will widen from 11' to 20' to facilitate the development of the Project. In order to accomplish this, graded slopes will be utilized to form the graded drainage channel that traverses the central and southeastern portions of the site. Perimeter streets on all four sides will match the grade of surrounding properties and projects.

The Project will therefore change the topography and surface relief features. These changes will be required in order to re-contour the Project topography in a manner to accommodate single-family residential homes, roadways, private open space, landscaping and drainage/water quality facilities (including the trapezoidal earthen drainage channel). As designed, the changes to the topography and ground surface relief features will be in keeping with the existing and proposed physical developments adjacent to the Project site. Any impacts are considered less than significant.

No additional analysis will be required in the EIR.

b) *Would the Project create cut or fill slopes greater than 2:1 or higher than 10 feet?*

No Impact

No slopes greater than 2:1 are proposed, nor are any slopes greater than 10 feet in height proposed. No impacts will occur.

No additional analysis will be required in the EIR.

c) *Would the Project result in grading that affects or negates subsurface sewage disposal systems?*

No Impact

No subsurface sewage disposal systems are located on the Project site. Surrounding residences in proximity to the Project site utilize subsurface sewage disposal systems. No portion of the proposed Project will result in grading that affects or negates subsurface sewage disposal systems. No impacts will occur.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

No standard conditions or requirements are applicable.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS. Would the Project:				
17. Soils. a) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
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?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Source(s): Project Site Visit – April 10, 2018 by Matthew Fagan; *Map My County, (***Appendix A**); *Geotechnical Investigation and Infiltration Testing Tentative Tract Map 37439,* prepared by RMA GeoScience, March 20, 2018 (*Geo Investigation* **Appendix E**).

Findings of Fact:

a) *Would the Project result in substantial soil erosion or the loss of topsoil?*

Less Than Significant Impact

Tilled agricultural topsoil was exposed in all borings and test pits throughout the Project site to a depth of approximately 2'-3' below existing ground surface. The topsoil consists of light brown, silty fine sand that contains small quantities of organics from fertilization. The maximum depth of topsoil/fill encountered was 3'.

Site grading will create the potential for the proposed Project to result in soil erosion or the loss of topsoil. The County of Riverside Building and Safety Department has standard conditions, as they apply to manufactured slopes, and is included as **Standard Condition SC-GEO-3**, which require that the Project applicant plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

In addition, wind erosion will be minimized through mandated soil stabilization measures by South Coast Air Quality Management District (SCAQMD) Rule 403 (Fugitive Dust), such as daily watering. This is included as **Standard Condition SC-AQ-3**.

Lastly, water erosion will be prevented through the County's standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags. This is included as **Standard Condition SC-HYD-1**.

These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

With the inclusion of **Standard Condition SC-GEO-3**, **Standard Condition SC-AQ-2**, and **Standard Condition SC-HYD-1**, any impacts from implementation of the proposed Project that could result in substantial soil erosion or the loss of topsoil, will remain less than significant.

No additional analysis will be required in the EIR.

b) *Would the Project 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?*

Less Than Significant Impact

Earth materials exposed in the exploratory borings have a very low expansion potential, however some medium expansion (EI>50) soils may be encountered at completion of grading. Consistent with Ordinance No. 457, each building pad be evaluated for its expansive potential and foundation design parameters will be incorporated.

California Building Code (CBC) requirements (as implemented through Ordinance No. 457) pertaining to new development and construction 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. This is reflected in **Standard Condition SC-GEO-1**, below. CBC requirements are applicable to all development; therefore, they are not

considered mitigation for CEQA implementation purposes. In addition, **Standard Condition SC-GEO-2**, below, requires compliance with the *Geo Investigation*.

With adherence to **Standard Condition SC-GEO-1** and **Standard Condition SC-GEO-2**, should the Project 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, any impacts would be reduced to less than significant level.

No additional analysis will be required in the EIR.

c) *Would the Project 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?*

No Impact

No portion of the proposed Project proposes the use of septic tanks or alternative waste water disposal systems. The Project will tie into existing sanitary sewer facilities located in Temescal Canyon Road. Therefore, whether or not the Project has 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, is not relevant. No impacts will occur.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

SC-GEO-1 The Project shall comply with the most recent version of Ordinance 457. In addition, all proposed buildings shall be subject to the seismic design criteria of the California Building Code (in effect prior to grading permit issuance, prior to building permit issuance, and prior to building final), which contains seismic safety provisions with the aim of preventing building collapse during a design earthquake, so that occupants would be able to evacuate after the earthquake.

SC-GEO-2 Prior to the issuance of a grading and/or building permit, the Project applicant shall submit plans that demonstrate compliance with the geotechnical conclusions and recommendations contained in the *Geo Investigation* as it pertains to:

- General Earthwork and Grading;
- Earthwork Shrinkage and Subsidence;
- Removal Recommendations;
- Slopes;
- Seismic Design Parameters;
- Liquefaction and Secondary Earthquake Hazards;
- Foundations;
- Lateral Load Resistance;
- Interior lab on Grade;
- Miscellaneous Concrete Flatwork;
- Cement Type and Corrosion Potential;
- Temporary Slopes;
- Utility Trench Backfill;
- Preliminary Pavement Sections;
- Drainage and Moisture Proofing;

- Geotechnical Observations;
- Plan Review; and
- On-Site Stormwater Disposal.

SC-GEO-3 The Project applicant plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

SC-AQ-1 SCAQMD Rule 403. Prior to grading permit issuance, all applicable measures shall be incorporated into Project plans and specifications as implementation of Rule 403, which include but are not limited to:

1. All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions;
2. The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day; and
3. The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

SC-HYD-1 The Project shall control stormwater runoff so as to prevent any deterioration of water quality that will impair subsequent or competing uses of the water. The County will review and approve Best Management Practices (BMPs) contained in the Project applicants submitted Stormwater Pollution Prevention Plan (SWPPP) to be implemented to reduce the discharge of pollutants during construction. The Project applicant's SWPPP shall identify erosion control BMPs to minimize pollutant discharges during construction activities. These identified BMPs will include stabilized construction entrances, sand bagging, designated concrete washout, tire wash racks, silt fencing, and curb cut/inlet protection.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS. Would the Project:				
18. Erosion. a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	☒	☐	☐	☐
b) Result in any increase in water erosion either on or off site?	☒	☐	☐	☐

Source(s): Project Site Visit – April 10, 2018 by Matthew Fagan; *Map My County, (***Appendix A**); *Geotechnical Investigation and Infiltration Testing Tentative Tract Map 37439,* prepared by RMA GeoScience, March 20, 2018 (*Geo Investigation* **Appendix E**).

Findings of Fact:

a) *Would the Project change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?*

Potentially Significant Impact

Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the Project results in substantial on- or off-site erosion or siltation. The potential exists for this to occur during both the construction and operational phases of the Project. The Project will be reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to eliminate any potential impacts from changes to deposition, siltation, or erosion through site design, adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES), and the preparation of a Stormwater Pollution Prevention Plan (SWPPP), and a Water Quality Management Plan (WQMP).

Water erosion will be prevented through the County's standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags. This is included as **Standard Condition SC-HYD-1**, and **Standard Condition SC-HYD-2**, below. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

To ensure a comprehensive discussion as to whether the Project would substantially alter the existing drainage pattern of the site or area, in a manner which would result in substantial erosion or siltation on- or off-site, this issue will be analyzed in the EIR.

b) *Would the Project result in any increase in water erosion either on or off site?*

Potentially Significant Impact

Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the Project results in any increase in water erosion either on or off site. The potential exists for this to occur during both the construction and operational phases of the Project. The Project will be reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to eliminate any potential impacts from changes to deposition, siltation, or erosion through site design, adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES), and the preparation of a SWPPP, and a Water Quality Management Plan (WQMP).

Water erosion will be prevented through the County's standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags. This is included as **Standard Condition SC-HYD-1**, and **Standard Condition SC-HYD-2**, below. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

To ensure a comprehensive discussion as to whether the Project would substantially alter the existing drainage pattern of the site or area, in a manner which would result in in any increase in water erosion either on or off site, this issue will be analyzed in the EIR.

Standard Conditions and Requirements:

SC-HYD-1 The Project shall control stormwater runoff so as to prevent any deterioration of water quality that will impair subsequent or competing uses of the water. The County will review and approve Best Management Practices (BMPs) contained in the Project applicants submitted Stormwater Pollution Prevention Plan (SWPPP) to be implemented to reduce the discharge of pollutants during construction. The Project applicant's SWPPP shall identify erosion control BMPs to minimize pollutant discharges during construction activities. These identified BMPs will include stabilized construction entrances, sand bagging, designated concrete washout, tire wash racks, silt fencing, and curb cut/inlet protection.

SC-HYD-2 The Project proponent shall submit a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS. Would the Project:				
19. Wind Erosion and Blowsand from Project either on- or off-site. a) Be impacted by or result in an increase in wind erosion and blowsand, either on- or off-site?	☐	☐	☒	☐

Source(s): *Map My County*, (**Appendix A**); Ordinance No. 484 (An Ordinance of the County of Riverside for the Control of Blowing Sand); and Ordinance No. 457.

Findings of Fact:

a) *Would the Project be impacted by or result in an increase in wind erosion and blowsand, either on- or off-site?*

Less Than Significant Impact

The proposed Project site is located in an area of "Moderate Wind Eroding" rating. Implementation of the proposed Project may be impacted by or result in an increase in wind erosion and blowsand, either on or off site. All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

This is reflected in **Standard Condition SC-GEO-1**, below. This is a standard condition for the County of Riverside and is not considered not considered mitigation for CEQA implementation purposes.

The Project will be required to implement a Storm Water Pollution Prevention Plan (SWPPP) to address wind erosion and blow sand during the construction process. The SWPPP is required by the California Regional Water Quality Board Order 2009-0009-DWQ and the NPDES General Permit Number CAS000002. As part of the SWPPP, the Project will implement construction BMPs per the California Stormwater Quality Association (CASQA) Construction BMP Handbook that are used to control wind erosion and blow sand.

This is reflected in **Standard Condition SC-HYD-1**, below. This is a standard condition for the County of Riverside and is not considered not considered mitigation for CEQA implementation purposes.

With the inclusion of these standard conditions, any impacts from implementation of the proposed Project related to an increase in wind erosion and blowsand, either on- or off-site, will remain less than significant.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

SC-GEO-1 The Project shall comply with the most recent version of Ordinance 457. In addition, all proposed buildings shall be subject to the seismic design criteria of the California Building Code (in effect prior to grading permit issuance, prior to building permit issuance, and prior to building final), which contains seismic safety provisions with the aim of preventing building collapse during a design earthquake, so that occupants would be able to evacuate after the earthquake.

SC-HYD-1 The Project shall control stormwater runoff so as to prevent any deterioration of water quality that will impair subsequent or competing uses of the water. The County will review and approve Best Management Practices (BMPs) contained in the Project applicants submitted Stormwater Pollution Prevention Plan (SWPPP) to be implemented to reduce the discharge of pollutants during construction. The Project applicant's SWPPP shall identify erosion control BMPs to minimize pollutant discharges during construction activities. These identified BMPs will include stabilized construction entrances, sand bagging, designated concrete washout, tire wash racks, silt fencing, and curb cut/inlet protection.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
GREENHOUSE GAS EMISSIONS. Would the Project:				
20. Greenhouse Gas Emissions. 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?	☒	☐	☐	☐

Source(s): *Canterwood (Tentative Tract Map No. 37439) Greenhouse Gas Analysis*, prepared by Urban Crossroads, Inc., August 8, 2018 (*GHG Analysis*, **Appendix F**).

Findings of Fact:

a) *Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

Potentially Significant Impact

GHG emissions for the Project were analyzed in the *GHG Analysis* to determine if the Project could have a cumulatively considerable impact related to greenhouse gas emissions.

To ensure a comprehensive discussion as to whether the Project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, this issue will be analyzed in the EIR.

b) *Would the Project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

Potentially Significant Impact

The proposed Project could have the potential to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The County of Riverside has an adopted Climate Action Plan (CAP); therefore, the Project and its GHG emissions will be compared to the goals of the County of Riverside CAP.

To ensure a comprehensive discussion as to whether the Project would conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases, this issue will be analyzed in the EIR.

Standard Conditions and Requirements:

To be determined if necessary in the EIR.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS. Would the Project:				
21. Hazards and Hazardous Materials. a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	☐	☐	☒	☐
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
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?	☐	☐	☐	☒

Source(s): *Phase I Environmental Site Assessment, for Tract 37439 and Channel Improvement APNs 466-120-019, 466-120-002, 466-120-022, 466-310-026, 466-310-002,* prepared by RMA GeoScience, March 5, 2018 (*ESA*, **Appendix G1**); *Phase I Environmental Site Assessment Northwest Corner of APN 364-200-007,* prepared by RMA GeoScience, March 29, 2018 (*Lift Station Site ESA*, **Appendix G2**); Menifee Union School District web site; Perris Union High School District web site; GEOTRACKER website; and *The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List)* web site.

Findings of Fact:

a) *Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Potentially Significant Impact

The proposed Project could result in a significant hazard to the public if the project includes the routine transport, use, or disposal of hazardous materials or places housing near a facility which routinely transports, uses, or disposes of hazardous materials.

During construction, there would be a minor level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This would include fuels and lubricants for construction machinery, coating materials, etc. Routine construction control measures and best management practices would be employed for hazardous materials storage, application, waste disposal, accident prevention and clean-up, etc.

With regard to Project operation, widely used hazardous materials common at residential uses include cleaners, pesticides, and food waste. The remnants of these and other products are disposed of as household hazardous waste that are prohibited or discouraged from being disposed of at local landfills.

To ensure a comprehensive discussion as to whether the Project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, this issue will be analyzed in the EIR.

b) *Would the Project 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?*

Potentially Significant Impact

During construction, there is a potential for accidental release of petroleum products from vehicles and equipment to pose a significant hazard to people and the environment. Impacts may occur during construction; however, with the incorporation of standard conditions, such as the SWPPP and WQMP, any impacts will remain less than significant. This is included as **Standard Condition SC-HYD-1**, and **Standard Condition SC-HYD-2**, below. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

Hazardous materials anticipated during operations are anticipated to be those most commonly associated with residences and landscaping, which include cleaning products, petroleum products, etc. These types of hazardous materials are not potentially hazardous to large numbers of people, especially at the scale they would be stored and used with a residential use. Some use of potentially hazardous materials, such as herbicides, may be used for the maintenance of the drainage facilities. The use of such materials will be in accordance with state and federal regulations pertaining to their use.

To ensure a comprehensive discussion as to whether the Project would 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, this issue will be analyzed in the EIR.

c) *Would the Project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?*

Less Than Significant Impact

The Project will be constructing residential uses, park facilities, drainage facilities, sewer lines and roadways. A limited potential exists to interfere with an emergency response or evacuation plan during construction. Control of access will ensure emergency access to the site and Project area during construction through the submittal and approval of a traffic control plan (TCP). The TCP is designed to mitigate any construction circulation impacts. The TCP is included below as **Standard Condition SC-TR-2**. **SC-TR-2** is not considered unique mitigation under CEQA.

Following construction, emergency access to the Project site and area will remain as was prior to the proposed Project. Therefore, implementation of the Project will not impair implementation of, or physically interfere, with an adopted emergency response plan or an emergency evacuation plan. Any impacts are considered less than significant.

No additional analysis will be required in the EIR.

d) *Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Less Than Significant Impact

The following are the closest existing school to the Project site:

- Southshore Elementary School: located approximately 1.51 miles west of the Project site;
- Callie Kirkpatrick Elementary School: located approximately 2.15 miles west-northwest of the Project site;
- Freedom Crest Elementary School: located approximately 2.63 miles north-northwest of the Project site;
- Bell Mountain Middle School: located approximately 2.42 miles west of the Project site; and
- Mt. San Jacinto College: located approximately 2.55 miles west of the Project site.

There are no existing schools located within one-quarter mile of the Project site. The Project site is located within the Southshore Elementary School boundary and the Bell Mountain Middle School boundary. No elementary or middle school is proposed within one-quarter mile of the Project site.

The Project is located within the Heritage High School boundary (26001 Briggs Road), which is located approximately 3.6 miles due north of the Project site.

Perris Unified High School District (PUHSD) has identified a site for its 4th high school (High School #4). This school is currently proposed on 52-acres, located at the northwest corner of Wickerd and Leon Road, approximately 0.56 miles south-southwest of the Project site.

Based on this information, the Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Lastly, as discussed in Sections 21.a, and 21.b, above, the Project is not anticipated to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste beyond that normally associated with a primarily residential project (with park and open space components). With adherence to **Standard Condition SC-HYD-1** and **Standard Condition SC-HYD-2**, impacts will remain less than significant.

No additional analysis will be required in the EIR.

e) *Would the Project 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?*

No Impact

The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, Waste Discharge Requirement (WDR) Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, Department of Toxic Substances Control (DTSC) Cleanup Sites and DTSC Hazardous Waste Permit Sites.

According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted UST Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Hazardous Waste Permit Sites on the proposed Project site, or within 1 mile of the proposed Project site. Detailed information is shown on **Figure 22-1, *Geotracker Site***.

The DTSC's Hazardous Waste and Substances Site List (Cortese List) does not show any Hazardous Waste and Substances Sites currently located within a 1-mile radius of the proposed Project site. This information was verified at the web-link cited in the sources, and shown on **Figure 22-2, *Envirostor Site***.

Based upon the available data, there is no evidence to support that hazardous wastes or contamination would be present on the site. No impacts will occur.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

Standard conditions requiring a Stormwater Pollution Prevention Plan (SWPPP), a Water Quality Management Plan (WQMP), from Hydrology and Water Quality (Section V.9), and a Traffic Control Plan (TCP), from Transportation/Traffic (Section V.16), as they also pertain to hazards and hazardous materials, are provide below and will be carried over to the DEIR from this IS.

SC-HYD-1 The Project shall control stormwater runoff so as to prevent any deterioration of water quality that will impair subsequent or competing uses of the water. The County will review and approve Best Management Practices (BMPs) contained in the Project applicants submitted Stormwater Pollution Prevention Plan (SWPPP) to be implemented to reduce the discharge of pollutants during construction. The Project applicant's SWPPP shall identify erosion control BMPs to minimize pollutant discharges during construction activities. These identified BMPs will include stabilized construction entrances, sand bagging, designated concrete washout, tire wash racks, silt fencing, and curb cut/inlet protection.

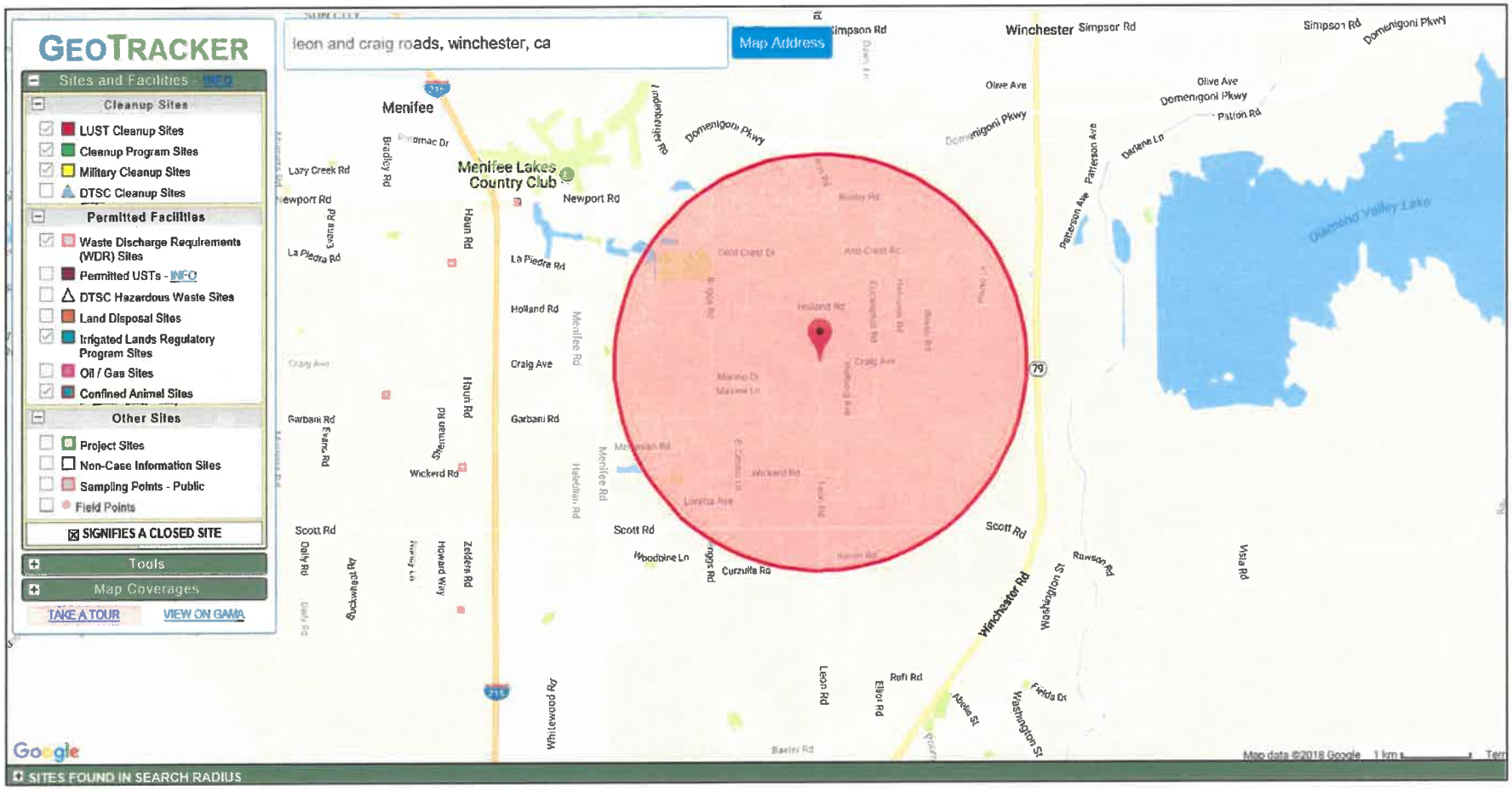
SC-HYD-2 The Project proponent shall submit a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements.

SC-TR-2 The Applicant is required to develop and implement a City-approved Traffic Control Plan (TCP) addressing potential construction-related traffic detours and disruptions. In general, the TCP will ensure that to the extent practical, construction traffic would access the Project site during off-peak hours; and that construction traffic would be routed to avoid travel through, or proximate to, sensitive land uses.

Mitigation: No mitigation measures are required.

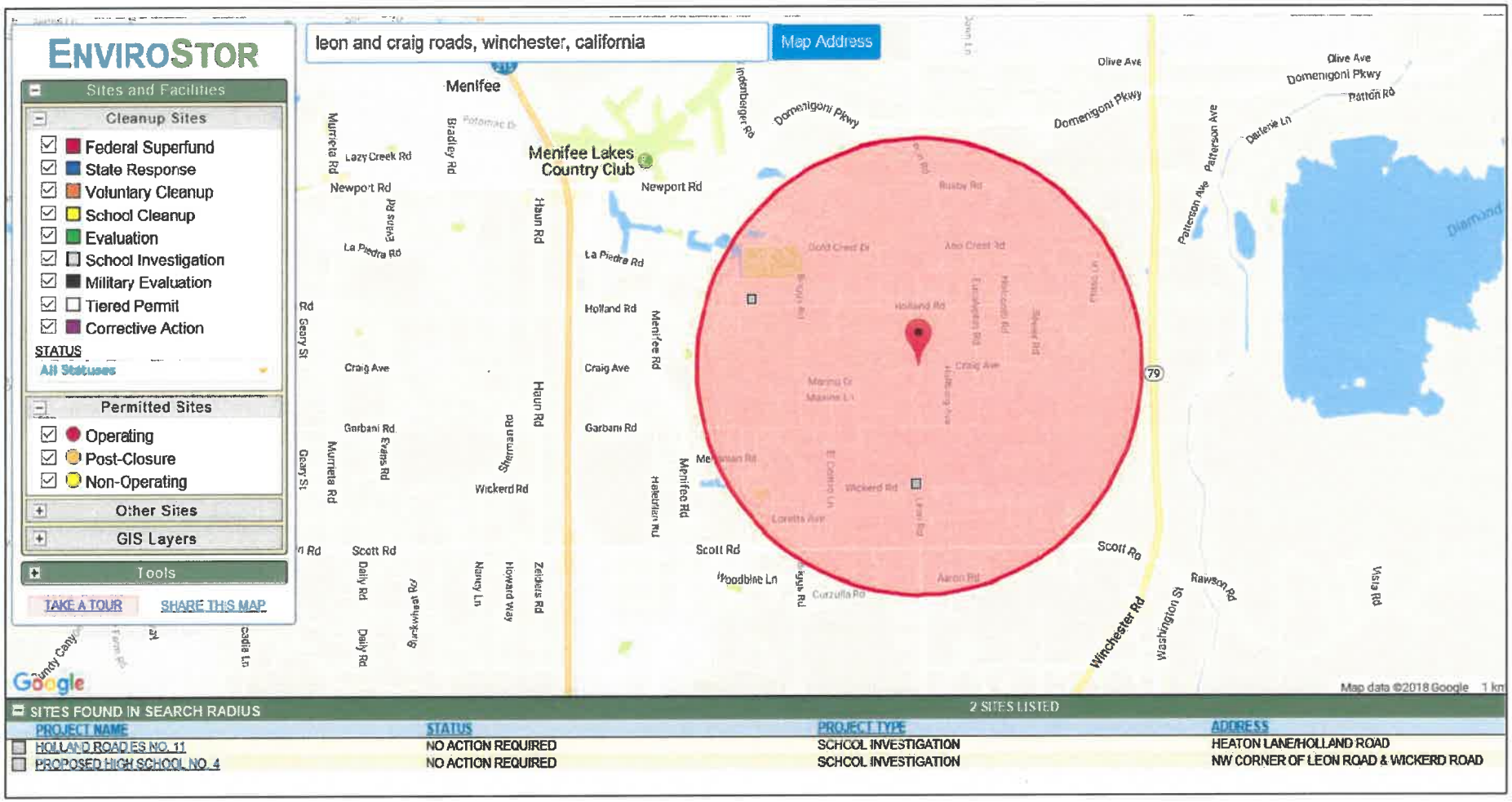
Monitoring: No mitigation monitoring is required.

Figure 22-1
GEOTRACKER Site



Source: https://geotracker.waterboards.ca.gov/ accessed 2017

Figure 22-2
ENVIROSTOR Site



Source: https://www.envirostor.dtsc.ca.gov/public/ accessed 2017

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS. Would the Project:				
22. Airports.	☐	☐	☐	☒
a) Result in an inconsistency with an Airport Master Plan?				
b) Require review by the Airport Land Use Commission?	☐	☐	☐	☒
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

Source(s): *General Plan* Figure S-20, *Airport Locations*, (p. S-73); *Map My County, (***Appendix A**); *HVWAP* Figure 5, *Harvest Valley/Winchester Area Plan Airport Influence Area*; Figure 6, *Harvest Valley/Winchester Area Plan MJARB Airport Influence Area*; *SC/MVAP* Figure 4, *Sun City/Menifee Area Plan Overlays and Policy Areas*; *March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan*; City-Data.com; and **Figure 2, *Aerial Photo with Project Components***.

Findings of Fact:

a) *Would the Project result in an inconsistency with an Airport Master Plan?*

No Impact

The Residential Project site components are not located in an area which is governed by an airport master plan. The Off-site Project components are located within Zone E of the March Air Reserve Base / Inland Port Airport Influence Area.

According to the *March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan*, November 2014, Zone E has a low noise impact; it is beyond the 55-CNEL contour. Occasional overflights may be intrusive to some outdoor activities. Zone E has a low risk level as it is within the outer or occasionally used portions of flight corridors. Zone E has no limit on the number residential dwelling units permitted on a site, no restriction on the number of people per acre allowed on a site, and no open land requirement.

This criterion is not applicable to the Project. No impacts will occur.

No additional analysis will be required in the EIR.

b) *Would the Project require review by the Airport Land Use Commission?*

No Impact

Please reference the discussion in Section 23.a, above. The Residential Project site components are not located in an area which is governed by an airport land use plan; therefore, review by an airport land use commission is not required. This criterion is not applicable to the Project. No impacts will occur.

No additional analysis will be required in the EIR.

c) *Would the Project result in a safety hazard for people residing or working in the Project area 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?*

No Impact

The Residential Project site components are not located in an area which is governed by an airport master plan. The Off-site Project components are located within Zone E of the March Air Reserve Base / Inland Port Airport Influence Area. The Project is not located within two miles of a public airport or public use airport.

Therefore, this criterion is not applicable to the Project. No impacts will occur.

No additional analysis will be required in the EIR.

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?*

No Impact

The closest private airstrip, Pines Private Airfield, is no longer in operation. The next closest private airstrip is the Billy Joe Airport - 37CA is located approximately 13 miles to the southwest of the Project site and the closest heliport is located approximately 14 miles to the northeast of the Project site. These distances are out of the immediate vicinity of the Project Site.

Therefore, implementation of the proposed Project would not result in a safety hazard for people residing or working in the proposed Project area. No impacts will occur.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

There are no applicable standard conditions or requirements.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS. Would the Project:				
23. 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(s): *Map My County, (***Appendix A**); *General Plan*; Ordinance No. 787 (An Ordinance of the County of Riverside Adopting the 2016 California Fire Code as Amended); and Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Findings of Fact:

a) *Would the Project 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?*

Less Than Significant Impact

The proposed Project site is not located within either a high fire area, or within a State Fire Responsibility Area.

The proposed Project will be reviewed, and conditions of approval will be placed on the proposed Project to address any potential impacts to Fire Resources, consistent with the Fire Hazards section of the Safety Element of the General Plan, and Ordinance No. 787.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. Prior to final map recordation, prior to grading permit issuance, prior to building permit issuance, and prior to building final inspection the Project will need to demonstrate compliance with Ordinance No. 787. Adherence to Ordinance No. 787 (**Standard Condition SC-HAZ-1**, below) is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Another standard condition assessed on the proposed Project to reduce impacts from the proposed Project to fire services is Ordinance No. 659. The Residential Project site components are located in Area Plan 16 – Harvest Valley/Winchester. Development Impact Fees (DIF) for single family residential for fire protection will be required prior to the issuance of a certificate of occupancy. The Off-site Project components will not create any demand for fire services.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate DIF fees set forth in the Ordinance. Adherence to the Ordinance No. 659 (**Standard Condition SC-PS-1**, below) is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA. **Standard Condition SC-PS-1** relates to Fire Services which are discussed within Section 36, Fire Services, of this IS.

With the inclusion of these standard conditions, and payment of, any impacts from implementation of the proposed Project would 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. Less than significant impacts are anticipated.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

SC-HAZ-1 Prior to final map recordation, prior to grading permit issuance, prior to building permit issuance, and prior to building final inspection the Project will need to demonstrate compliance with Ordinance No. 787.

SC-PS-1 Prior to the issuance of a certificate of occupancy for any each residential unit, the Project applicant shall pay the most recent development impact fee which is applicable at the time of certificate of occupancy.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY. Would the Project:				
24. 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 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?	☒	☐	☐	☐
g) Otherwise substantially degrade water quality?	☒	☐	☐	☐
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)?	☒	☐	☐	☐

Source(s): *Project Specific Water Quality Management Plan Tentative Tract Map 37439,* prepared by JLC Engineering and Consulting, Inc., June 19, 2018 (*WQMP* **Appendix H1**); *Preliminary Hydrology and Hydraulic Study for Tentative Tract Map 37439,* prepared by JLC Engineering and Consulting, Inc., June 19, 2018 (*Hydrology Study* **Appendix H2**); *Geotechnical Investigation and Infiltration Testing Tentative Tract Map 37439,* prepared by RMA GeoScience, March 20, 2018 (*Geo Investigation* **Appendix E**); and *Map My County, (***Appendix A**).

Findings of Fact:

a) *Would the Project 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?*

Potentially Significant Impact

Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the Project would 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. The potential exists for this to occur during both the construction and operational phases of the Project. The Project will be reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to eliminate any potential impacts from changes to deposition, siltation, or erosion through site design, adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES), and the preparation of a Stormwater Pollution Prevention Plan (SWPPP), and a Water Quality Management Plan (WQMP).

Water erosion will be prevented through the County's standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags. This is included as **Standard Condition SC-HYD-1**, and **Standard Condition SC-HYD-2**, below. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

To ensure a comprehensive discussion as to whether the Project would 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, this issue will be analyzed in the EIR.

b) *Would the Project violate any water quality standards or waste discharge requirements?*

Potentially Significant Impact

A project normally would have an impact on surface water quality if discharges associated with the project would create pollution, contamination, or nuisance as defined in Water Code Section 13050, or that cause regulatory standards to be violated as defined in the applicable National Pollutant Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan for a receiving water body. For the purpose of this specific issue, a significant impact could occur if the Project would discharge water that does not meet the quality standards of the agencies which regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts could also occur if the Project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include preparation of a Water Quality Management Plan (WQMP) to reduce potential post-construction water quality impacts.

Construction Impacts

Three general sources of potential short-term, construction-related stormwater pollution associated with the proposed Project include: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth-moving activities which, when not controlled, may generate soil erosion via storm runoff or mechanical equipment.

Operational Impacts

Proposed construction of the residential buildings will increase impervious areas by replacing the vacant property with associated paving and rooftops. Landscaping is proposed as part of Project design in the form of landscaped planters containing trees, shrubs, ground covers, and

vines. The Project proponent has submitted a Water Quality Management Plan (*WQMP*) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements. The WQMP is included as **Standard Condition SC-HYD-2**, below. This standard condition is applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

All wastewater associated with the Project's interior plumbing systems will be discharged into the local sewer system for treatment at the regional wastewater treatment plant.

To ensure a comprehensive discussion as to whether the Project would violate any water quality standards or waste discharge requirements, this issue will be analyzed in the EIR.

c) *Would the Project 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)?*

Potentially Significant Impact

If the Project removes an existing groundwater recharge area or substantially reduces runoff that results in groundwater recharge such that existing wells will no longer be able to operate, a potentially significant impact could occur.

The *Geo Evaluation* noted that no groundwater was encountered in any of the test pits that were excavated at the site to a maximum depth of 9 feet below existing grade or the borings that were excavated to 21 feet below existing grade. No groundwater was encountered by previous consultants in borings excavated to 50 feet below existing grade.

Project-related grading will not reach these depths and no disturbance of groundwater is anticipated. The proposed single-family residential building footprints, roadways and other hardscape will increase on-site impervious surface coverage thereby reducing the total amount of infiltration on-site.

To ensure a comprehensive discussion as to whether the Project would 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), this issue will be analyzed in the EIR.

d) *Would the Project 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?*

Potentially Significant Impact

Consistent with the discussion in Thresholds 24.a, and 24.b, above, potentially significant impacts could occur if development of the project results in runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

To ensure a comprehensive discussion as to whether the Project would create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, this issue will be analyzed in the EIR.

e) *Would the Project place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?*

Potentially Significant Impact

According to **Figure 24-1, *FEMA FIRM Map No. 06065C2090G***, the proposed Project site is located in Zone "X," which is identified as an area of minimal flood hazard. In order to ensure a comprehensive discussion as to whether the Project would place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, this issue will be analyzed in the EIR.

f) *Would the Project place within a 100-year flood hazard area structures which would impede or redirect flood flows?*

Potentially Significant Impact

According to **Figure 24-1, *FEMA FIRM Map No. 06065C2090G***, the proposed Project site is located in Zone "X," which is identified as an area of minimal flood hazard. In order to ensure a comprehensive discussion as to whether the Project would place within a 100-year flood hazard area structures which would impede or redirect flood flows, this issue will be analyzed in the EIR.

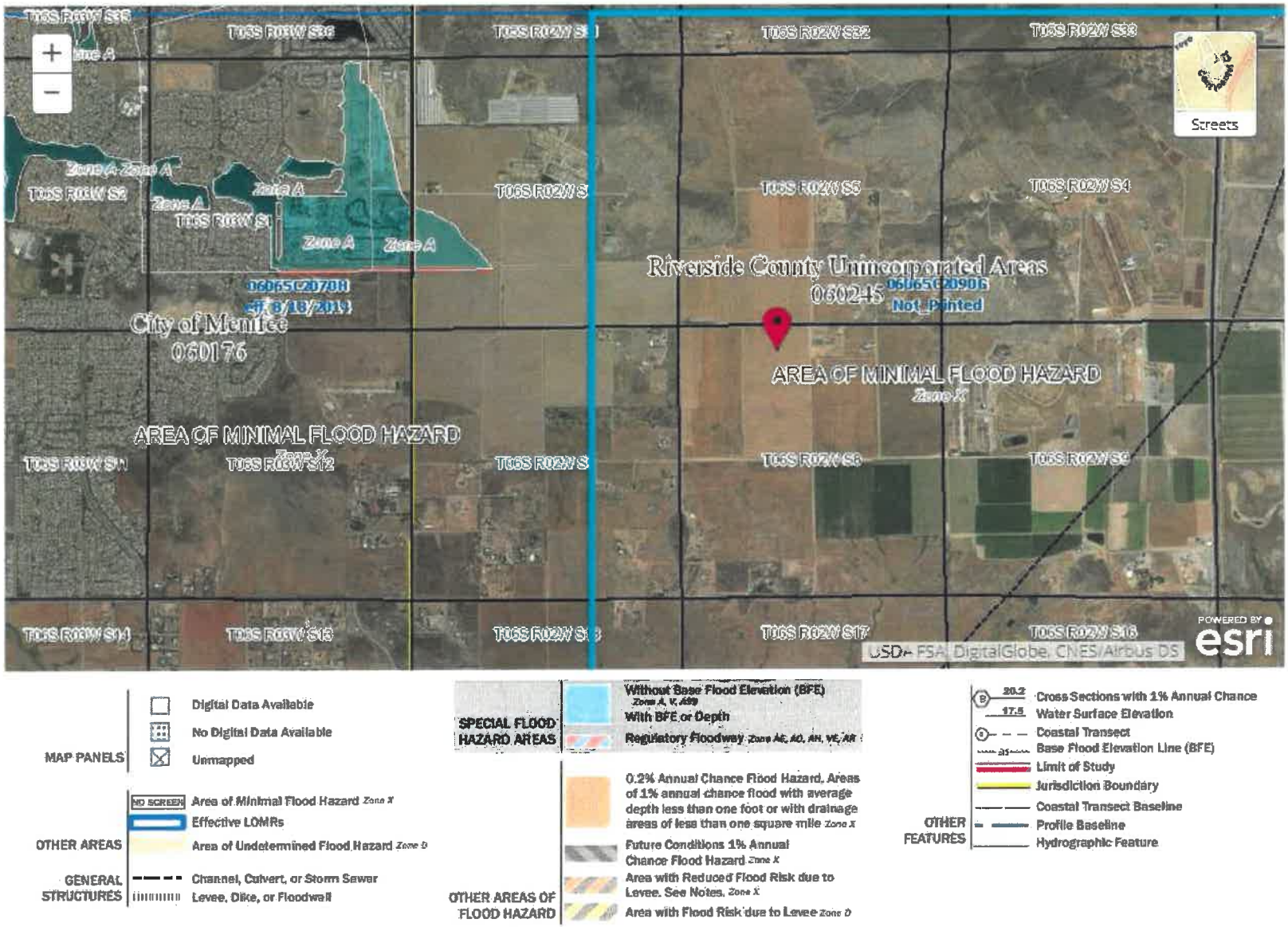
g) *Would the Project otherwise substantially degrade water quality?*

Potentially Significant Impact

Consistent with the discussion in Thresholds 24.a, 24.b, and 24.d, above, potentially significant impacts could occur if development of the Project would otherwise substantially degrade water quality.

To ensure a comprehensive discussion as to whether the Project would otherwise substantially degrade water quality, this issue will be analyzed in the EIR.

Figure 24-1
FEMA FIRM Map No. 06065C2090G



Source: http://msc.fema.gov/portal accessed 2018

h) *Would the Project 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)?*

Potentially Significant Impact

There are no Project-related stormwater treatment facilities within the Project site under existing conditions. The proposed Project will install new stormwater treatment facilities, and structural and occupancy measures required to meet County requirements. To ensure that onsite surface water features are managed in a manner that prevents vector breeding and vector nuisances, BMPs as defined in the *WQMP* shall be installed. The WQMP is included as **Standard Condition SC-HYD-2**, below. This standard condition is applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

Conditions of approval shall also be provided to ensure these stormwater treatment facilities will be installed either during grading of the Project site or concurrent with these grading activities. A potential for odors does exist if basins are not maintained and organic matter not removed periodically.

To ensure a comprehensive discussion as to whether the Project would 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), this issue will be analyzed in the EIR.

Standard Conditions and Requirements:

SC-HYD-1 The Project shall control stormwater runoff so as to prevent any deterioration of water quality that will impair subsequent or competing uses of the water. The County will review and approve Best Management Practices (BMPs) contained in the Project applicants submitted Stormwater Pollution Prevention Plan (SWPPP) to be implemented to reduce the discharge of pollutants during construction. The Project applicant's SWPPP shall identify erosion control BMPs to minimize pollutant discharges during construction activities. These identified BMPs will include stabilized construction entrances, sand bagging, designated concrete washout, tire wash racks, silt fencing, and curb cut/inlet protection.

SC-HYD-2 The Project proponent shall submit a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY. Would the Project:				
25. Floodplains. Degree of Suitability in 100-Year Floodplains. As indicated below, the appropriate Degree of Suitability has been checked. NA – Not Applicable ☐ U – Generally Unsuitable ☐ R – Restricted ☐				
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?	☒	☐	☐	☐
b) Changes in absorption rates or the rate and amount of surface runoff?	☒	☐	☐	☐
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	☒	☐	☐	☐
d) Changes in the amount of surface water in any water body?	☒	☐	☐	☐

Source(s): *General Plan* Figure S-9, *Special Flood Hazard Areas*, (p. S-37), *General Plan* Figure S-10, *Dam Failure Inundation Zone*, (p. S-39); *HVWAP* Figure 11, *HVWAP Special Flood Hazard Areas*; *SCMVAP* Figure 9, *SCMVAP Special Flood Hazard Areas*; *Map My County, (***Appendix A**); *Project Specific Water Quality Management Plan Tentative Tract Map 37439,* prepared by JLC Engineering and Consulting, Inc., June 19, 2018 (*WQMP* **Appendix H1**); and *Preliminary Hydrology and Hydraulic Study for Tentative Tract Map 37439,* prepared by JLC Engineering and Consulting, Inc., June 19, 2018 (*Hydrology Study* **Appendix H2**).

Findings of Fact:

a) *Would the Project 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?*

Potentially Significant Impact

Potentially significant impacts to the existing drainage pattern of the site or area could occur if development of the Project would 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. The potential exists for this to occur during both the construction and operational phases of the Project. The Project will be reviewed and conditioned by the Riverside County Flood Control and Water Conservation District (RCFC&WCD), County Building Department, and County Transportation Department, to eliminate any potential impacts from changes to deposition, siltation, or erosion through site design, adherence to the requirements of the National Pollutant Discharge Elimination System (NPDES), and the preparation of a Stormwater Pollution Prevention Plan (SWPPP), and a Water Quality Management Plan (WQMP).

Water erosion will be prevented through the County's standard, mandated, erosion control practices required pursuant to the CBC, and the National Pollution Discharge Elimination System (NPDES), such as silt fencing, fiber rolls, or sandbags. This is included as **Standard Condition SC-HYD-1**, and **Standard Condition SC-HYD-2**, below. These standard conditions are applicable to all development; therefore, they are not considered mitigation for CEQA implementation purposes.

To ensure a comprehensive discussion as to whether the Project would 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, this issue will be analyzed in the EIR.

b) *Would the Project result in changes in absorption rates or the rate and amount of surface runoff?*

Potentially Significant Impact

Consistent with the discussion in Threshold, 25.b, above, potentially significant impacts could occur if development of the Project would result in changes in absorption rates or the rate and amount of surface runoff.

To ensure a comprehensive discussion as to whether the Project would result in changes in absorption rates or the rate and amount of surface runoff, this issue will be analyzed in the EIR.

c) *Would the Project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?*

Potentially Significant Impact

The Project site is located in a dam inundation area for the Diamond Valley Lake. In order to ensure a comprehensive discussion as to whether the Project would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area), this issue will be analyzed in the EIR.

d) *Would the Project result in changes in the amount of surface water in any water body?*

Potentially Significant Impact

The Project site will create drainage conveyance devises that will ultimately end up at Canyon Lake. In order to ensure a comprehensive discussion as to whether the Project result in changes in the amount of surface water in any water body, this issue will be analyzed in the EIR.

Standard Conditions and Requirements:

SC-HYD-1 The Project shall control stormwater runoff so as to prevent any deterioration of water quality that will impair subsequent or competing uses of the water. The County will review and approve Best Management Practices (BMPs) contained in the Project applicants submitted Stormwater Pollution Prevention Plan (SWPPP) to be implemented to reduce the discharge of pollutants during construction. The Project applicant's SWPPP shall identify erosion control BMPs to minimize

pollutant discharges during construction activities. These identified BMPs will include stabilized construction entrances, sand bagging, designated concrete washout, tire wash racks, silt fencing, and curb cut/inlet protection.

SC-HYD-2 The Project proponent shall submit a Water Quality Management Plan (WQMP) for review and approval. The WQMP identifies post-construction BMPs in addressing increases in impervious surfaces, methods to decrease incremental increases in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges as required by the applicable NPDES requirements.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING. Would the Project:				
26. Land Use. a) Result in a substantial alteration of the present or planned land use of an area?	☒	☐	☐	☐
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	☐	☐	☐	☒

Source(s): *General Plan*; *HVWAP*; and *SCMVAP*.

Findings of Fact:

a) *Would the Project result in a substantial alteration of the present or planned land use of an area?*

Potentially Significant Impact

The following land use designations apply to the Project:

- Residential Project Site Components:
  - Existing – Medium Density Residential (MDR).
  - Proposed – N/A (No change to the General Plan Land Use Designation is proposed).

- Off-Site Project Components:
  - Existing – Estate Density Residential (EDR).
  - Proposed – N/A (No change to the General Plan Land Use Designation is proposed).

The following are the current adjacent and surrounding Land Use Designation(s):

- Residential Project Site Components (all Community Development):
  - North: Medium Density Residential (MDR).
  - South: Medium Density Residential (MDR).
  - East: Medium Density Residential (MDR).
  - West: Estate Density Residential (EDR).

- Off-Site Project Components (Community Development and Rural Community):
  - North: Estate Density Residential (CD: EDR).
  - South: Estate Density Residential (RC: EDR).
  - East: Medium Density Residential (CD MDR).
  - West: 2.1-5 du/ac Residential (2.1-5R) – City of Menifee.

Current land use is vacant; adjacent land use is vacant to the north, vacant and agricultural to the east, vacant to the south, and vacant and residential to the west. It lies one mile east of the eastern boundary of the City of Menifee, which runs along Briggs Road in this area. The surrounding area is rural in character and dominated by large expanses of agricultural fields with scattered farmsteads.

The site of the proposed offsite trapezoidal earthen drainage channel lies immediately to the west of the proposed residential development and is also composed of flat agricultural land that

is being used primarily growing crops but contains several farmhouses and a dairy farm in the eastern portion.

The proposed trapezoidal earthen drainage channel spans a distance of 1.5 miles stretching from Eucalyptus Road at the east to Briggs Road at the west. The proposed trapezoidal earthen drainage channel bounded at east by Eucalyptus Road, at the north by Holland Road, at the south by Craig Avenue and at the west by Leon Road. The proposed trapezoidal earthen drainage channel area is relatively flat, tilled agricultural land with a total relief of approximately 9 feet, sloping gently to the southwest.

The off-site sewer will be installed within the channel ROW, Briggs Road, and Tres Lagos Road ROWs. All three of these have generally flat topographies, similar to the adjacent properties. Only Briggs Road is paved. With the exception of homes located southwesterly of the intersection of Leon and Holland Roads, and the Wilderness Lakes RV Resort, located southwesterly of the intersection of Briggs Road and Tres Lagos Road, adjacent properties are either vacant or have agricultural uses.

As shown above, existing land uses are agricultural, vacant, or large lot single-family residential, and planned surrounding land uses are residential, with varying degrees of density potential.

In order to ensure a comprehensive discussion as to whether the Project would result in a substantial alteration of the present or planned land use of an area, this issue will be analyzed in the EIR.

b) *Would the Project affect land use within a city sphere of influence and/or within adjacent city or county boundaries?*

No Impact

The Project site is not located within a City Sphere of Influence. The closest city is the City of Menifee and the City's sphere of influence is conterminous with the City's boundary. No component of the Project would affect land use within the City of Menifee (adjacent city) boundary.

Based on this information, implementation of the Project would not affect land use within a city sphere of influence and/or within adjacent city or county boundaries. No impact will occur.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

To be determined if necessary in the EIR.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE/PLANNING. Would the Project:				
27. Planning. a) Be consistent with the site's existing or proposed zoning?	☒	☐	☐	☐
b) Be compatible with existing surrounding zoning?	☒	☐	☐	☐
c) Be compatible with existing and planned surrounding land uses?	☒	☐	☐	☐
d) Be consistent with the land use designations and policies of the Comprehensive General Plan (including those of any applicable Specific Plan)?	☒	☐	☐	☐
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	☒	☐	☐	☐

Source(s): *Map My County* (**Appendix A**); **Figure 4, *CZ 1800007***; *General Plan*; and Ordinance No. 348.

Findings of Fact:

a) Would the Project be consistent with the site's existing or proposed zoning?

Potentially Significant Impact

The following is the site's existing and proposed zoning (if applicable):

- Existing Zoning:
  - Residential Project Site Components: One-Family Dwellings (R-1).
  - Off-Site Project Components: Light Agriculture, 5-acre minimum lot size (A-1-5).
- Proposed Zoning:
  - Residential Project Site Components: Planned Residential (R-4).
  - Off-Site Project Components: None.

As shown above, the current zoning classification on the residential Project site is R-1 (One-Family Dwellings). CZ 1800007 proposes to change the zoning classification on the entire residential Project site of 158.18 gross acres from R-1 (to R-4 (Planned Residential). No other changes are proposed. Reference **Figure 4, *CZ 1800007***.

In order to ensure a comprehensive discussion as to whether the Project would be consistent with the site's existing or proposed zoning, this issue will be analyzed in the EIR.

b) Would the Project be compatible with existing surrounding zoning?

Potentially Significant Impact

The following is the adjacent and surrounding zoning:

- Residential Project Site Components:
  - North: Specific Plan (S-P) – (Specific Plan 293 - Winchester Hills).
  - South: Rural Residential (R-R).

- East: Rural Residential (R-R) and One-Family Dwellings (R-1).
- West: Rural Residential (R-R) and Light Agriculture, 5-acre minimum lot size (A-1-5).

- Off-Site Project Components:
  - North:
    - County of Riverside: Rural Residential (R-R), and Light Agriculture, 5-acre minimum lot size (A-1-5).
    - City of Menifee: Rural Residential (R-R).
  - South:
    - County of Riverside: Rural Residential (R-R), and Light Agriculture, 5-acre minimum lot size (A-1-5).
    - City of Menifee: Light Agriculture, 2½-acre minimum lot size (A-1-2½).
  - East:
    - County of Riverside: Rural Residential (R-R), One-Family Dwellings (R-1), and Light Agriculture, 2½-acre minimum lot size (A-1-2½).
    - City of Menifee: N/A.
  - West:
    - County of Riverside: Light Agriculture, 5-acre minimum lot size (A-1-5).
    - City of Menifee: Menifee East Specific Plan (SP).

As shown above, there are residential and agricultural zoning designations on the adjacent and surrounding properties.

In order to ensure a comprehensive discussion as to whether the Project would be compatible with existing surrounding zoning, this issue will be analyzed in the EIR.

c) *Would the Project be compatible with existing and planned surrounding land uses?*

Potentially Significant Impact

The following are the current adjacent and surrounding Land Use Designation(s):

- Residential Project Site Components (all Community Development):
  - North: Medium Density Residential (MDR).
  - South: Medium Density Residential (MDR).
  - East: Medium Density Residential (MDR).
  - West: Estate Density Residential (EDR).

- Off-Site Project Components (Community Development and Rural Community):
  - North: Estate Density Residential (CD: EDR).
  - South: Estate Density Residential (RC: EDR).
  - East: Medium Density Residential (CD MDR).
  - West: 2.1-5 du/ac Residential (2.1-5R) – City of Menifee.

Current land use is vacant; adjacent land use is vacant to the north, vacant and agricultural to the east, vacant to the south, and vacant and residential to the west. It lies one mile east of the eastern boundary of the City of Menifee, which runs along Briggs Road in this area. The surrounding area is rural in character and dominated by large expanses of agricultural fields with scattered farmsteads.

The site of the proposed trapezoidal earthen drainage channel lies immediately to the west of the proposed residential development and is also composed of flat agricultural land that is being

used primarily growing crops but contains several farmhouses and a dairy farm in the eastern portion.

The proposed trapezoidal earthen drainage channel spans a distance of 1.5 miles stretching from Eucalyptus Road at the east to Briggs Road at the west. The proposed trapezoidal earthen drainage channel bounded at east by Eucalyptus Road, at the north by Holland Road, at the south by Craig Avenue and at the west by Leon Road. The proposed trapezoidal earthen drainage channel area is relatively flat, tilled agricultural land with a total relief of approximately 9 feet, sloping gently to the southwest.

The off-site sewer will be installed within the channel ROW, Briggs Road, and Tres Lagos Road ROWs. All three of these have generally flat topographies, similar to the adjacent properties. Only Briggs Road is paved. With the exception of homes located southwesterly of the intersection of Leon and Holland Roads, and the Wilderness Lakes RV Resort, located southwesterly of the intersection of Briggs Road and Tres Lagos Road, adjacent properties are either vacant or have agricultural uses.

As shown above, existing land uses are agricultural, vacant, or large lot single-family residential, and planned surrounding land uses are residential, with varying degrees of density potential.

In order to ensure a comprehensive discussion as to whether the Project would be compatible with existing and planned surrounding land uses, this issue will be analyzed in the EIR.

d) *Would the Project be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?*

Potentially Significant Impact

The following land use designations apply to the Project:

- Residential Project Site Components:
  - Existing – Medium Density Residential (MDR).
  - Proposed – N/A (No change to the General Plan Land Use Designation is proposed).

- Off-Site Project Components:
  - Existing – Estate Density Residential (EDR).
  - Proposed – N/A (No change to the General Plan Land Use Designation is proposed).

The Project is located within both the *HVWAP* and the *SCMVAP*. In addition, it is also located within the Highway 79 Policy Area and Estate Density Residential & Rural Residential Policy Area. Lastly, the Project will be subject to the Countywide Design Standards & Guidelines (Guidelines). There is no applicable specific plan.

In order to ensure a comprehensive discussion as to whether the Project would be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan), this issue will be analyzed in the EIR.

e) *Would the Project disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?*

Potentially Significant Impact

Current land use is vacant; adjacent land use is vacant to the north, vacant and agricultural to the east, vacant to the south, and vacant and residential to the west. It lies one mile east of the

eastern boundary of the City of Menifee, which runs along Briggs Road in this area. The surrounding area is rural in character and dominated by large expanses of agricultural fields with scattered farmsteads.

The site of the proposed trapezoidal earthen drainage channel lies immediately to the west of the proposed residential development and is also composed of flat agricultural land that is being used primarily growing crops but contains several farmhouses and a dairy farm in the eastern portion.

The proposed trapezoidal earthen drainage channel spans a distance of 1.5 miles stretching from Eucalyptus Road at the east to Briggs Road at the west. The proposed trapezoidal earthen drainage channel bounded at east by Eucalyptus Road, at the north by Holland Road, at the south by Craig Avenue and at the west by Leon Road. The proposed trapezoidal earthen drainage channel area is relatively flat, tilled agricultural land with a total relief of approximately 9 feet, sloping gently to the southwest.

The off-site sewer will be installed within the channel ROW, Briggs Road, and Tres Lagos Road ROWs. All three of these have generally flat topographies, similar to the adjacent properties. Only Briggs Road is paved. With the exception of homes located southwesterly of the intersection of Leon and Holland Roads, and the Wilderness Lakes RV Resort, located southwesterly of the intersection of Briggs Road and Tres Lagos Road, adjacent properties are either vacant or have agricultural uses.

In order to ensure a comprehensive discussion as to whether the Project would disrupt or divide the physical arrangement of an established community (agricultural, vacant, or large lot single-family residential), this issue will be analyzed in the EIR.

There are no components of the proposed Project that would obstruct access to the community or divide the physical arrangement of the community. Additionally, there is no low-income or minority community on the Project site; therefore, this is not applicable. No additional analysis will be required for these issues in the EIR.

Standard Conditions and Requirements:

To be determined if necessary in the EIR.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES. Would the Project:				
28. Mineral Resources. a) Result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State?	☐	☐	☐	☒
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?	☐	☐	☐	☒
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	☐	☐	☐	☒
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	☐	☐	☐	☒

Source(s): *General Plan*, *Multipurpose Open Space Element*, Figure OS-6, *Mineral Resources Area* (p. OS-41); *Map My County, (***Appendix A**); mindat.org website; and Project Site Visit – April 10, 2018 by Matthew Fagan.

Findings of Fact:

a) *Would the Project 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?*

No Impact

The State Mining and Geology Board (SMGB) has established Mineral Resources Zones (MRZ) using the following classifications:

- MRZ-1: Areas where the available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits.
- MRZ-2a: Areas where the available geologic information indicates that there are significant mineral deposits.
- MRZ-2b: Areas where the available geologic information indicates that there is a likelihood of significant mineral deposits.
- MRZ-3a: Areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit is undetermined.
- MRZ-4: Areas where there is not enough information available to determine the presence or absence of mineral deposits.

As shown on *General Plan Multipurpose Open Space Element*, Figure OS-6, "Mineral Resources Area," the Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). The Project site has not been used for mining. The Project will include residential uses and drainage facilities in an area where a few large lot residences currently exist, and will be the predominant future uses in the area. Therefore, the Project is not expected to 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. No impacts will occur.

No additional analysis will be required in the EIR.

b) *Would the Project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?*

No Impact

As stated in Section 29.a, above, the Project site is designated MRZ-3a (areas where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposits is undetermined). The Project site has not been used for mining. The Project will include residential uses and drainage facilities in an area where a few large lot residences currently exist, and will be the predominant future uses in the area. Therefore, implementation of the proposed 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 impacts will occur.

No additional analysis will be required in the EIR.

c) *Would the Project be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?*

No Impact

Based on a site visit, it was observed that the Project site is not adjacent to a State classified or designated area or existing surface mines. Therefore, impementation of the proposed Project will not result in an incompatible land use located adjacent to a State classified or designated area or existing surface mines. No impacts will occur.

No additional analysis will be required in the EIR.

d) *Would the Project expose people or property to hazards from proposed, existing or abandoned quarries or mines?*

No Impact

Based on a site visit, it was observed that the Project is not located on, or adjacent to, an existing or abandoned quarry or mine.

The closest identified mines (historic) in proximity to the Project site are:

- Ensley-Spaulding Deposit (Latitude 33.6433334351, Longitude -117.084724426), located approximately 2.06 miles south-southeasterly of the Project site.
- Riverside County Gravel pit [12] Latitude 33.6277770996, Longitude -117.1222229 approximately 2.4 miles southerly of the Project site.
- Leon Mine Latitude 33.65222, Longitude -117.13528 located approximately 1.17 miles south-southwesterly of the Project site.

Therefore, implementation of the proposed Project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines. No impacts will occur.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

No standard conditions or requirements are applicable.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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				
29. 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(s): *HVWAP* Figure 5, *Harvest Valley/Winchester Area Plan Airport Influence Area*; Figure 6, *Harvest Valley/Winchester Area Plan MJARB Airport Influence Area*; *SC/MVAP* Figure 4, *Sun City/Menifee Area Plan Overlays and Policy Areas*; *March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan*; City-Data.com; and **Figure 2, *Aerial Photo with Project Components***.

Findings of Fact:

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?*

No Impact

The Residential Project site components are not located in an area which is governed by an airport master plan. The Off-site Project components are located within Zone E of the March Air Reserve Base / Inland Port Airport Influence Area.

According to the *March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan*, November 2014, Zone E has a low noise impact; it is beyond the 55-CNEL contour. Occasional overflights may be intrusive to some outdoor activities. Zone E has a low risk level as it is within the outer or occasionally used portions of flight corridors. Zone E has no limit on the number residential dwelling units permitted on a site, no restriction on the number of people per acre allowed on a site, and no open land requirement.

Based on this distance, the Project will not be subjected to noise from airplanes. No impacts will occur.

No additional analysis will be required in the EIR.

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?*

No Impact

The closest private airstrip, Pines Private Airfield, is no longer in operation. The next closest private airstrip is the Billy Joe Airport - 37CA is located approximately 13 miles to the southwest of the Project site and the closest heliport is located approximately 14 miles to the northeast of the Project site. These distances are out of the immediate vicinity of the Project Site.

Therefore, implementation of the proposed Project would not expose people residing or working in the Project area to excessive noise levels from airplanes in association with a private airstrip or heliport. No impact will occur.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

There are no applicable standard conditions or requirements.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE. Would the Project result in:				
30. Railroad Noise. NA☒ A☐ B☐ C☐ D☐	☐	☐	☐	☒

Source(s): *HVWAP*, *HVWAP,* Figure 8, *Harvest Valley/Winchester Area Plan Circulation*; and *SC/MVAP,* Figure 6, *Sun City/Menifee Area Plan Circulation*.

Findings of Fact:

No Impact

According to the *HVWAP* (p. 42):

> "The Burlington Northern/Santa Fe rail line physically bisects the planning area and divides it into northern and southern halves. The railroad is currently being used for freight and cargo hauling but has the potential to be used for passenger service. This route would connect the City of Hemet with the March Joint Air Reserve Base and the City of Riverside. Expanded regional access available from a new transit opportunity would reinforce the development of new homes, business, and recreational opportunities here."

HVWAP Figure 8 shows a railroad line approximately 2.75 miles northerly of the nearest portion of the Project site. Based on the distance from this line, no adverse railroad noise impacts will occur at the Project site. No railway lines are located within the *SC/MVAP*. No impacts will occur.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

No standard conditions or required are applicable.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE. Would the Project result in:				
31. Highway Noise. NA☐ A☐ B☒ C☐ D☐	☒	☐	☐	☐

Source(s): *Canterwood (Tentative Tract Map No. 37439) Noise Impact Analysis,* prepared by Urban Crossroads, Inc., August 8, 2018 (*NIA*, **Appendix I**).

Findings of Fact:

Potentially Significant Impact

The Project will result in an incremental addition to highway noise in the Project vicinity, as the area adjacent to the Project site is agricultural in nature. The Project will add vehicle trips to Leon Road, Eucalyptus Road, Briggs Road, Holland Road, Scott Road and I-215.

The County of Riverside Department of Public Health has published requirements for determining and mitigating traffic noise impacts to residential structures (November 23, 2009). Required noise standards are presented below:

1. The Noise Element of the General Plan indicates that to avoid future noise hazard, the maximum capacity design standard for highways and major roads will be used for determining the maximum future noise level or, in the case of freeways and airports, the estimated conditions 20 years in the future.

2. The exterior noise level shall not exceed 65 Ldn/CNEL.

3. The interior noise levels in residential dwellings shall not exceed 45 Ldn/CNEL.

In order to ensure a comprehensive discussion as to whether the Project would result in highway noise, this issue will be analyzed in the EIR.

Standard Conditions and Requirements:

To be determined if necessary in the EIR.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE. Would the Project result in:				
32. Other Noise. NA ☒ A ☐ B ☐ C ☐ D ☐	☐	☐	☐	☒

Source(s): Project Site Visit – April 10, 2018 by Matthew Fagan; and **Figure 2, *Aerial Photo with Project Components***.

Findings of Fact:

No Impact

The proposed Project is not anticipated to be affected by other types of noise as listed above (Sections 29, 30, and 31) and below (Section 33). No impacts will occur.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

No standard conditions or required are applicable.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE. Would the Project result in:				
33. Noise Effects on or by the Project a) A substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?	☒	☐	☐	☐
b) A substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?	☒	☐	☐	☐
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	☒	☐	☐	☐

Source(s): *Canterwood (Tentative Tract Map No. 37439) Noise Impact Analysis,* prepared by Urban Crossroads, Inc., August 8, 2018 (*NIA*, **Appendix I**).

Findings of Fact:

a) *Would the Project result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project?*

Potentially Significant Impact

No permanent increases in ambient noise levels are anticipated during the construction phase of the Project. Construction by its nature is temporary.

Operational noise sources would create permanent increases in ambient noise levels and would be those typically associated with single-family residences (automobiles, landscaping equipment, occasional parties). The Project site is located in an area that is primarily agricultural in nature with a few large lot single-family residences and due to this setting, the Project will result in a permanent increase in ambient noise levels above levels existing without the Project.

In addition, noise may be associated with the lift station. This may be a result of temporary operational functions or testing of the back-up generator system.

In order to ensure a comprehensive discussion as to whether the Project would result in a substantial permanent increase in ambient noise levels in the Project vicinity above levels existing without the Project, this issue will be analyzed in the EIR.

b) *Would the Project result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project?*

Potentially Significant Impact

Due to the proximity of adjacent residences, immediately west of the Project site, the potential exists for significant temporary noise impacts from the proposed Project. Temporary increases in ambient noise levels will only occur during the construction phase and as a result of infrequent drainage facility maintenance. These impacts will be of short duration and will substantially decrease once the construction phase of the Project is completed. Precautions are taken to ensure the safety construction workers.

Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers and portable generators that when combined can reach high levels.

The Project will be required to comply with Section 9.52.020 of the County's Noise Regulation ordinance, indicates that noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May. This is included as **Standard Condition SC-NOI-1**, below. This is a standard condition and is not considered unique mitigation under CEQA.

Operationally, the Project will result in noise sources typical of residential developments and drainage facilities including personal vehicles, landscape equipment, flood control maintenance equipment and delivery and service vehicles. Periodic noises that may be generated by the proposed parking lots include landscaping maintenance, drainage facility maintenance, solid waste disposal, conversations and/or yelling in parking lots, vehicle doors closing, and car alarms.

In addition, noise may be associated with the lift station. This may be a result of temporary operational functions or testing of the back-up generator system.

In order to ensure a comprehensive discussion as to whether the Project would result in a substantial temporary or periodic increase in ambient noise levels in the Project vicinity above levels existing without the Project, this issue will be analyzed in the EIR.

c) *Would the Project result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

Potentially Significant Impact

Please reference the discussions in Sections 33.a and 33.b, above.

In order to ensure a comprehensive discussion as to whether the Project would result in the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies, this issue will be analyzed in the EIR.

d) *Would the Project result in the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?*

Potentially Significant Impact

Temporary increases in ground-borne vibration or ground-borne noise levels will occur during the construction phase and infrequently during the operation of the drainage facilities. These impacts will be of short duration and will substantially decrease once the construction phase of the Project is completed.

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration from Project construction activities would cause only intermittent, localized intrusion. The proposed Project's construction activities most likely to cause vibration impacts are typically heavy construction equipment and trucks. Construction activities generate ground-borne vibration when heavy equipment travels over unpaved surfaces or when it is engaged in soil movement.

Neither the County's General Plan nor Zoning Code establish numeric maximum acceptable construction source noise levels at potentially affected receivers, which would allow for a quantified determination of what CEQA constitutes a substantial temporary or periodic noise increase.

Further, the impacts at the site of the closest sensitive receivers are unlikely to be sustained during the entire construction or operation phases but will occur rather only during the times that heavy construction equipment is operating adjacent to the Project site perimeter. To control noise impacts associated with the construction of the proposed Project, the Project will be required to comply with **Standard Condition SC-NOI-1**, below. This is a standard condition and is not considered unique mitigation under CEQA.

In addition, vibrations may be associated with the lift station. This may be a result of temporary operational functions or testing of the back-up generator system.

In order to ensure a comprehensive discussion as to whether the Project would result in the exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels, this issue will be analyzed in the EIR.

Standard Conditions and Requirements:

SC-NOI-1 Section 9.52.020 of the County's Noise Regulation ordinance, indicates that noise associated with any private construction activity located within one-quarter of a mile from an inhabited dwelling is considered exempt between the hours of 6:00 a.m. and 6:00 p.m., during the months of June through September, and 7:00 a.m. and 6:00 p.m., during the months of October through May.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PALEONTOLOGICAL RESOURCES. Would the Project:				
34. Paleontological Resources a) Directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?	☐	☐	☒	☐

Source(s): *General Plan,* Figure OS-8, *Paleontological Sensitivity*; *Map My County*, (**Appendix A**); *Paleontological Resources Assessment Report Tentative Tract Map Number 37439,* prepared by CRM TECH, January 2, 2018 (*Paleontological Report*, **Appendix J**); and County Geologist.

Findings of Fact:

a) *Would the Project directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature?*

Less Than Significant Impact

The proposed Project site is mapped in the *General Plan* as having a "High Potential" for paleontological resources (fossils). This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this Project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during the site grading phase, **Standard Condition SC-PAL-1** (Condition of Approval 060 – Planning-PAL), below, shall be implemented.

Standard Condition SC-PAL-1 is not considered unique mitigation under CEQA. Therefore, with adherence to **Standard Condition SC-PAL-1**, any Project impacts that could directly or indirectly destroy a unique paleontological resource, or site, or unique geologic features would be less than significant.

No additional analysis will be required in the DEIR.

Standard Conditions and Requirements:

SC-PAL-1 This site is mapped in the *General Plan* as having a "High Potential" for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

PRIOR TO ISSUANCE OF GRADING PERMITS:

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

2. The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP

shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

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

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

    All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. One original signed copy of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

    Safeguard Artifacts Being Excavated in Riverside County (SABER).

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING. Would the Project:				
35. Housing. a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
d) Affect a County Redevelopment Project Area?	☐	☐	☐	☒
e) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐
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)?	☒	☐	☐	☐

Source(s): Project Site Visit – April 10, 2018 by Matthew Fagan; *Map My County* (**Appendix A**); 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (*2016 RTP/SCS*); and *HV/WAP* Table 2, *Statistical Summary of Harvest Valley/Winchester Area Plan*.

Findings of Fact:

a) *Would the Project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?*

No Impact

The proposed Project site is currently vacant. There are no structures or housing on the site. Therefore, implementation of the proposed Project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impacts will occur.

No additional analysis will be required in the EIR.

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

No Impact

The proposed Project is a residential subdivision and, as such, supplies housing and does not create any additional demand for housing. Based on the setting for the Project, type of development, and size of units proposed, it is anticipated that the proposed Project would contribute to the supply of homes for those with above moderate income. It would not provide housing affordable to those with lower income. Therefore, implementation of the proposed

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

No additional analysis will be required in the EIR.

c) *Would the Project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?*

No Impact

The proposed Project site is currently vacant. Therefore, implementation of the proposed Project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impacts will occur.

No additional analysis will be required in the EIR.

d) *Would the Project affect a County Redevelopment Project Area?*

No Impact

Since the dissolution of redevelopment areas statewide, there are no longer any County Redevelopment Project Areas. Therefore, implementation of the proposed Project cannot affect a County Redevelopment Project Area. No impacts will occur.

No additional analysis will be required in the EIR.

e) *Would the Project cumulatively exceed official regional or local population projections?*

Less Than Significant Impact

The Project proposes 574 single-family residences and would have a build-out population of approximately 1,756 persons (based on 3.06 persons per single-family residential household). This is consistent with the General Plan Land Use Designation of Medium Density Residential (MDR, 2-5 dwelling unit per acre). Although the Project proposes to change the zoning classification from R-1 (One-Family Dwellings) to R-4 (Planned Residential), the R-4 classification will allow densities anticipated within the General Plan Land Use designation MDR range. While this represents an incremental increase, any impacts would be considered less than significant. According to Table 2, Statistical Summary of the Harvest Valley/Winchester Area Plan (the *HVWAP* is the Area Plan in which the residential component of the Project is located), population is anticipated to be 112,797 people at buildout of the *HVWAP*. The Project represents approximately 1.56% of this population and was anticipated as part of the *HVWAP* projections.

Lastly, the General Plan Land Use designation of MDR was utilized for in the Southern California Association of Government's 2016-2040 Regional Transportation Plan/ Sustainable Communities Strategy (*2016 RTP/SCS*). The *2016 RTP/SCS* is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals. The *2016 RTP/SCS* charts a course for closely integrating land use and transportation – so that the region can grow smartly and sustainably. It outlines more than $556.5 billion in transportation system investments through 2040. The *2016 RTP/SCS* was prepared through a collaborative, continuous, and comprehensive process with input from local governments, county transportation commissions, tribal governments, non-profit organizations, businesses

and local stakeholders within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura.

While this represents an incremental increase, any impacts would not exceed official regional or local population projections and would therefore be considered less than significant.

No additional analysis will be required in the EIR.

f) *Would the Project 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)?*

Potentially Significant Impact

As discussed in Section 35.e, above the Project will result in a direct increase in population in the Project area; however, this population was anticipated locally in the *HVWAP*, and regionally in the *2016 RTP/SCS*.

The Project will also result in indirect impacts through the extension of roadways, drainage facilities and sewer facilities.

According to Section 15126.2(d) of the State CEQA Guidelines (Consideration and Discussion of Significant Environmental Effects – Growth-inducing Impact of the Proposed Project), the DEIR shall:

> "Discuss the ways in which the proposed project could foster economic or population growth, or the construction of additional housing, either directly or indirectly, in the surrounding environment. Included in this are projects which would remove obstacles to population growth (a major expansion of a waste water treatment plant might, for example, allow for more construction in service areas). Increases in the population may tax existing community service facilities, requiring construction of new facilities that could cause significant environmental effects. Also discuss the characteristic of some projects which may encourage and facilitate other activities that could significantly affect the environment, either individually or cumulatively. It must not be assumed that growth in any area is necessarily beneficial, detrimental, or of little significance to the environment."

In order to ensure a comprehensive discussion as to whether the Project would 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), this issue will be analyzed in the EIR.

Standard Conditions and Requirements:

To be determined if necessary in the EIR.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(s): Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program); and Google Maps.

Findings of Fact:

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 fire services?

Less Than Significant Impact

The Project site is served by the Riverside County Fire Department/CAL Fire. The closest station to the Project site is the Riverside County Menifee Lakes Fire Station-76, located at 29950 Menifee Road, Menifee, CA 92584. This station is located approximately 4 miles northwest of the Project site.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to fire services. This is reflected in Ordinance No. 659. The Residential Project site components are located in Area Plan 16 – Harvest Valley/Winchester. DIF for single family residential for fire protection will be required prior to the issuance of a certificate of occupancy. The Off-site Project components will not create any demand for fire services.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No. 659 (**Standard Condition SC-PS-1**, below) is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Impacts from implementation of the proposed Project that would 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 fire services, are considered incremental, and less than significant.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

SC-PS-1 Prior to the issuance of a certificate of occupancy for any each residential unit, the Project applicant shall pay the most recent development impact fee which is applicable at the time of certificate of occupancy.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES. Would the Project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
37. Sheriff Services.	☐	☐	☒	☐

Source(s): Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Findings of Fact:

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 sheriff services?

Less Than Significant Impact

The proposed Project would have law enforcement services available from the County Sheriff's Department and the California Highway Patrol. The California Highway Patrol has jurisdiction along the Interstate 15 and Interstate 215 freeways. The closest station to the Project site is the Civil Division Sheriff Department, located at 30755 Auld Rd I067, Murrieta, CA 92563. This station is located approximately 7 miles south of the Project site.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to sheriff services. This is reflected in Ordinance No. 659. The Residential Project site components are located in Area Plan 16 – Harvest Valley/Winchester. DIF for single family residential for sheriff services will be required prior to the issuance of a certificate of occupancy. The Off-site Project components will not create any demand for sheriff services.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No. 659 (**Standard Condition SC-PS-1**, below) is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Impacts from implementation of the proposed Project that would 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 sheriff services, are considered incremental, and less than significant.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

SC-PS-1 Prior to the issuance of a certificate of occupancy for any each residential unit, the Project applicant shall pay the most recent development impact fee which is applicable at the time of certificate of occupancy.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
38. Schools.	☐	☐	☒	☐

Source(s): Menifee Union School District web site; and Perris Union High School District web site.

Findings of Fact:

Less Than Significant Impact

Implementation of the proposed Project will result in an incremental impact on the demand for school services. The Residential Project site components are located with the Menifee Union School District (MUSD), for kindergarten through 8th grades, and Perris Union High School District (PUHSD) for 9th-12th grades.

The following student generation factors are utilized by MUSD for single-family detached units:

- Elementary school: 0.3038/dwelling unit
- Middle school: 0.1396/dwelling unit

The following student generation factors are utilized by PUHSD for single-family detached units:

- High school: 0.1043/dwelling unit

Based on 574 residential units, the Project will generate the following approximate number of students:

- Elementary school: 175
- Middle school: 80
- High school: 60

MUSD was successful at the election conducted on November 8, 2016 in obtaining authorization from the District's voters to issue up to $135 million aggregate principal amount of the District's general obligation bonds ("Measure Q"). The election was conducted under Proposition 39, chaptered as the Strict Accountability in Local School Construction Bonds Act of 2000, at Section

15264 *et seq.* of the Education Code of the State. Measure Q funds will be used to acquire land and build two new elementary schools and one middle school to reduce overcrowding at existing schools; repair and renovate Menifee Valley Middle School and existing middle schools; fix roofs, heating, air conditioning, plumbing and electrical systems; and provide access for students with disabilities.

Impacts to MUSD and PUHSD facilities will be offset through the payment of impact fees to the MUSD and PUHSD, prior to the issuance of a building permit. MUSD and PUHSD residential rates are currently $2.73 per square foot, and $1.09 per square foot, respectively. This fee is subject to change, and the applicable fees, at time of building permit issuance, shall apply.

Payment of these fees (**Standard Condition SC-PS-2**, below) is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA. After payment of these fees, any impacts will be considered less than significant.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

SC-PS-2 Prior to the issuance of a building permit for any each residential unit, the Project applicant shall pay the most recent developer fee to MUSD and PUHSD which is applicable at the time of building permit issuance.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
39. Libraries.	☐	☐	☒	☐

Source(s): Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program).

Findings of Fact:

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 libraries?

Less Than Significant Impact

Library impacts are typically attributed to residential development. This is reflected in Ordinance No. 659. The Residential Project site components are located in Area Plan 16 – Harvest

Valley/Winchester. DIF for single family residential for libraries will be required prior to the issuance of a certificate of occupancy. The Off-site Project components will not create any demand for library services.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No. 659 (**Standard Condition SC-PS-1**, below) is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

With payment of the DIF, any impacts from implementation of the proposed Project that would 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 library services, are considered less than significant.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

SC-PS-1 Prior to the issuance of a certificate of occupancy for any each residential unit, the Project applicant shall pay the most recent development impact fee which is applicable at the time of certificate of occupancy.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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:				
40. Health Services.	☐	☐	☒	☐

Source(s): *General Plan.*

Findings of Fact:

Less Than Significant Impact

The Project proposes 574 single-family residences and would have a build-out population of approximately 1,757 persons (based on 3.06 persons per single-family residential household). This increase in population to the Project area will create a need for additional health and medical services.

The Riverside County General Plan EIR states that impacts to medical facilities will be significant as a result of population increase. The following General Plan EIR Mitigation Measure (4.15.7A) was adopted with the County's General Plan in 2003 to aid in the reduction of significant impacts:

Mitigation Measure (4.15.7A):

> *Riverside County shall perform a periodic medical needs assessment to evaluate the current medical demand and level of medical service provided within each Area Plan. A periodic medical needs assessment shall be conducted every three years.*

As the County's population grows, new medical facilities will be required to provide health and medical services for an expanded population. Since the Project is consistent with the County's General Plan Land Use Plan designation of Community Development: Medium Density Residential (CD:MDR), the proposed Project's impact the County-wide health and medical facilities would be similar to what was anticipated in the County's General Plan.

Medical offices, urgent care clinics, local medical services, hospital beds and major facilities, such as trauma units and emergency rooms are available within proximity of the Project site. This fact, coupled with the Periodic Medical Needs Assessment, which is required by Mitigation Measure 4.15.7A of the County General Plan EIR, can ensure that adequate health and medical services are available to the Project residents. Based on this analysis, the potential impacts related to health services are considered less than significant.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

No standard conditions or required are applicable.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	☒	☐	☐	☐
b) Would the Project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☒	☐	☐	☐
c) Is the Project located within a C.S.A. or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	☒	☐	☐	☐

Source(s): Ordinance No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications); Ordinance No. 659 (An Ordinance of the County of Riverside Amending Ordinance No. 659 Establishing a Development Impact Fee Program); and Parks and Open Space Department Review.

Findings of Fact:

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?*

Potentially Significant Impact

The Project proposes 574 single-family residences on 158.18 acres and would have a build-out population of approximately 1,757 persons (based on 3.06 persons per single-family residential household). This increase in population to the Project area will have a direct impact upon recreational facilities. Private and public recreational facilities are provided on-site and are included in the analysis for the Project. Section 10.35 A, B, and C of Ordinance No. 460 state the following as it pertains to parkland dedication:

"A. This section is adopted pursuant to Section 66477 of the Government Code which provides for the dedication of land or the payment of fees in lieu thereof for park and recreational facilities as a condition of approval of a tentative map or parcel map;

B. Whenever land that is proposed to be divided for residential use lies within the boundaries of a public agency designated to receive dedications and fees pursuant to this section, a fee and/or the dedication of land shall be required as a condition of approval of the division of land;

C. It is hereby found and determined by the Board of Supervisors that the public interest, convenience, health, welfare, and safety requires that three acres of land for each 1,000 persons residing within the County of Riverside shall be devoted to neighborhood and community park and recreational facilities unless a Community Parks and Recreation Plan, as approved by the Board of Supervisors, determines that the amount of existing neighborhood and

community park area exceeds that limit, in which case the Board determines that the public interest, convenience, health, welfare and safety requires that a higher standard, not to exceed five acres of land per 1,000 persons residing within the County, shall be devoted to neighborhood and community park and residential purposes."

The Project would generate the need for approximately 8.7 acres (at 5 acres per 1,000 persons). It is anticipated that public facilities will be provided on-site, and that the payment of in-lieu fees will not be required.

The Residential Project site components are located in Area Plan 16 – Harvest Valley/Winchester. DIF for single family residential for park facilities will be required prior to the issuance of a certificate of occupancy. The Off-site Project components will not create any demand for park facilities.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No. 659 (**Standard Condition SC-PS-1**, below) is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

In order to ensure a comprehensive discussion as to whether the Project would include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment, this issue will be analyzed in the EIR.

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?*

Potentially Significant Impact

Please reference the discussion in Section 41.a, above.

In order to ensure a comprehensive discussion as to whether the Project would 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, this issue will be analyzed in the EIR.

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)?*

Potentially Significant Impact

Please reference the discussion in Section 41.a, above.

In order to ensure a comprehensive discussion as to whether the Project would be located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees), this issue will be analyzed in the EIR.

Standard Conditions and Requirements:

SC-PS-1 Prior to the issuance of a certificate of occupancy for any each residential unit, the Project applicant shall pay the most recent development impact fee which is applicable at the time of certificate of occupancy.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION.				
42. Recreational Trails.	☒	☐	☐	☐

Source(s): *HV/WAP* Figure 9, *Harvest Valley/Winchester Area Plan Trails and Bikeway System; SC/MVAP* Figure 7, *Sun City/Menifee Area Plan Trails and Bikeway System*; and **Figure 5, *TTM 37439***.

Findings of Fact:

Potentially Significant Impact

Drainage Channels (Lots 577, 581, and 588) will be flanked on either side by a 16' wide maintenance road/hiking trail. Sidewalks will be provided along all Project streets, as well as within the paseos. A "Regional Trail: Urban/Suburban" (Trail Detail: Parks – 3001) may be installed along both Holland and Eucalyptus Roads along the Residential Project Site Components frontage. This is a 20'-wide (minimum) section, located outside of the ROW, with a 4'-wide (minimum) buffer separated from a 10'-wide (minimum) trail by a 48" high (minimum) split rail PVC fence; with another 2'-wide (minimum) buffer. The minimum overhead clearance shall be 12'. The trail will be a minimum 6" thick layer of decomposed granite. Reference **Figure 21, *Regional Trail: Urban/Suburban.***

Class II bicycle lanes, which are defined by pavement striping and signage to delineate a portion of a roadway for bicycle travel will be provided within the Craig Avenue and Leon Road frontages. All other bicycle lanes within the Residential Project Site Components will be Class III. Class III bicycle lanes are un-striped and provide for shared use with motor vehicle traffic.

In order to ensure a comprehensive discussion as to whether the Project would have an impact on recreational trails, including those contained in the General Plan, this issue will be analyzed in the EIR.

Standard Conditions and Requirements:

To be determined if necessary in the EIR.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC. Would the Project:				
43. Circulation. a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to 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?	☒	☐	☐	☐
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?	☐	☐	☐	☒
d) Alter waterborne, rail or air traffic?	☐	☐	☐	☒
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	☐	☐	☐	☒
f) Cause an effect upon, or a need for new or altered maintenance of roads?	☐	☐	☒	☐
g) Cause an effect upon circulation during the project's construction?	☐	☐	☒	☐
h) Result in inadequate emergency access or access to nearby uses?	☐	☐	☒	☐
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?	☒	☐	☐	☐

Source(s): *Canterwood (Tentative Tract Map No. 37439) Traffic Impact Analysis,* prepared by Urban Crossroads, Inc., June 5, 2018 (*TIA*, **Appendix K**); **Figure 5, *TTM 37439***; *Map My County, (***Appendix A**); *HVWAP* Figure 5, *Harvest Valley/Winchester Area Plan Airport Influence Area*; Figure 6, *Harvest Valley/Winchester Area Plan MJARB Airport Influence Area*; *March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan*; City-Data.com; *HVWAP,* Figure 8, *Harvest Valley/Winchester Area Plan Circulation*; **Figure 2, *Aerial Photo with Project Components***; Riverside Transit Agency (RTA) website; Riverside County Transportation Commission website; Ordinance No. 659 (An Ordinance of the County of Riverside Establishing a Development Impact Fee Program); Ordinance No. 824 (An Ordinance of the County of Riverside Authorizing Participation in the Western Riverside County Transportation Uniform Mitigation Fee Program); and Ordinance No. 461 (County of Riverside, State of California Road Improvement Standards and Specifications).

Findings of Fact:

a) *Would the Project 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?*

Potentially Significant Impact

A Project-specific *Traffic Impact Analysis,* prepared by Urban Crossroads, Inc., June 5, 2018 (*TIA*, **Appendix K**) has been prepared for the Project and is being approved by the County Transportation Staff. The *TIA* analyzed the following:

- Existing Conditions;
- Projected Future Traffic;
- Existing Plus Project Traffic Conditions;
- Existing Plus Ambient Growth Plus Project Traffic Conditions; and
- Existing Plus Ambient Growth Plus Project Plus Cumulative Traffic Conditions.

It should be noted that in addition to any Project-specific mitigation identified in the *TIA*, the developer will be required to pay the County of Riverside's Development Impact Fee (DIF) and the regional Transportation Uniform Mitigation Fee (TUMF) to address the direct and cumulative environmental effects generated by new development projects (reference **Standard Conditions SC-PS-1** and **SC-TR-1**, below, respectively. These are standard conditions and are not considered mitigation for CEQA implementation purposes.

In order to ensure a comprehensive discussion as to whether the Project would 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, this issue will be analyzed in the EIR.

b) *Would the Project 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?*

Potentially Significant Impact

Every county in California is required to develop a Congestion Management Program (CMP) that looks at the links between land use, transportation, and air quality. In its role as Riverside County's Congestion Management Agency, the Riverside County Transportation Commission (RCTC) prepares and periodically updates the county's CMP to meet federal Congestion Management System guidelines as well as state CMP legislation. The Southern California Association of Governments (SCAG) is required under federal planning regulations to determine that CMPs in the region are consistent with the Regional Transportation Plan. The RCTC's current Congestion Management Program was adopted in March 2011. Interstate 215 is included in the CMP.

The Riverside County Transportation Commission (RCTC) CMP does not require traffic impact assessments for development proposals. However, local agencies are required to maintain the minimum level of service thresholds included in their respective general plans. If a street or

highway segment included as part of the CMP falls below the adopted minimum level of service of E, a deficiency plan is required.

In order to ensure a comprehensive discussion as to whether the Project would 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, this issue will be analyzed in the EIR.

c) *Would the Project 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?*

No Impact

The Residential Project site components are not located in an area which is governed by an airport master plan. The Off-site Project components are located within Zone E of the March Air Reserve Base / Inland Port Airport Influence Area.

According to the *March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan*, November 2014, Zone E has a low risk level as it is within the outer or occasionally used portions of flight corridors. Zone E has no limit on the number residential dwelling units permitted on a site, no restriction on the number of people per acre allowed on a site, and no open land requirement.

This criterion is not applicable to the Project. No impacts will occur.

No additional analysis will be required in the EIR.

d) *Would the Project alter waterborne, rail or air traffic?*

No Impact

There are no waterbodies that would support waterborne traffic in proximity of the Project site.

HVWAP Figure 8 shows a railroad line approximately 2.75 miles northerly of the nearest portion of the Project site. Based on the distance from this line, no adverse railroad noise impacts will occur at the Project site. No railway lines are located within the *HVWAP*. No impacts will occur.

The Residential Project site components are not located in an area which is governed by an airport master plan. The Off-site Project components are located within Zone E of the March Air Reserve Base / Inland Port Airport Influence Area.

According to the *March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan*, November 2014, Zone E has a low noise impact; it is beyond the 55-CNEL contour. Occasional overflights may be intrusive to some outdoor activities. Zone E has a low risk level as it is within the outer or occasionally used portions of flight corridors. Zone E has no limit on the number residential dwelling units permitted on a site, no restriction on the number of people per acre allowed on a site, and no open land requirement.

This criterion is not applicable to the Project. No impacts will occur.

No additional analysis will be required in the EIR.

e) *Would the Project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?*

No Impact

Roadway improvements are proposed along the Project's residential component frontage, and internal to the Project. Roadways will be installed in conformance with Ordinance No. 461 and will be installed concurrently with other Project utilities or infrastructure facilities. Conditions of approval have been added to the Project to implement Ordinance No. 461. Therefore, implementation of the proposed Project will not create any roadways or road improvements that could increase hazards to a circulation system design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). No impacts will occur.

No additional analysis will be required in the EIR.

f) *Would the Project cause an effect upon, or a need for new or altered maintenance of roads?*

Less Than Significant Impact

The Project will result in an incremental impact for additional roadway maintenance; and it will result in impacts to new, roadway maintenance. Holland Road will be installed westerly of the Project site to Briggs Road, as well as roadways immediately adjacent to the Project site (Leon Road, Holland Road, Eucalyptus Road and Craig Avenue). All of these roadways will be assigned to the County of Riverside's roadway maintenance list, which requires maintenance to be continuing and on-going on an annual basis. According to the *TIA*, 5,425 average daily trips (ADTs) will be added at Project buildout (2025). Project traffic contribution to surrounding roadways and intersections will decrease as a percentage of the overall traffic, as additional development occurs over time.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to maintenance of roads. This is reflected in Ordinance No. 659. The Residential Project site components are located in Area Plan 16 – Harvest Valley/Winchester. DIF for single family residential for road maintenance will be required prior to the issuance of a certificate of occupancy. The roadway Off-site Project components will create any demand for on-going maintenance.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No. 659 (**Standard Condition SC-PS-1**, below) is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Therefore, any impacts from the Project are considered less than significant.

No additional analysis will be required in the EIR.

g) *Would the Project cause an effect upon circulation during the Project's construction?*

Less Than Significant Impact

Construction of the proposed Project may temporarily affect the operation of the immediate circulation network during the construction phase of the Project. The Project will be required to obtain an encroachment permit prior to commencing any construction within the public right-of-way. This will also include the submittal and approval of a traffic control plan (TCP) which is

designed to mitigate any construction circulation impacts. **Standard Condition SC-TR-2**, below, has been included to require the preparation of the TCP. The TCP is a standard condition and is not considered unique mitigation under CEQA. Lastly, any impacts will be short-term and will cease once the construction phase is completed. Therefore, any impacts upon circulation during the Project's construction will be considered less than significant. No mitigation is required.

No additional analysis will be required in the EIR.

h) *Would the Project result in inadequate emergency access or access to nearby uses?*

Less Than Significant Impact

The Project will take access from existing roadways, and roadways that will be improved. These roadways will connect into part of an adopted emergency response plan/emergency evacuation plan, as implemented by the County of Riverside. Any Project impacts that would result in inadequate emergency access or access to nearby uses would be less than significant.

No additional analysis will be required in the EIR.

i) *Would the Project 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?*

Potentially Significant Impact

There is no local serving transit in the vicinity of the Project. The study area is currently served by the Riverside Transit Agency (RTA) with bus services along Antelope Road, Menifee Road and Scott Road via Route 61. Route 208 has services along the I-215 Freeway. At its closest point, Route 61 stops in the vicinity of Mt. San Jacinto College, approximately 2.74 miles west of the Project site. Route 208 does not stop in Menifee. The Project proposes no changes to this routing.

Drainage Channels (Lots 577, 581, and 588) will be flanked on either side by a 16' wide maintenance road/hiking trail. Sidewalks will be provided along all Project streets, as well as within the paseos. A "Regional Trail: Urban/Suburban" (Trail Detail: Parks – 3001) may be installed along both Holland and Eucalyptus Roads along the Residential Project Site Components frontage. This is a 20'-wide (minimum) section, located outside of the ROW, with a 4'-wide (minimum) buffer separated from a 10'-wide (minimum) trail by a 48" high (minimum) split rail PVC fence; with another 2'-wide (minimum) buffer. The minimum overhead clearance shall be 12'. The trail will be a minimum 6" thick layer of decomposed granite. Reference **Figure 21, *Regional Trail: Urban/Suburban***.

Class II bicycle lanes, which are defined by pavement striping and signage to delineate a portion of a roadway for bicycle travel will be provided within the Craig Avenue and Leon Road frontages. All other bicycle lanes within the Residential Project Site Components will be Class III. Class III bicycle lanes are un-striped and provide for shared use with motor vehicle traffic.

In order to ensure a comprehensive discussion as to whether the Project would 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, this issue will be analyzed in the EIR.

Standard Conditions and Requirements:

SC-TR-1 The Board of Supervisors of the County of Riverside and the Councils of the Cities of Western Riverside County enacted the Transportation Uniform Mitigation Fee (TUMF) to fund the mitigation of cumulative regional transportation impacts resulting from future development. The mitigation fees collected through the TUMF program will be utilized to complete transportation system capital improvements necessary to meet the increased travel demand and to sustain current traffic levels of service.

The fee calculations are based on the proportional allocation of the costs of proposed transportation improvements based on the cumulative transportation system impacts of different types of new development. Fees are directly related to the forecast rate of growth and trip generation characteristics of different categories of new development. Payment of the TUMF is required and is not considered unique mitigation under CEQA.

SC-PS-1 Prior to the issuance of a certificate of occupancy for any each residential unit, the Project applicant shall pay the most recent development impact fee which is applicable at the time of certificate of occupancy.

SC-TR-2 The Applicant is required to develop and implement a County-approved Traffic Control Plan (TCP) addressing potential construction-related traffic detours and disruptions. In general, the TCP will ensure that to the extent practical, construction traffic would access the Project site during off-peak hours; and that construction traffic would be routed to avoid travel through, or proximate to, sensitive land uses.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC. Would the Project:				
44. Bike Trails.	☒	☐	☐	☐

Source(s): *HV/WAP* Figure 9, *Harvest Valley/Winchester Area Plan Trails and Bikeway System; SC/MVAP* Figure 7, *Sun City/Menifee Area Plan Trails and Bikeway System*; and **Figure 5, *TTM 37439***.

Findings of Fact:

Potentially Significant Impact

Drainage Channels (Lots 577, 581, and 588) will be flanked on either side by a 16' wide maintenance road/hiking trail. Sidewalks will be provided along all Project streets, as well as within the paseos. A "Regional Trail: Urban/Suburban" (Trail Detail: Parks – 3001) may be installed along both Holland and Eucalyptus Roads along the Residential Project Site Components frontage. This is a 20'-wide (minimum) section, located outside of the ROW, with a 4'-wide (minimum) buffer separated from a 10'-wide (minimum) trail by a 48" high (minimum) split rail PVC fence; with another 2'-wide (minimum) buffer. The minimum overhead clearance shall be 12'. The trail will be a

minimum 6" thick layer of decomposed granite. Reference **Figure 21, *Regional Trail: Urban/Suburban.***

Class II bicycle lanes, which are defined by pavement striping and signage to delineate a portion of a roadway for bicycle travel will be provided within the Craig Avenue and Leon Road frontages. All other bicycle lanes within the Residential Project Site Components will be Class III. Class III bicycle lanes are un-striped and provide for shared use with motor vehicle traffic.

In order to ensure a comprehensive discussion as to whether the Project would have an impact on recreational trails, including those contained in the General Plan, this issue will be analyzed in the EIR.

Standard Conditions and Requirements:

To be determined if necessary in the EIR.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
TRIBAL CULTURAL RESOURCES Would the project				
45.Tribal Cultural Resources a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,	☒	☐	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.	☒	☐	☐	☐

Source(s): *Assembly Bill 52 (AB 52) Formal Notification (TTM 37439, CZ 1800007)*, prepared by County of Riverside, April 2, 2018 (**Appendix D**).

Findings of Fact:

a) *Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is listed or eligible for listing in the California Register of Historical resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?*

Potentially Significant Impact

Assembly Bill (AB) 52 specifies that a project that may cause a substantial adverse change to a defined Tribal Cultural Resource (TCR) may result in a significant effect on the environment. AB 52 requires tribes interested in development projects within a traditionally and culturally affiliated geographic area to notify a lead agency of such interest and to request notification of future projects subject to CEQA prior to determining if a negative declaration, mitigated negative declaration, or environmental impact report is required for a project. The lead agency is then required to notify the tribe within 14 days of deeming a development application subject to CEQA complete to notify the requesting tribe as an invitation to consult on the project. AB 52 identifies examples of mitigation measures that will avoid or minimize impacts to a TCR. The bill makes the above provisions applicable to projects that have a notice of preparation or a notice of intent to adopt a negative declaration/mitigated negative declaration circulated on or after July 1, 2015. AB 52 amends Sections 5097.94 and adds Sections 21073, 21074, 2108.3.1.,

21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 to the California PRC, relating to Native Americans.

Since the Project is within the tribe's traditional use area that was provided to the County by the tribes, AB 52 Notices were sent to the following nine (9) Tribes on April 2, 2018:

- Agua Caliente Band of Cahuilla Indians;
- Colorado River Indian Tribes (CRIT);
- Morongo Band of Mission Indians;
- Pala Band of Mission Indians;
- Pechanga Band of Mission Indians;
- Quechan Indian Nation;
- Ramona Band of Cahuilla Mission Indians;
- Rincon Cultural Resources Department; and
- Soboba Band of Luiseño Indians.

To ensure a comprehensive discussion as to whether the Project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), and to provide a detailed discussion of the consultation with the three Tribes, this issue will be analyzed in the EIR.

b) *Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?*

Potentially Significant Impact

Please reference the discussion in Threshold 17.a, above.

To ensure a comprehensive discussion as to whether the Project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a Cultural Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe, this issue will be analyzed in the EIR.

Standard Conditions and Requirements:

To be determined if necessary in the EIR.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITY AND SERVICE SYSTEMS. Would the Project:				
46. Water. a) Require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects?	☒	☐	☐	☐
b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☒	☐	☐	☐

Source(s): *Water Supply Assessment Report, Canterwood Project,* prepared by Eastern Municipal Water District, February 21, 2018 (*WSA*, **Appendix L1**); and *San 53 (Sewer and Water Availability) APNs 466-310-002, 466-310-026*, prepared by Eastern Municipal Water District, February 5, 2018 (*EMWD Letter*, **Appendix L2**).

Findings of Fact:

a) *Would the Project 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?*

Potentially Significant Impact

The Project will be required to tie into Eastern Municipal Water District water facilities. Due to the number of residential units, a Water Supply Assessment (WSA) was performed and was adopted by the Eastern Municipal Water District Board of Directors. The WSA concluded that there is adequate supply for the Project. However, in order to ensure a comprehensive discussion as to whether the Project would 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, this issue will be analyzed in the EIR.

b) *Would the Project have sufficient water supplies available to serve the Project from existing entitlements and resources, or are new or expanded entitlements needed?*

Potentially Significant Impact

Please reference the discussion in Section 46.a, above. In order to ensure a comprehensive discussion as to whether the Project would have sufficient water supplies available to serve the Project from existing entitlements and resources, or if new or expanded entitlements needed, this issue will be analyzed in the EIR.

Standard Conditions and Requirements:

To be determined if necessary in the EIR.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITY AND SERVICE SYSTEMS. Would the Project:				
47. 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?	☒	☐	☐	☐
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?	☒	☐	☐	☐

Source(s): *San 53 (Sewer and Water Availability) APNs 466-310-002, 466-310-026*, prepared by Eastern Municipal Water District, February 5, 2018 (*EMWD Letter* **Appendix L2**).

Findings of Fact:

a) *Would the Project 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?*

Potentially Significant Impact

The Project will be required to tie into Eastern Municipal Water District wastewater facilities. The Project will be extending a sewer line and will be installing a lift station. In order to In order to ensure a comprehensive discussion as to whether the Project would 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, this issue will be analyzed in the EIR.

No septic facilities are proposed.

b) *Would the Project 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?*

Potentially Significant Impact

Please reference the discussion in Section 47.a, above. In order to ensure a comprehensive discussion as to whether the Project would 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, this issue will be analyzed in the EIR.

Standard Conditions and Requirements:

To be determined if necessary in the EIR.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITY AND SERVICE SYSTEMS. Would the Project:				
48. Solid Waste. a) Is the Project served by a landfill with sufficient permitted capacity to accommodate the Project's solid waste disposal needs?	☐	☐	☒	☐
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)?	☐	☐	☒	☐

Source(s): *General Plan.*

Findings of Fact:

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

Less Than Significant Impact

The Project site is located about 3.5 miles south of the El Sobrante Landfill and 42 miles southwest of the Lamb Canyon Landfill. The Lamb Canyon Landfill is located between the City of Beaumont and City of San Jacinto at 16411 Lamb Canyon Road (State Route 79). The landfill property encompasses approximately 1,189 acres, of which 580.5 acres encompass the current landfill permit area. Of the 580.5-acre landfill permit area, approximately 144.6 acres are permitted for waste disposal. The landfill is currently permitted to receive about 5,000 tons of refuse per day and had an estimated total disposal capacity of approximately 15.646 million tons as of June 30, 2009. As of January 2011, the landfill had a total remaining capacity of approximately 8.647 million tons. The current landfill remaining disposal capacity is estimated to last, at a minimum, until approximately 2021. During 2010 the Lamb Canyon Landfill accepted daily average volume of 1,703 tons and a period total of approximately 529,744 tons. Landfill expansion potential exists at this landfill site.

The El Sobrante Landfill is located east of Interstate 15 and Temescal Canyon Road to the south of the City of Corona and Cajalco Road at 1910 Dawson Canyon Road. The landfill is owned and operated by USA Waste of California, a subsidiary of Waste Management, Inc. It encompasses 1,322 acres, of which 645 acres are permitted for landfill operations. According to the El Sobrante operating permit, the Landfill has a total disposal capacity of approximately 209.91 million cubic yards and can receive up to 70,000 tons per week of refuse. The operating permit allows a maximum of 16,054 tons per day of waste to be accepted at the landfill, due to limitations on the number of vehicle trips per day. As of January 2011, the landfill had a remaining in-County disposal capacity of approximately 38.506 million tons. In 2010, the El Sobrante Landfill accepted a total of 694,963 tons, or approximately 0.695 million tons of waste generated within Riverside County. The daily average for in-County waste was 2,235 tons during 2010. The landfill is expected to reach capacity in approximately 2036. Development of all phases of the Project would be served by a landfill with sufficient permitted capacity to

accommodate the proposed Project's solid waste disposal needs. Impacts are considered incremental, yet less than significant.

No additional analysis will be required in the EIR.

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)?*

Less Than Significant Impact

The County evaluates solid waste generation based on a per capita generation rate. A residential solid waste generation rate of 13 lbs./residential unit per day was selected to forecast the daily and annual capacity of solid waste generation at full development, 574 single family residences. Average daily solid waste generation would be about 7,462 lbs. per day (3.73 tons). Annual average solid waste generation would be about 2,723,630 lbs. or about 1,362 tons per year. Assuming a mandatory 50% recycling rate, daily solid waste generation is forecast to be about 1.87 tons per day for disposal at either the El Sobrante Landfill or the Lambs Canyon Landfill. This is approximately one quarter per day or an increase in solid waste disposal of about 0.012% at either landfill. Thus, the proposed Project will consume some capacity of the existing landfills, but the level of adverse impact is considered less than significant. There is adequate capacity at the area landfills to accommodate the solid waste generated by the proposed Project, and the Project will comply with all laws and regulations in managing solid waste.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

No standard conditions or required are applicable.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITY AND SERVICE SYSTEMS. Would the Project:				
49. Utilities. Would the Project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?				
a) Electricity?	☒	☐	☐	☐
b) Natural gas?	☒	☐	☐	☐
c) Communications systems?	☐	☐	☒	☐
d) Storm water drainage?	☒	☐	☐	☐
e) Street lighting?	☐	☐	☒	☐
f) Maintenance of public facilities, including roads?	☐	☐	☒	☐
g) Other governmental services?	☐	☐	☐	☒

Source(s): *Canterwood (Tentative Tract Map No. 37439) Air Quality Impact Analysis,* prepared by Urban Crossroads, Inc., August 8, 2018 (*AQ Analysis*, **Appendix C**); *Canterwood (Tentative Tract Map No. 37439) Greenhouse Gas Analysis,* prepared by Urban Crossroads, Inc., August 8, 2018 (*GHG Analysis*, **Appendix F**).

Findings of Fact:

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

Potentially Significant Impact

The proposed future residences will consume electricity. Southern California Edison supplies electricity to the Project.

In order to ensure a comprehensive discussion as to whether the Project would impact electricity 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, this issue will be analyzed in the EIR.

b) *Would the Project impact natural gas facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Potentially Significant Impact

The proposed Project will be connected to The Gas Company's natural gas distribution system, and include the relocation of three existing high pressure gas lines. In order to ensure a comprehensive discussion as to whether the Project would impact natural gas 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, this issue will be analyzed in the EIR.

c) *Would the Project impact communications systems 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?*

Less Than Significant Impact

The communication system is provided by Verizon. Verizon is a private company that provides connection to the communication system on an as needed basis. No expansion of facilities will be necessary to connect the Project to the communication system located adjacent to the Project site. Any impacts are considered less than significant.

No additional analysis will be required in the EIR.

d) *Would the Project impact storm water drainage 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 for storm water drainage?*

Potentially Significant Impact

Please reference the discussion in Sections 24 (Water Quality Impacts) and 25 (Floodplains). In order to ensure a comprehensive discussion as to whether the Project would impact storm water drainage 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 for storm water drainage, this issue will be analyzed in the EIR.

e) *Would the Project impact street lighting 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?*

Less Than Significant Impact

New streetlights will be installed by the proposed Project in accordance with standard requirements and County Ordinance No. 655. The installation of these lighting improvements is part of the proposed Project and with compliance with Ordinance No. 655, the installation and future operation of these street lights can be accomplished without causing significant adverse environmental impact. Any impacts from light and glare are discussed in Section 2 (Mt. Palomar Observatory) and Section 3 (Other Lighting Issues), above. Impacts are considered less than significant.

No additional analysis will be required in the EIR.

f) *Would the Project impact maintenance of public facilities, including roads requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

Less Than Significant Impact

The Project will result in an incremental impact for additional roadway maintenance; and it will result in impacts to new, roadway maintenance. Holland Road will be installed westerly of the Project site to Briggs Road, as well as roadways immediately adjacent to the Project site (Leon Road, Holland Road, Eucalyptus Road and Craig Avenue). All of these roadways will be assigned to the County of Riverside's roadway maintenance list, which requires maintenance to be continuing and on-going on an annual basis. Project traffic contribution to surrounding roadways and intersections will decrease as a percentage of the overall traffic, as additional development occurs over time.

As part of the Project approval(s), standard conditions are assessed on the proposed Project to reduce impacts from the proposed Project to maintenance of roads. This is reflected in Ordinance No. 659. The Residential Project site components are located in Area Plan 16 – Harvest Valley/Winchester. Development Impact Fees (DIF) for single family residential for road maintenance will be required prior to the issuance of a certificate of occupancy. The roadway Off-site Project components will create any demand for on-going maintenance.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No. 659 (**Standard Condition SC-PS-1**, below) is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Therefore, any impacts from the Project are considered less than significant.

No additional analysis will be required in the EIR.

g) *Would the Project impact other governmental services, requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?*

No Impact

Regional Multi-Service Centers impacts are typically attributed to residential development. This is reflected in Ordinance No. 659. Regional Multi-Service Centers are located throughout the County and provide a variety of services on a regional basis with events ranging from: athletic programs, wellness programs, senior citizen activities, arts and crafts, etc.

The Project applicant shall comply with the provisions of Ordinance No. 659, which requires payment of the appropriate fees set forth in the Ordinance. Adherence to the Ordinance No. 659 (**Standard Condition SC-PS-1**, below) is typically a standard condition of approval and is not considered unique mitigation pursuant to CEQA.

Impacts from implementation of the proposed Project that would 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 regional multi-service centers, are considered incremental, and less than significant.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

SC-PS-1 Prior to the issuance of a certificate of occupancy for any each residential unit, the Project applicant shall pay the most recent development impact fee which is applicable at the time of certificate of occupancy.

Mitigation: To be determined if necessary in the EIR.

Monitoring: To be determined if necessary in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITY AND SERVICE SYSTEMS. Would the Project:				
50. Energy Conservation. a) Would the Project conflict with any adopted energy conservation plans?	☐	☐	☐	☒

Source(s): Title 24 Building Energy Efficiency Standards.

Findings of Fact:

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

No Impact

Refer to the discussion under Section 49 above. The Project would increase the site's demand for energy compared to its existing undeveloped state. Specifically, the proposed Project would increase consumption of energy for space and water heating, air conditioning, lighting, and operation of miscellaneous equipment and appliances. The Project will comply with all Title 24 energy conservation requirements. The Title 24 Building Energy Efficiency Standards were developed by the CEC and apply to energy consumed for heating, cooling, ventilation, water heating, and lighting in new residential and non-residential buildings. Adherence to these efficiency standards would result in a "maximum feasible" reduction in unnecessary energy consumption. No conflict with any adopted energy conservation plans would occur if the proposed Project is implemented.

No additional analysis will be required in the EIR.

Standard Conditions and Requirements:

No standard conditions or required are applicable.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE.				
51. Does the Project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self- sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare, or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐

Source(s): Sections 1-50, above.

Findings of Fact:

Potentially Significant Impact

In order to ensure a comprehensive discussion as to whether the Project will have the potential to 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, this issue will be analyzed in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE.				
52. Does the Project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of other current projects)?	☒	☐	☐	☐

Source(s): Sections 1-50, above.

Findings of Fact:

Potentially Significant Impact

To ensure a comprehensive discussion as to whether the Project will have impacts that 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, the effects of other current projects, and the effects of probable future projects), this issue will be analyzed in the EIR.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE.				
53. Does the Project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Source(s): Sections 1-50, above.

Findings of Fact:

Potentially Significant Impact

Based on the analysis of the Project's impacts in the responses to items 1 through 50, the Project may result in substantial adverse effects on human beings as it pertains to portions of these issue areas.

In order to ensure a comprehensive discussion as to whether the Project will have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly to those specific issue areas, they will be further analyzed in the EIR.

For those issue areas identified as having "no impact," or a "less than significant impact" it was determined in items 1 through 50 that the Project would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. No additional analysis would be required in the EIR.

For those issue areas identified as having a "less than significant impact with mitigation required" it was determined in items 1 through 50 that the Project would not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly with the incorporation of mitigation measures. No additional analysis would be required in the EIR.

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:

Earlier Project-Specific Analyses Used, if any:

San Pedro Farms (TTM 36467) Project Environmental Assessment, EA # 42674 for Specific Plan No. 293 Substantial Conformance No. 7 (to SP293A5); Change of Zone 7825; and Tentative Tract Map No. 36467.

Nautical Cove (TTM 31229) Project Environmental Assessment, EA #39326 for Change of Zone 6903; and Tentative Tract Map No. 31229.

Initial Study and Mitigated Negative Declaration Wine Country Infrastructure Project State Clearinghouse No. 2012101055, prepared by K.S. Dunbar & Associates, Inc. Environmental Engineering, October 2012.

Consultation Summary Wine Country Infrastructure Project State Clearinghouse No. 2012101055, prepared by K.S. Dunbar & Associates, Inc. Environmental Engineering, December 2012.

Notice of Determination Initial Study and Mitigated Negative Declaration Wine Country Infrastructure Project State Clearinghouse No. 2012101055, prepared by County of Riverside, December 19, 2012.

Addendum No. 1 Initial Study and Mitigated Negative Declaration Wine Country Infrastructure Project State Clearinghouse No. 2012101055, prepared by K.S. Dunbar & Associates, Inc. Environmental Engineering, March 2014.

Location Where Earlier and Project-Specific Analysis, if used, are available for review:

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

VII. AUTHORITIES CITED

- Authorities cited: Public Resources Code.
- References: California Government Code Section 65088.4.

VIII. SOURCES CITED

Assembly Bill 52 https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201320140AB52

Assembly Bill 2881
http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=200720080AB2881

California Building Code (CBC) http://www.bsc.ca.gov/Home/Current2013Codes.aspx

City-Data.com http://www.city-data.com/airports/Pines-Airpark-Airport-Winchester-California.html;

County Ordinances http://www.rivcocob.org/ordinances/

Countywide Design Standards & Guidelines:
http://planning.rctlma.org/Portals/0/devproc/guidelines/Countywide/Countywide%20Design%20Standards%20and%20Guidelines%20-%20Final%20max.pdf?ver=2017-04-17-154322-140

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Google Maps https://maps.google.com

HV/WAP
http://planning.rctlma.org/Portals/0/genplan/general_Plan_2017/areaplans/HVWAP_120616.pdf?ver=2017-10-06-094250-633

March Air Reserve Base / Inland Port Airport Land Use Compatibility Plan
http://www.rcaluc.org/Plans/2014-March-AEB; City-Data.com http://www.city-data.com/airports/Pines-Airpark-Airport-Winchester-California.html

Menifee Union School District web site http://www.menifeeusd.org

mindat.org website: https://www.mindat.org/loc-3522.html

Perris Union High School District web site http://www.puhsd.org

Public Resources Code (PRC) §5020.1(j)
http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PRC&sectionNum=5020.1;

2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (*2016 RTP/SCS*)
http://scagrtpscs.net/Documents/2016/final/f2016RTPSCS.pdf

Riverside County General Plan http://planning.rctlma.org/ZoningInformation/GeneralPlan.aspx

Riverside County Regional- Park and Open-Space District 2009 Trail Development Standards
http://planning.rctlma.org/Portals/0/hearings/gpac/gpac072909/new_business/02_Discussion_Items/02_Circulation_Trails/02_Trails_Standards/Trail%20Development%20Standards.pdf

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The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List) web site: http://www.envirostor.dtsc.ca.gov

Title 14 of the California Code of Regulations (Sections 670.2 or 670.5)
https://govt.westlaw.com/calregs/Document/IA11C26A050EF11E495BAF4D9AEE54BFF?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default)&bhcp=1;

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https://govt.westlaw.com/calregs/Document/IA0E0C760D48811DEBC02831C6D6C108E?viewType=FullText&originationContext=documenttoc&transitionType=CategoryPageItem&contextData=(sc.Default).

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Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)
https://www.gpo.gov/fdsys/granule/CFR-2010-title50-vol2/CFR-2010-title50-vol2-sec17-11;